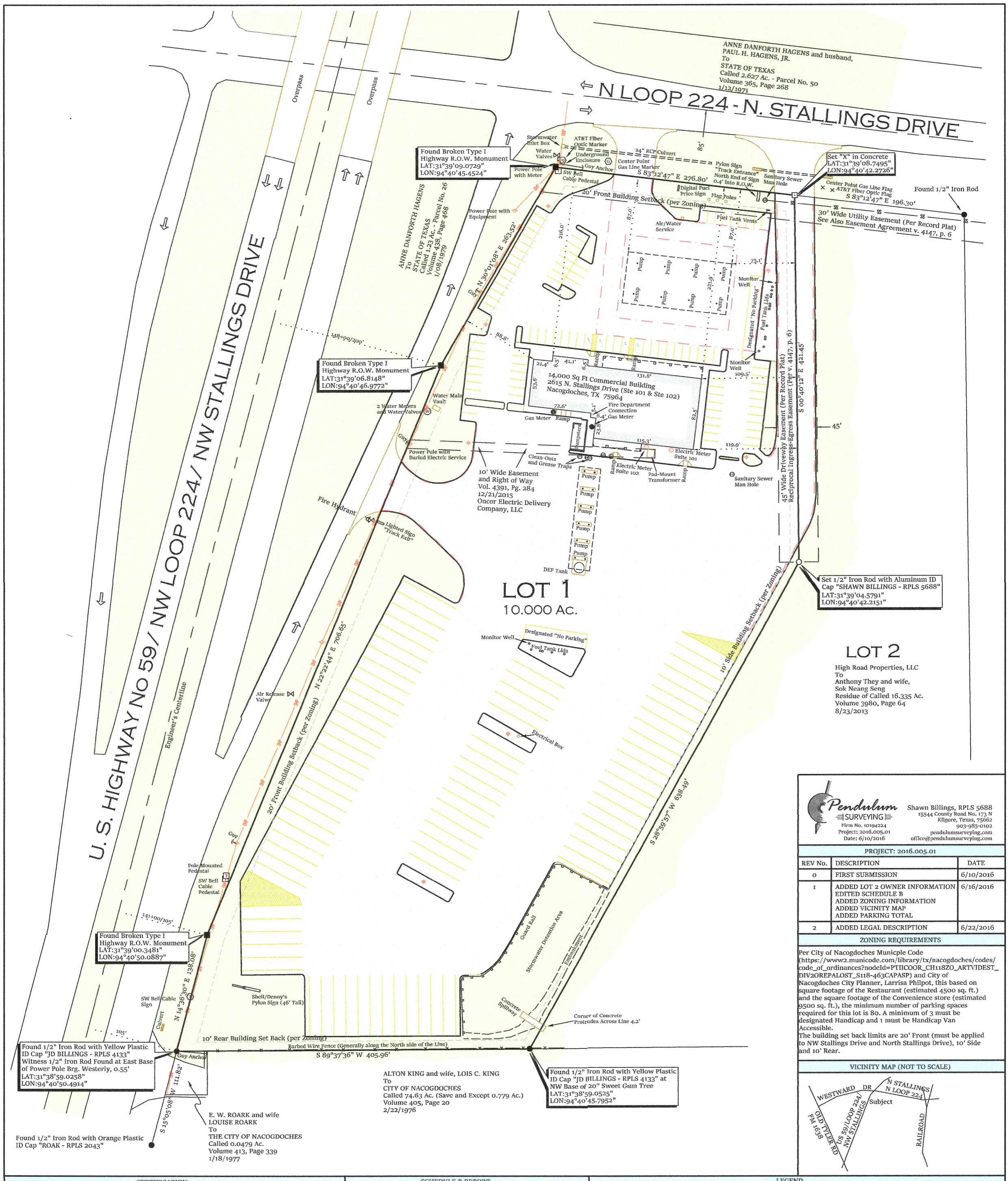

Pendulum SURVEYING
Firm No. 10194224
Project: 2016.005.01
Date: 6/10/2016

Shawn Billings, RPLS 5688
15544 County Road No. 173 N
Kilgore, Texas, 75662
903-985-0102
pendulumsurveying.com
office@pendulumsurveying.com

PROJECT: 2016.005.01

REV No.	DESCRIPTION	DATE
0	FIRST SUBMISSION	6/10/2016
1	ADDED LOT 2 OWNER INFORMATION EDITED SCHEDULE B ADDED ZONING INFORMATION ADDED VICINITY MAP ADDED PARKING TOTAL	6/16/2016
2	ADDED LEGAL DESCRIPTION	6/22/2016

ZONING REQUIREMENTS

Per City of Nacogdoches Municple Code (https://www2.municode.com/library/tx/nacogdoches/codes/code_of_ordinances?nodeId=PTIICOOR_CH118ZO_ARTVIDEST_DIV2OREPALOST_S118-463CAPASP) and City of Nacogdoches City Planner, Larrisa Philpot, this based on square footage of the Restaurant (estimated 4500 sq. ft.) and the square footage of the Convenience store (estimated 9500 sq. ft.), the minimum number of parking spaces required for this lot is 80. A minimum of 3 must be designated Handicap and 1 must be Handicap Van Accessible.
The building set back limits are 20' Front (must be applied to NW Stallings Drive and North Stallings Drive), 10' Side and 10' Rear.

VICINITY MAP (NOT TO SCALE)

CERTIFICATION

I, Shawn Billings, RPLS 5688, hereby certify to Citibank, N. A., as Administrative Agent; Fidelity National Title Insurance Company; Eastern Fuel, LLC; and Victron Holding, LP:

that this survey complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II Survey;

that this survey is true and correct to the best of my knowledge and correctly shows the boundary lines, dimensions and area of the land indicated hereon and is based on a survey made on the ground by me as completed on June 7, 2016;

that all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown;

that this survey correctly shows the size, location and type of all buildings, structures and other visible improvements on the subject property;

that there is no visible evidence of encroachments by buildings or structures onto this lot except as shown (note the fence along the South line of the subject property);

that there is no visible evidence of protrusions of improvements to this lot into adjacent lots or tracts except as shown (note drainage structure near Southeast corner and Truck Entrance sign near Northeast corner);

that the distance to the nearest intersecting street is shown (this lot is located at the intersection of US 59/NW Loop 224/ NW Stallings Drive and N Loop 224/ N Stallings Drive);

that based on a contiguous boundary with State Highways and actively used concrete driveways accessing said highways, this lot appears to have direct access to a dedicated public road;

that there are 4 parking spaces designated handicapped, 95 regular parking spaces, and 83 truck spaces, for a total of 182 parking spaces;

that per City of Nacogdoches online Zoning Map, this lot is zoned B-2, General Business (http://maps.ci.nacogdoches.tx.us/PublicGallery/map.html?webmap=03e5f8fed99c4b7e9cf8c5fd0ac31b62)

that according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48347C0195C, effective date May 20, 2010, this lot appears to be located Zone X, areas determined to be outside the 0.2% annual chance flood plain.

that I was provided a Commitment for Title Insurance, GF No. 2810009715-EFL6, effective date April 15, 2016, issue date May 5, 2016, and that the items listed in Schedule B are shown hereon (to the extent that each can be mapped);

6/23/2016

STATE OF TEXAS REGISTERED SHAWN BILLINGS 5688 PROFESSIONAL LAND SURVEYOR

Shawn Billings, Registered Professional Land Surveyor No. 5688

SCHEDULE B REPORT

Surveyor's Report of Schedule B Items, Commitment for Title Insurance, GF No. 2810009715-EFL6, Effective Date April 15, 2016, Issued May 5, 2016, by Fidelity National Title Insurance Company.

Item 10b. - encroachments, encumbrances, violations, variations. There is no visible evidence of encroachments onto this lot by buildings or structures from adjacent lots or tracts, except as shown.

Item 10e. - Lease between Anne Danforth Hagens and Curtis Regan, Jr., recorded in Volume 122, Page 450, Oil and Gas Lease Records, Nacogdoches County, Texas. This lot is a part of the tract described in this lease.

Item 10f. - Mineral Deed from Anne Danforth Hagens and husband, Paul H. Hagens, Jr., to Sandpiper Enterprises, recorded in Volume 450, Page 637, Deed Records, Nacogdoches County, Texas. This lot is a part of the tract described in this deed.

Item 10g. - 30' Wide Utility Easement per plat recorded in Volume 14, Page 26, Map and Plat Records of Nacogdoches County, Texas. This easement does affect this lot as shown.

Item 10h. - 45' Wide Driveway Easement shown on plat recorded in Volume 14, Page 26, Map or Plat Records, Nacogdoches County, Texas. This easement does affect this lot as shown.

Item 10i. - Reciprocal Ingress-Egress and Easement Agreement, recorded in Volume 4147, Page 6, Official Public Records, Nacogdoches County Texas. The Ingress-Egress easement referred to in this instrument is the same easement shown on the recorded plat (Item 10h.) and does affect this property as shown.

Item 10j. - Restrictive Covenants recorded in Volume 4147, Page 17, Official Public Records, Gregg County, Texas. These restrictions do affect this lot.

Item 10k. - Right of Way/ Easement to Oncor Electric Delivery Co., LLC, recorded in Volume 4391, Page 284, Official Public Records, Nacogdoches County, Texas. This easement does affect this lot as shown.

LEGAL DESCRIPTION

Being all of Lot 1, Resubdivision of Hagens Subdivision, Section 2, City of Nacogdoches, Texas, per plat recorded in Volume 14, Page 26, Plat Records, Nacogdoches County, Texas, and being the same property conveyed from Anthony They and Sok Neang Seng to Eastern Fuel, LLC, by Special Warranty Deed, dated effective September 18, 2014, recorded in Volume 4147, Page 1, Official Public Records, Nacogdoches County, Texas.

LEGEND

Building
Concrete
Unpaved
Fence Line
Telephone Cable Marker
Fiber Optic Cable Marker
Telephone Pedestal
Electric Meter
Guy Anchor
Power Pole
Overhead Power Line
Light Pole
Utility Flag
Gas Meter
Gas Line Marker
Sanitary Sewer Man Hole
Sanitary Sewer Line
Fire Hydrant
Water Meter
Water Valve
Traffic Direction
Culvert
Handicap Designated Parking Space
Fire Lane
Guard Rail
Road Centerline
Found Boundary Monument
Found Highway Monument
Set 1/2" Iron Rod with Aluminum ID Cap "SHAWN BILLINGS - RPLS 5688"
Set X in Concrete

METADATA

Bearings are related to a local grid having an origin of North Latitude 31°37' and West Longitude 94°40'. Convergence at SWC of Lot: -00°00'26".
Distances are expressed in US Survey Feet as measured horizontally at the surface of the Earth.
Coordinates are related to NAD83, 2011 Adjustment, Epoch 2010.
Scale: 1"=50'

0 50 100 150

LAND TITLE SURVEY OF

LOT 1

RESUBDIVISION OF HAGENS SUBDIVISION SECTION 2
M. G. WHITAKER SURVEY, A-591
CITY OF NACOGDOCHES
NACOGDOCHES COUNTY, TEXAS