

**LEGEND**

- F.H. FIRE HYDRANT
- X SET CHISELED "X" FOUND
- F.X. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- O.P.P. OVERHEAD UTILITY POLE W/ GUY
- U.E. UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- S.S.M. SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- T. TREE

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	15.00'	86°30'57"	22.65'	S 13°49'33" E	20.56'
C2	890.00'	36°38'13"	569.10'	S 11°06'49" W	559.45'
C3	890.00'	11°25'34"	177.48'	S 23°43'09" W	177.19'
C4	890.00'	10°32'31"	163.75'	S 12°44'07" W	163.52'
C5	890.00'	16°47'43"	260.90'	S 01°11'35" W	259.96'

**TITLE NOTES**

The survey of the property shown hereon was prepared with benefit of First American Title Insurance Company, Commitment For Title Insurance, GF No. 08R20586 WR7, effective date June 16, 2008, issued July 11, 2008, and according to Schedule B, the following are listed as "Exceptions From Coverage":

- (a) Restrictions contained in Warranty Deed dated November 19, 1979 from Carmack Watkins, Trustee, to Stephen D. Lesser, Trustee, recorded in Volume 925, Page 143, Deed Records of Navarro County, Texas, excepting the restrictions as to building within the 100 foot call line of Beaton Lake.
- (b) First Amendment to Restriction Agreement and Grant of Easements dated March 4, 2004 between Corsicana-Navarro County Developers, LLC and Home Depot U.S.A., Inc., recorded in Volume 1685, Page 314, Official Records of Navarro County, Texas.
- (c) Restriction Agreement and Grant of Easements dated February 13, 2004 between Corsicana-Navarro County Developers, LLC and Home Depot U.S.A., Inc. (Store No. 6817), recorded in Volume 1678, Page 414, Official Public Records of Navarro County, Texas.
- (d) Restrictive Covenant dated July 15, 2004 between Corsicana-Navarro County Developers, LLC and Gander Mountain Company, recorded in Volume 1704, Page 759, Official Public Records of Navarro County, Texas.
- (e) Easement and right-of-way as shown in instrument from Miriam Thurm to AT&T, dated February 28, 1985 and filed in Volume 1056, Page 394, Deed Records of Navarro County, Texas.
- (f) Easement and right-of-way as shown in instrument from M. Salzberg to AT&T, dated March 25, 1985 and filed in Volume 1056, Page 388, Deed Records of Navarro County, Texas.
- (g) Easement and right-of-way as shown in instrument from M. Lehman to AT&T, dated March 25, 1985 and filed in Volume 1056, Page 391, Deed Records of Navarro County, Texas.
- (h) Plat as shown in Volume 7, Page 243 of the Plat Records of Navarro County, Texas; and replat as shown in Volume 7, Page 277 of the Plat Records of Navarro County, Texas.
- (i) Easement and right-of-way as shown in instrument from Stephen D. Lesser to AT&T, dated March 25, 1985 and filed in Volume 1056, Page 398, Deed Records of Navarro County, Texas.
- (j) Easement and right-of-way as shown in instrument from M.Vogel to AT&T, dated March 6, 1985 and filed in Volume 1056, Page 402, Deed Records of Navarro County, Texas.
- (k) 15' utility easement as shown in plat recorded in Volume 7, Page 243 of the Plat Records of Navarro County, Texas.
- (l) 20' drainage and utility easement as shown on plat, recorded in Volume 7, Page 243 of the Plat Records of Navarro County, Texas.
- (m) Reservation of all the oil, gas and other minerals retained as shown in instrument dated June 11, 1975, from Southern Pacific Transportation Company to Carmack Watkins, recorded in Volume 851, Page 561, Deed Records of Navarro County, Texas. Title to said mineral interest has not been researched since the date of said instrument.
- (n) Reservation of one-half the oil, gas and other minerals, as shown in deed dated March 7, 1911 from the Corsicana Water Supply Company to the Houston Texas Central Railroad Company, recorded in Volume 165, Page 538, Deed Records of Navarro County, Texas. Title to said mineral interest has not been researched since the date of said instrument.
- (o) Ordinance No. 2279 annexing territories to The City of Corsicana, Texas and extending boundaries of said City, recorded July 13, 2001, in Volume 1532, Page 536, Official Public Records of Navarro County, Texas.
- (p) Second Amendment to Restriction Agreement and Grant of Easements dated January 28, 2005 by and between Corsicana-Navarro County Developers, LLC, Home Depot U.S.A., Inc. and III/ Emerging Market Partners, LLC, recorded in Volume 1736, Page 429, Official Public Records of Navarro County, Texas.
- (q) Off-Premises Shared Pylon Sign Easement Agreement (Lakeview) by and between Home Depot U.S.A., Inc. and Corsicana-Navarro County Developers, LLC, recorded in Volume 1736, Page 464, Official Public Records of Navarro County, Texas.
- (r) Restrictive Covenant dated February 10, 2005 by and between Corsicana-Navarro County Developers, LLC, a Texas limited liability company and Collin Street Bakery, Inc., a Texas corporation, recorded in Volume 1739, Page 387, Official Public Records of Navarro County, Texas.
- (s) Restrictive Covenant dated February 10, 2005 by and between Corsicana-Navarro County Developers, LLC, a Texas limited liability company and Collin Street Bakery, Inc., a Texas corporation recorded in Volume 1739, Page 407, Official Public Records of Navarro County, Texas.
- (t) 30' Common Access, Drainage & Utility Easement, recorded in Volume 8, Page 10 of the Plat Records of Navarro County, Texas.
- (u) 24' Access & Utility Easement as shown on survey plat, recorded in Volume 7, Page 277 of the Plat Records of Navarro County, Texas and in Volume 8, Page 10, Plat Records of Navarro County, Texas.
- (v) 10' Water Easement as shown on survey plat, recorded in Volume 7, Page 277 of the Plat Records of Navarro County, Texas.
- (w) American Telephone & Telegraph Easement as shown on survey plat, recorded in Volume 7, Page 243 of the Plat Records of Navarro County, Texas.
- (x) Variable width drainage as shown on survey plat, recorded in Volume 7, Page 277 of the Plat Records of Navarro County, Texas.

**SURVEY PLAT**  
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property described as follows:

Tract 1 (Fee Simple)  
BEING All that certain lot, tract or parcel of land being Lot 12A in Block 1311, Corsicana Crossing Addition as shown in Volume 8, Page 10, Plat Records of Navarro County, Texas, being replat of Lot 12, Block 1311, Corsicana Crossing Addition, as shown plat recorded Volume 7, Page 277, Plat Records of Navarro County, Texas.

Tract 2 (Easement Estate)  
Non-exclusive Easement as created in Restriction Agreement and Grant of Easements dated 2/13/2004, recorded in Volume 1678, Page 414-459, Real Property Records, Navarro County, Texas.

Tract 3 (Easement Estate)  
Non-exclusive Easement to display face panels on shared Pylon Sign as created in Off-Premises Shared Pylon Sign Easement dated 1/28/2005, recorded in Volume 1736, Page 445, Real Property Records, Navarro County, Texas.

**CERTIFICATION**  
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

The plat hereon is a true, correct and accurate representation of the property as determined by survey, made on the ground, this date, subject to any and all easements, reservations or restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts or protrusions, except as shown.

*David Petree*  
David Petree  
Registered Professional Land Surveyor No. 1890

**FLOOD NOTE:**

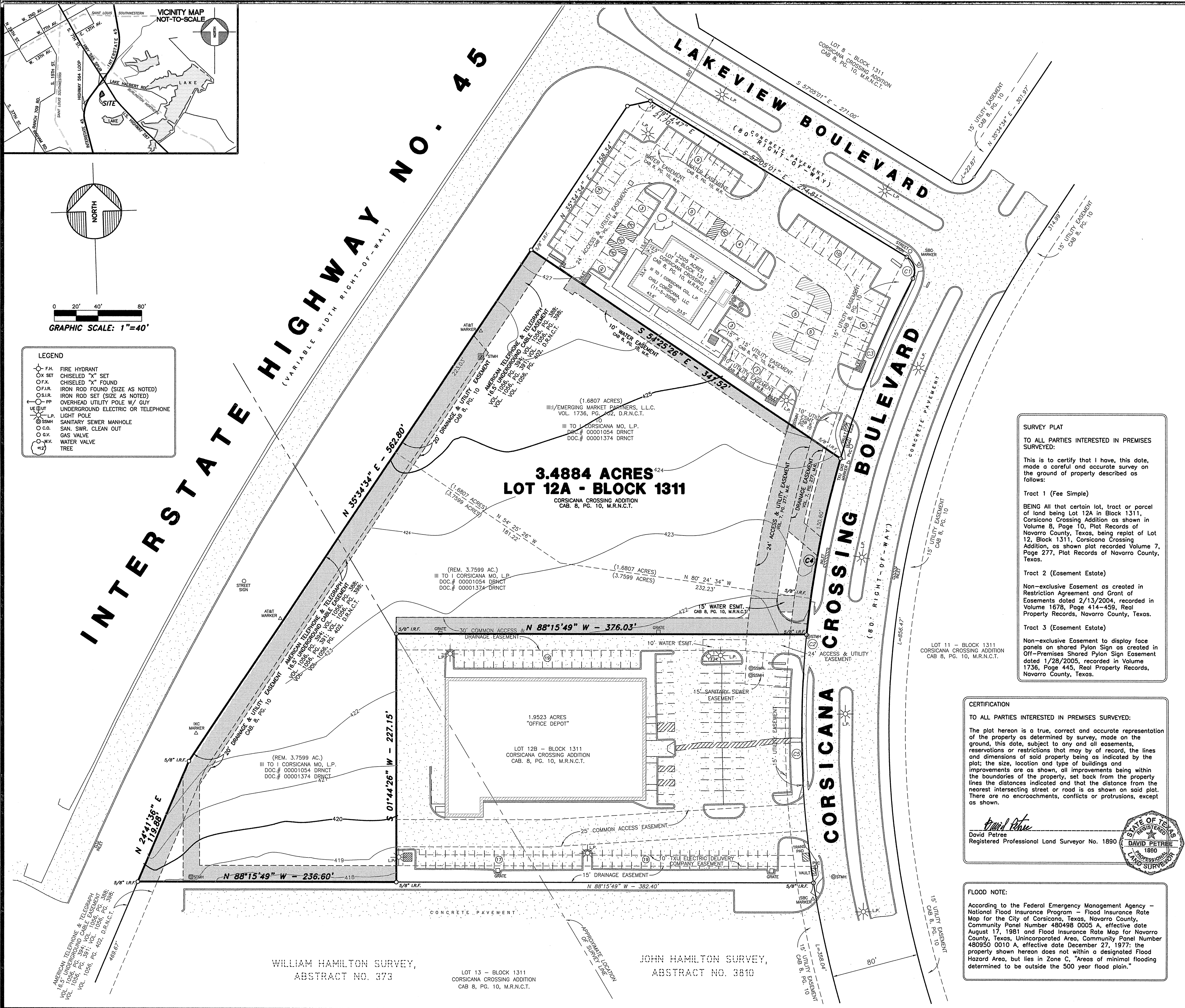
According to the Federal Emergency Management Agency - National Flood Insurance Program - Flood Insurance Rate Map for the City of Corsicana, Texas, Navarro County, Community Panel Number 480498 0005 A, effective date August 17, 1981 and Flood Insurance Rate Map for Navarro County, Texas, Unincorporated Area, Community Panel Number 480950 0010 A, effective date December 27, 1977; the property shown hereon does not within a designated Flood Hazard Area, but lies in Zone C, "Areas of minimal flooding determined to be outside the 500 year flood plain."

**BOUNDARY/TOPOGRAPHIC SURVEY**  
**3.4884 ACRES OF LAND**  
**LOT 12A - BLOCK 13311**  
**CORSICANA CROSSING ADDITION**  
**CITY OF CORSICANA, NAVARRO COUNTY, TEXAS**

BY: DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH. (214) 358-4500  
FX. (214) 358-4600

DATE: MARCH 28, 2009  
SCALE: 1" = 40'

CORSCANAH452875WC\LOT12A.DWG



WILLIAM HAMILTON SURVEY,  
ABSTRACT NO. 373

LOT 13 - BLOCK 1311  
CORSICANA CROSSING ADDITION  
CAB. 8, PG. 10, M.R.N.C.T.

JOHN HAMILTON SURVEY,  
ABSTRACT NO. 3810