

**STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 1002-66444-RTT - SCHEDULE A:**

All of Lot No. Four (4), of the Benpar Subdivision to the City of Pampa, Gray County, Texas, according to the duly recorded map or plat filed of record in Volume 920, Page 423, Official Public Records of Gray County, Texas.

**STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 1002-66444-RTT - SCHEDULE B, SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

1. The following restrictive covenants of record itemized below:
a. Restrictive covenants described in instrument recorded in Volume 233, Page 440, Amended in Volume 397, Page 42, and Amended in Volume _____ Page _____, Real Property Records, Gray County, Texas.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

SURVEYOR'S LEGAL DESCRIPTION

Situated in the City of Pampa, County of Gray, State of Texas, being a part of Lot No. Four (4), of the Benpar Subdivision to the City of Pampa, Gray County, Texas, according to the duly recorded map or plat filed of record in Volume 920, Page 423, Official Public Records of Gray County, Texas and known as being a 217,800 sq. ft. tract of land over and upon the lands described in deed to Trinity Fellowship Church of Pampa by Deed Volume 650, Page 981 of the aforesaid County Records of Deeds and being more particularly described by metes and bounds as follows:

Beginning at a Rebar capped "Topographic Land Surveyors" found at the intersection of the Northerly Right-of-Way line of a 20 foot wide alley and the Easterly Right-of-Way line of Northcrest Road;
Thence along the said Easterly Right-of-Way line, North 00°34'57" West, a distance of 519.91 feet to a set 5/8-inch Rebar capped "MILLMAN 3303420723" at the intersection of the said Easterly Right-of-Way line of Northcrest Road and the Southerly Right-of-Way line of Stoney Brook Lane;
Thence along said Southerly Right-of-Way line of Stoney Brook Lane, North 89°22'54" East, a distance of 418.94 feet to a set 5/8-inch Rebar capped "MILLMAN 3303420723";
Thence departing said Right-of-Way line, across said Lot 4, South 00°34'57" East, a distance of 519.86 feet to a set 5/8-inch Rebar capped "MILLMAN 3303420723" to a point along the Northerly Right-of-Way of the aforesaid 20 foot wide alley;
Thence along said Northerly Right-of-Way, South 89°22'28" West, a distance of 418.94 feet to the point of beginning. Said tract encompassing 217,800 square feet, 5.000 acres, more or less.

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Northcrest Road, a 80' public right-of-way.
- The locations of utilities shown on the survey are from visible evidence and information provided by others.
- There is no posted address on site; subject property is vacant land.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 1002-66444-RTT with an effective date of January 27, 2014.
- The location of the underground utilities shown hereon have been obtained by searches of available records, diligent field check, and field verified where accessible only. It is believed that they are essentially correct, but their accuracy or completeness is not guaranteed; therefore the contractor is urged to proceed with caution, follow the procedure for contacting the utility protection service prior to commencing construction, and field verify for accuracy, location and conditions.
- The location of sanitary, storm and water service connections shown hereon have been obtained from available records or field inspection. The exact location and elevation of the service connections is unknown and should be field verified by the contractor for accuracy and location.
- There are no wetlands on or adjacent to the subject per the United States Fish and Wildlife Service National Wetlands Inventory web site. This statement should not be used as a substitute for an actual field wetlands delineation or Environmental Assessment Report.

BASIS OF BEARING:

The basis for all bearings shown hereon is the southerly line of the subject property, known as being bearing South 89°22'28" West, per Volume 233, Page 440 of the Gray County Records.

FLOOD ZONE:

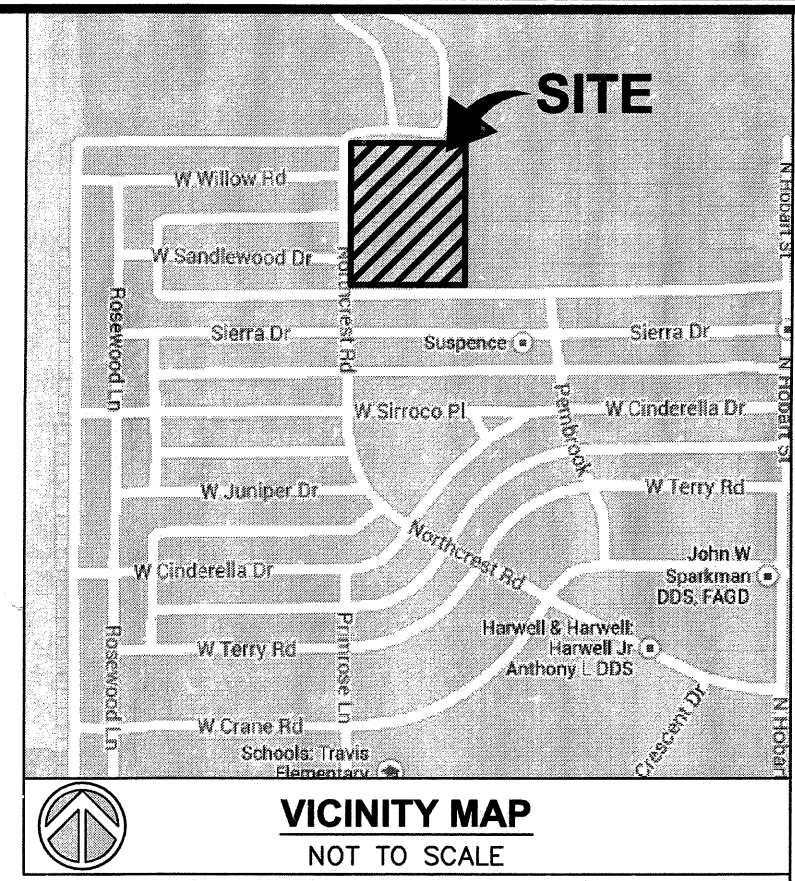
By scaled map location and graphic plotting only, the subject property lies entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain,) according to the Flood Insurance Rate Map for the County of Gray, Community Panel No. 481222 0030C, Effective Date November 04, 2010.

PARKING:

There are no striped parking spaces on the subject property.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.



**VICINITY MAP
NOT TO SCALE**

SYMBOL LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- Centerline
- P.O.B. - Place/Point of Beginning
- Plot - Volume 920 Page 423
- (X) - Schedule B-Section II Item
- o - Monumentation Found as Noted
- o - 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 3303420723"
- ⊕ - Manhole
- ⊕ - Sanitary Manhole
- ⊕ - Fire Hydrant
- ⊕ - Water Meter
- ⊕ - Telephone Pedestal
- ⊕ - Underground Utility Marker
- ⊕ - Utility Pole
- ⊕ - Guy Wire
- X - Fence (As Noted)
- san - Sanitary Sewer
- ou - Overhead Utilities
- 1' - 1' Elevation Contour
- 5' - 5' Elevation Contour
- Spot - Spot Elevation
- Tree - Tree (as noted)

BENCHMARKS:

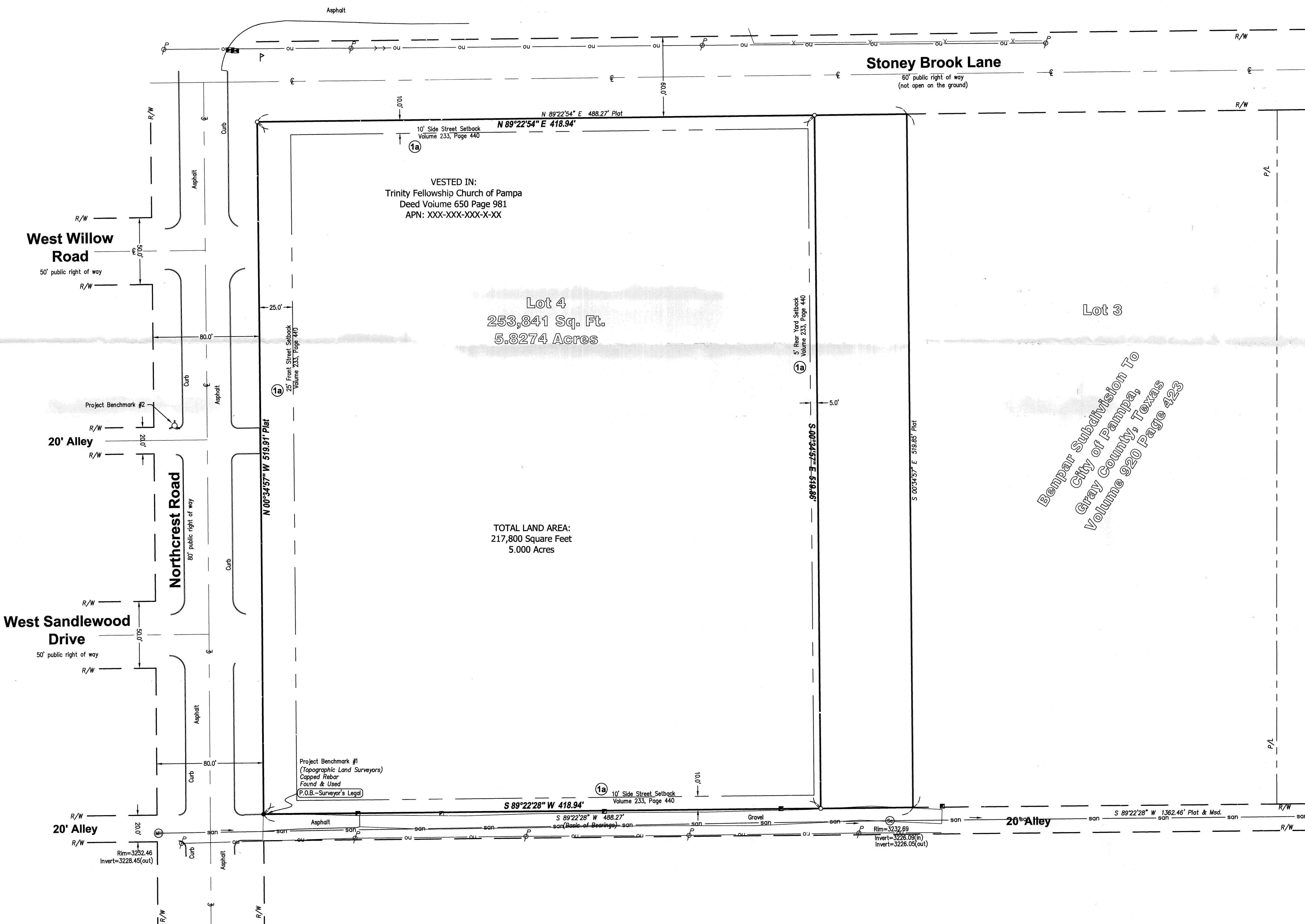
- ON-SITE BENCHMARK:
Top of Capped Rebar located at the Southwest corner of Lot 4
Elevation: 3232.82 NAVD 88
Established by GPS Static Session: post-processed through OPUS
 - ON-SITE BENCHMARK:
East Bolt on Fire Hydrant
Elevation: 3235.70' NAVD 88
- All elevations are based on NGVD88

CERTIFICATION:

To: CP 45 (TX) LLC, a Texas limited liability company, Stewart Title Guaranty Company, Republic Title of Texas, Inc., and Trinity Fellowship Church of Pampa, a Texas non-profit corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6b, 7a, 7b(1), 7c, 8, 9, 11b, 13, 15, 16, 17, 18, and 19 of Table A thereof. The field work was completed on January 13, 2014.

By: *Leo S. Bond*
Leo S. Bond, RPLS
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.



REVISION HISTORY

BY:	DATE:	COMMENT:
ESJ	01/30/14	PRELIMINARY SURVEY
ESJ	02/12/14	CLIENT REVISIONS

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmansurveying.com
landsurveyors@millmanland.com

ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

CP 45 (TX) LLC
3131 McKinney Ave., Suite 475
Dallas, Texas 75204
Phone: 214-347-7140

virtualsurveyor
for more information
visit <http://vimeo.com/25774196>

Northcrest Road and
West Sandlewood Drive
City of Pampa
County of Gray
State of Texas

NORTH
GRAPHIC SCALE
0 40 80
1 INCH = 40 FT.

STATE OF TEXAS
REGISTERED
LEO S. BOND
5793
PROFESSIONAL
LAND SURVEYOR
Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 31878
PM: ESJ Drafter: CW