

INTERSTATE HWY. 30

RESIDUAL LOT 3 BLOCK 1 WAL-MART SECOND ADDITION VOL 4024 PAGES 109-118

CURVE TABLE

C-1	C-2	C-3	C-4
Δ=01°26'20"	Δ=50°03'46"	Δ=19°17'04"	Δ=27°45'34"
R=270.00'	R=270.00'	R=330.00'	R=330.00'
L=6.78'	L=235.91'	L=111.07'	L=159.88'
C LEN=6.78'	C LEN=228.48'	C LEN=110.55'	C LEN=158.32'
BRG=N 30°24'51" W	BRG=N 56°09'54" W	BRG=N 71°33'15" W	BRG=N 48°01'56" W

100 YEAR FLOOD /ZONE A
NO BASE FLOOD/DETERMINED
FIRM PANEL 480060 0005/B
SEPT.3, 1992

80' DRAINAGE EASEMENT STATE OF TEXAS
JUDGEMENT RECORD VOLUME 420 PAGE 626

**LOT 3B
BLOCK 1**
MIN FINISH FLOOR 315.70 MSL
121419.7 SQ. FT.
2.787 ACRES

**LOT 3A
BLOCK 1**
MIN FINISH FLOOR 315.70 MSL
74832.8 SQ. FT.
1.718 ACRES

**LOT 2B
BLOCK 5**
MIN FINISH FLOOR 315.70 MSL
60482.1 SQ. FT.
1.388 ACRES

**LOT 2A
BLOCK 5**
40417.2 SQ. FT.
0.928 ACRES

P.O.B.

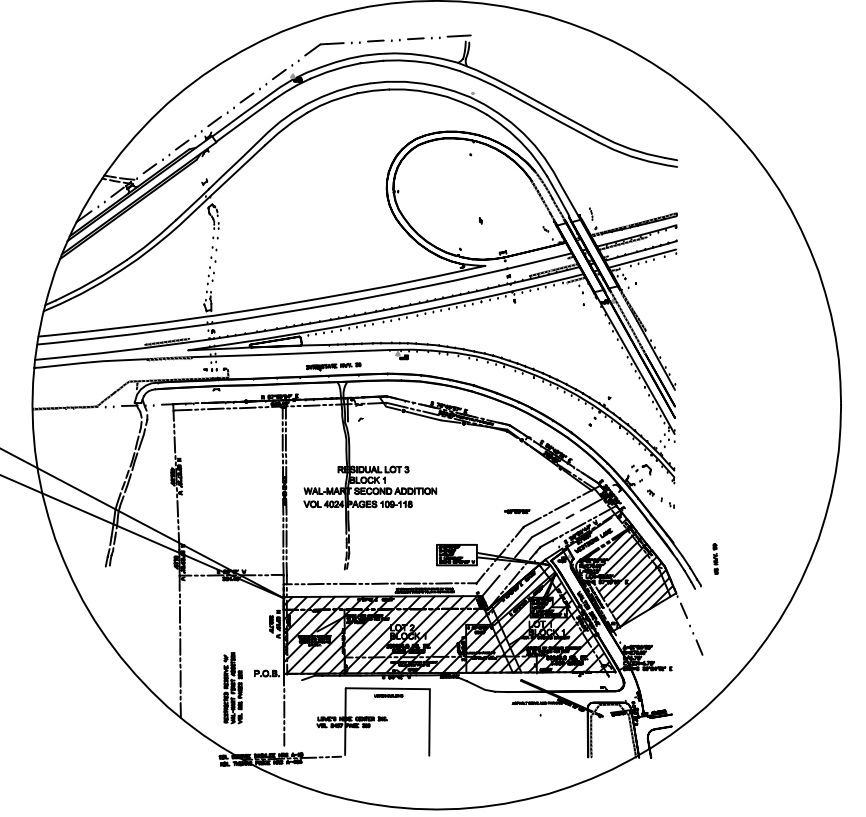
LOWE'S HOME CENTER INC.
VOL 2407 PAGE 310

NOTE LOT 2 BLOCK 5:
VACATE 25' AND 5' EASTMENTS AND
REPLACE WITH A 10' EASEMENT, 5'
EACH SIDE OF UNDERGROUND
ELECTRICAL AS LAID.

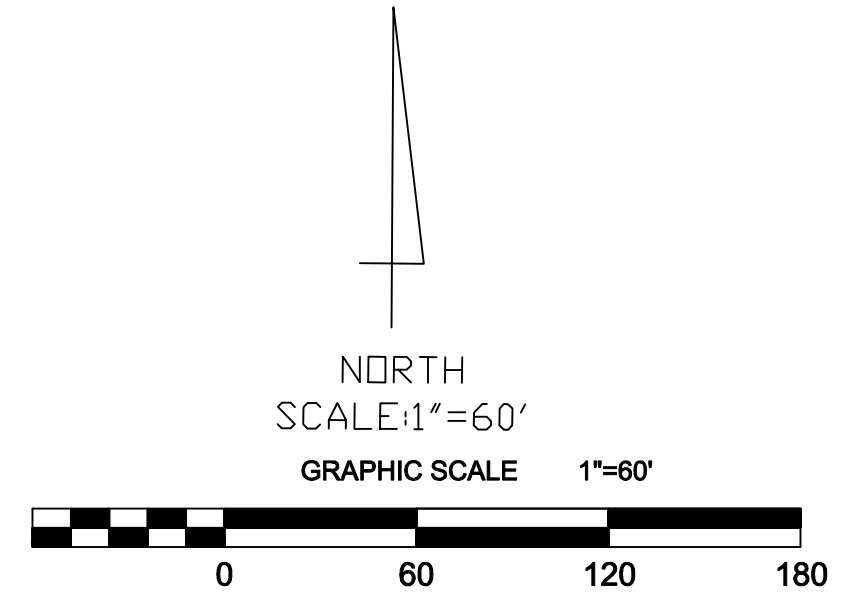
All that certain tract or parcel of land situated in the George Brinlee HRS A-18 Bowie County Texas and being all of Lot 2 and a portion of Lot 3, Block 1, WAL-MART SECOND ADDITION, along with a portion of Walton Drive R.O.W. vacated by City Ordinance, according to Plat recorded in Volume 4024 Pages 109-118 Real Property Records of Bowie County Texas and more particularly described by metes and bounds as follows:

Beginning at the SW Corner of said Lot 3:

THENCE N 00 deg 19' W 199.87' along the West line of said Lot 3 to a point for corner in the South Line of a 80' wide Drainage Easement;
THENCE N 89 deg 41' E 640.08' along said South Line to an angle point;
THENCE N 40 deg 01' 02" E 251.14' along said South Line to an angle point;
THENCE N 51 deg 35' 59" E 271.26' to a point for corner in the West R.O.W. Line of U.S. HWY. 59;
THENCE along said R.O.W. line the following courses, S 38 deg 32' 26" E 243.15' to an angle point and S 23 deg 02' 52" E 90.02' to the SE corner of said LOT 2;
THENCE S 58 deg 53' 29" W along the South line of said Lot 2 and the projection of same 230.06' to a point for corner in the East R.O.W. of realigned Walton Drive;
THENCE Southeasterly along said R.O.W. line same being the arc of a curve to the right having a radius of 330' a long chord of 17.39' which bears S 32 deg 38' 35" E, through a central angle of 3 deg 01' 08" for a distance of 17.39' to a point for corner at the end of said curve;
THENCE S 58 deg 51' 59" W 60.0' to a point for corner in the West R.O.W. of Walton Drive;
THENCE S 31 deg 08' 01" E along said West R.O.W. line 88.92' to the beginning of a curve to the right;
THENCE Southeasterly along the arc of said curve, same having a radius of 270.0' a long chord of 6.78' which bears S 30 deg 24' 51" E through a central angle of 1 deg 26' 20" for a distance of 6.78' to the Southeast corner of said Lot 3;
THENCE S 89 deg 41' W along the South line of said Lot 3 1035.90' to the P.O.B. and containing 7.340 acres of land more or less, save and except 0.519 acres of land inside the R.O.W. of Walton Drive for a net total of 6.821 acres of land more or less.



VICINITY MAP



RESTRICTED RESERVE "A"
WAL-MART FIRST ADDITION
VOL 2021 PAGES 182

SBL GEORGE BRINLEE HRS A-18
NBL THOMAS PRICE HRS A-466

CERTIFICATE OF ENGINEER OR SURVEYOR
I, C.T. Patterson III do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the map of the Subdivision, REPLAT OF LOT 2 BLOCK 5 AND A PART OF LOT 3 BLOCK 1, WAL-MART SECOND ADDITION, situated in the George Brinlee HRS A-18, Texarkana, Bowie County Texas, attached hereto correctly reflects the results of a survey made by me on the ground, that the corner monuments are in place at points on the boundary as shown, that there are no encroachments or discrepancies and that the addition as shown is a replat of a portion of Lot 3 Block 1 & All Lot 2 Block 5 WAL-MART SECOND ADDITION according to Plat thereof recorded in Volume 4024 Pages 109-118, Real Property Records, Bowie County Texas.

C.T. Patterson III
RPLS No. 3045
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION
CITY OF TEXARKANA
COUNTY OF BOWIE

We, the undersigned, do hereby certify that the SUBDIVISION, REPLAT OF LOT 2 BLOCK 5 AND PART OF LOT 3 BLOCK 1, WAL-MART SECOND ADDITION, situated in the George Brinlee HRS A-18, City of Texarkana, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate were presented to the Planning Commission of the City of Texarkana, Texas, for approval, that the Plat, Owner's Certificate and Surveyor's Certificate being found to conform to the requirements in all respects are in all things approved on this ____ day of _____, 2006.

This Certificate of Approval Expires ____ day of _____, 2006.

CHAIRMAN _____
SECRETARY _____

CERTIFICATE OF DEDICATION BY OWNER
We, the below listed and signed individuals, being the owners of a tract of land as shown on the Plat of SUBDIVISION, REPLAT OF LOT 2 BLOCK 5 AND A PART OF LOT 3 BLOCK 1 WAL-MART SECOND ADDITION, situated in the George Brinlee HRS A-18, City of Texarkana, Bowie County Texas, have caused the same to be surveyed, platted and subdivided and which addition shall hereafter be known as SKB SUBDIVISION, a subdivision of a part of the George Brinlee HRS A-18, City of Texarkana, Bowie County, Texas, and the undersigned hereby dedicate to the public, fee simple, the streets, roads, and alleys shown on the plat and by this instrument, the undersigned hereby dedicates the easements shown thereon for drainage and utility purposes.

Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____

NOTARY ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF BOWIE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me the person whose name is subscribed on the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2006.

Notary Public in and for Bowie County Texas
My commission expires _____

REVISION	PATTERSON ENGINEERING
A	2-3-06
B	903-832-0330 832-0410 FAX/MODEM
C	TITLE: REPLAT OF LOT 2 BLOCK 5 & A PART OF LOT 3 BLOCK 1 WAL-MART 2nd. ADDITION TEXARKANA, BOWIE COUNTY, TEXAS
D	CLIENT: J BREWER PATH: C:\PROJ\1004\BREWERY\JOB_RK_LOVES_TR2006_SUBDIV\FINAL
E	SCALE: 1" = 60' DR. BY: JG CK'D. BY: 1
F	DATE: 1-25-06 © COPYRIGHT 04-07-09 1
G	