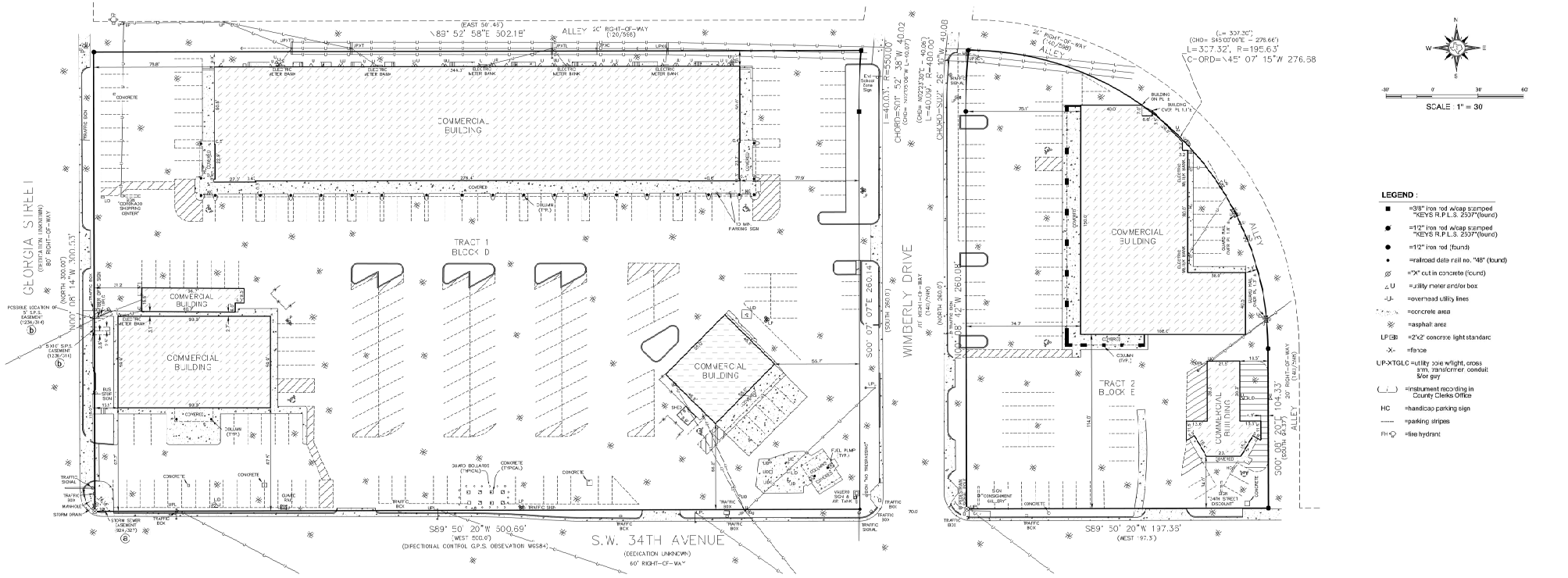


LEGEND :

- ■ =3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2537"(found)
- ● =1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2537"(found)
- ● =1/2" iron rod (found)
- • =railroad data nail no. "48" (found)
- ⊗ ="X" cut in concrete (found)
- ∠U =utility meter and/or box
- -U- =overhead utility lines
- =concrete area
- =asphalt area
- LP =2'x2' concrete light standard
- -X- =fence
- UP-XTGLC =utility pole w/light, cross arm, transformer, conduit &/or guy
- (___) =instrument recording in County Clerks Office
- HC =handicap parking sign
- ------ =parking stripes
- FH =fire hydrant

Schedule B Notes

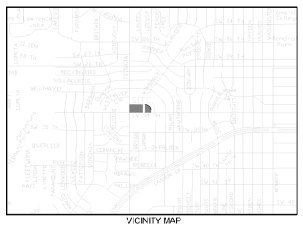
Old Republic National Title Insurance Company
Effective Date: April 11, 2017, 8:00 A.M.
Issued Date: April 13, 2017
G.F. No.: 17000789

Item 10

a. Storm Sewer Easement to the City of Amarillo recorded in Volume 924, Page 327 of the Deed Records of Randall County, Texas being ten feet (10') in width along the right-of-way of S.W. 34th Avenue and ten feet in width along the right-of-way of Georgia Street at the southwest corner of Tract 1

b. Easement of Right of Way for Electric Power Line to Southwestern Public Service Co. as recorded in Volume 1235, Page 314 of the Deed Records of Randall County, Texas being five feet (5') in width and extending east from the right-of-way of Georgia Street for ten feet, can be located in two different locations, as to Tract 1.

c. Subject to Notice of Contaminated Site and Restrictive Covenant recorded under Clerk's File No. 2011010165 of the Official Public Records of Randall County, Texas.



VICINITY MAP

Notes

1.) This plat was prepared for the exclusive use of the person, persons, or entity named in certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the surveyor naming said person.

2.) This survey should only be considered official and relied upon if it has an original raised surveyor's seal and original signature of the surveyor present on it. This document was prepared specifically for those parties designated hereon.

3.) This drawing is the property of Robert Keys & Associates. Modification, alteration, duplication, or use without the consent of Robert Keys & Associates is prohibited and shall not be reproduced for any purpose without the written consent of an authorized agent of Robert Keys & Associates. Copyright 2017. All Rights Reserved.©

4.) No statement is made concerning subsurface conditions or the existence of underground or overhead containers and/or facilities which may affect the use or development of this tract.

5.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (§663.15).

6.) Except as specifically noted or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: real estate; easements other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations and any other facts pertaining to this tract of and which the surveyor has been advised of by Title Insurance Company, client or representative thereof. Recorded and non-recorded documents other than those shown may affect this property. Refer to Item 1, Schedule B of said title commitment for restrictive covenants and subdivision restrictions as specified in said title commitment which may affect this property.

7.) Use of electronic files is at your own risk, as they may not represent the actual item's location. The electronic file must be compared to a signed and sealed hard copy before using for any purpose. Items may not be truly represented as shown in the actual electronic file due to the hard copy drawing being made presentable and/or legible

8.) Streets, alleys, easements, building setbacks and lot lines and/or boundaries shown are designated per record plat unless noted otherwise.

9.) Fence (centerline of post) is on property line plus/minus (+/-) unless otherwise noted.

10.) Miscellaneous improvements may not be shown on this plat.

11.) All found corners are used as controlling monuments.

12.) Bearing basis is per record plat, previous deed/survey or G.P.S. observation (WGS'84).

13.) Easement of Right of Way for Electric Power Line to Southwestern Public Service Co. recorded in Volume 1236, Page 314 of the Deed Records of Randall County, Texas being five feet (5') in width and extending east from the right-of-way of Georgia Street for ten feet, can be located in two different locations due its location as shown in exhibit "A" of said recorded instrument and to its location as field determined and holding to the statement in said instrument being: "The placing of this guy wire shall locate, define & establish this easement". Is shown in the two locations on this plat.

14.) Temporary signs, car stops, guard bollards, cleanouts, A/C units, and misc concrete areas are not shown. Rain gutters, downspouts, vents, signs, area lights and conduits attached to the buildings are not shown.

Description

Tract 1

All of Block "D", Wolflin Park Unit No. 7, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 140, Page 598 of the Deed Records of Randall County, Texas.

Tract 2

All of Block "E", Wolflin Park Unit No. 7, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 140, Page 598 of the Deed Records of Randall County, Texas.

Certificate

To **MES Capital, LLC or assigns**, **FirstCapital Bank of Texas**, **Old Republic National Title Insurance Company**.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 7(a), 8 and 11(a) of Table A thereof.

The field work was completed on 04-14-2017

Date of Plat or Map: 04-26-2017

Wendell Carl Stoner

Digitally signed by Wendell Carl Stoner
DN: cn=Wendell Carl Stoner, o=Robert Keys & Associates, ou, email=wstoner@keyssurveying.com, c=US
Date: 2017.04.26 17:08:48 -05'00'

Wendell Carl Stoner
Registered Professional Land Surveyor
Texas License No. 5123
4423 S.W. 45th Avenue
Amarillo, Texas, 79109
Job No. 2016I0108

STATE OF TEXAS
WENDELL CARL STONER
5123
REGISTERED
LAND SURVEYOR

A.L.T.A./N.S.P.S. Land Title Survey
of the
Coronado Shopping Center
34th Avenue & Georgia Street
Amarillo, Rancall County, Texas

Robert Keys & Associates
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mapping
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