



$\Delta = 13'36".32"$
 $R = 694.20'$
 $L = 164.89'$
 $CB = N 83'57".34" W$
 $CD = 164.50'$

Tract One:

Being a tract of land situated in the City of Greenville, Hunt County, Texas, being part of the Hezekiah Taylor Survey, Abstract No. 1044, being all of Lot 1, Block 1, Replat of Crossroads Shopping Center Addition, an addition in the City of Greenville, Hunt County, Texas, according to the plat thereof, recorded in Volume 400, Page 793, Plat Records of Hunt County, Texas, same being a called 21.785 acre tract of land described in deed to Crossroads Greenville Properties, Ltd., recorded in Volume 376, Page 103, Deed Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set at the most northerly northeast corner of said Lot 1, the southeast corner of a tract of land described in deed to Peniel Church of the Nazarene of Greenville, Texas, recorded in Volume 1822, Page 550, Deed Records of Hunt County, Texas, said corner also being in the west line of Wesley street (also known as State Highway No. 34), a variable width right-of-way;

THENCE S 00° 14' 19" E, with said west line 46.96 feet to a 5/8 inch iron rod found for corner, said corner being the northeast corner of Lot 5 of said Block 1;

THENCE along the common line between Lot 1 and Lot 5, of said Block 1, the following courses:

- N 64° 48' 16" W, a distance of 24.31 feet to a 1/2 inch iron rod found for corner;
- N 89° 54' 58" W, 99.08 feet to a 3/8 inch iron rod found for corner;
- S 44° 44' 31" W, 32.60 feet to a 3/4 inch iron rod found for corner;
- S 00° 15' 29" E, 98.00 feet to a 1/2 inch iron rod found for corner;
- S 45° 15' 29" E, 32.53 feet to a 1/2 inch iron rod found for corner;
- N 89° 44' 31" E, 121.03 feet to a 3/8 inch iron rod found at the southeast corner of said Lot 5, being in the west line of said Wesley Street;

THENCE S 00° 14' 19" E, along said west line, 239.48 feet to a 1/2 inch iron rod found at the northeast corner of Lot 4 of said Block 1;

THENCE along the common line between Lot 1 and Lot 4, of said Block 1, the following courses:

- S 89° 44' 31" W, 82.00 feet to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for a corner;
- S 44° 44' 31" W, 25.46 feet to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for a corner;
- S 00° 15' 29" E, 106.00 feet to a point from which a "X" cut found bears N 29° 33' 27" W, 1.70 feet;
- S 45° 15' 29" E, 32.53 feet to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for a corner;
- N 89° 44' 31" E, 55.00 feet to a point from which a 1/2 inch iron rod found bears N 20° 44' 16" W, 1.06 feet;
- N 65° 17' 53" E, 24.12 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 4, being in the west line of said Wesley Street;

THENCE S 00° 14' 19" E, with said West line 72.00 feet to a 1/2 inch iron rod found at the Northeast corner of Lot 3, of said Block 1;

THENCE along the common line between Lot 1 and Lot 3, of said Block 1, the following courses:

- N 65° 48' 51" W, 24.17 feet to a 5/8 inch iron rod found for corner;
- S 89° 44' 31" W, 55.00 feet to a point from which a 1/2 inch iron rod found bears N 12° 42' 44" E, 1.20 feet;
- S 44° 44' 31" W, 32.53 feet to a 1/2 inch iron rod found for corner;
- S 00° 15' 29" E, 106.00 feet to a 5/8 inch iron rod found for corner;
- S 45° 15' 29" E, 25.46 feet to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for corner;
- N 89° 44' 31" E, 82.00 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 3, being in the west line of said Wesley Street;

THENCE S 00° 14' 19" E, along the west line of said Wesley Street, 235.73 feet to a 5/8 inch iron rod with yellow cap found at the northeast corner of Block 1, Carden Addition, an Addition to The City of Greenville, as shown on plat recorded in Volume 400, Page 691, Plat Records of Hunt County, also being the northeast corner of a 0.858 acre tract of land described in deed to Crossroads Greenville Properties, Ltd., recorded in Volume 652, Page 552, Deed Records of Hunt County, Texas;

THENCE along the common line between Lot 1, Block 1 and said 0.858 acre tract, the following courses:

- S 89° 25' 26" W, 191.93 feet to a 5/8 inch iron rod with yellow cap found for corner;
- S 00° 36' 35" E, 202.41 feet to a 5/8 inch iron rod with yellow cap found for corner;
- N 89° 09' 41" E, 181.62 feet to a 5/8 inch iron rod found in the west line of said Wesley Street;

THENCE S 00° 07' 46" W, with said west line, 114.77 feet to a 1/2 inch iron rod found for corner;

THENCE S 45° 59' 18" W, with said west line, 131.63 feet to a 1/2 inch iron rod found at its intersection with the north line of Kari Lane (Variable Width R.O.W.);

THENCE S 89° 14' 03" W, along the north line of said Kari Lane, 618.55 feet to a point from which a 1/2 inch iron rod found (disturbed), bears S 71° 04' 40" E, 0.86 feet, said point also being the southeast corner of Lot 2, Block 1 of the aforesaid Replat of Crossroads Shopping Center Addition;

THENCE along the common line between Lot 1 and Lot 2, Block 1, the following courses:

- N 00° 48' 11" E, 281.66 feet to a point from which a 1/2 inch iron rod found bears N 35° 47' 36" E, 0.500 feet;
- S 89° 43' 55" W, 217.76 feet to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for corner, from said point a 1/2 inch iron rod found bears N 71° 09' 12" E, 2.69 feet, being the northwest corner of said Lot 2 and the east line of Greenville Hills Addition, Section Ten, an addition to The City of Greenville, recorded in Volume 828, Page 737, Plat Records of Hunt County, Texas;
- THENCE** N 00° 48' 11" E, along the west line of Lot 1 and the east line of said Section Ten, 125.00 to a point from which a 1/2 inch iron rod found bears S 47° 37' 33" W, 0.34 feet, said point being in the south line of Greenville Hills, Section Fourteen, an addition to The City of Greenville according to the plat thereof recorded in Volume 400, Page 488, Plat Records of Hunt County, Texas;

THENCE N 89° 43' 55" E, along the south line of said Section Fourteen, 217.76 feet to a point from which a 5/8 inch iron rod found bears N 28° 36' 21" W, 1.98 feet;

THENCE N 00° 01' 51" E, along the east line of said Section Fourteen, 1024.57 feet to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for corner, from said point a 1/2 inch iron rod found bears N 02° 29' 10" E, 1.54 feet, said point also being the northwest corner of said Lot 1;

THENCE S 88° 53' 37" E, along the north line of said Lot 1 and the south line of the aforesaid Peniel Church of the Nazarene of Greenville tract, 711.31 feet to the **Point of Beginning** and containing 21.792 acres of land more or less.

Tract Two:

Being a tract of land situated in the City of Greenville, Hunt County, Texas, being part of the Hezekiah Taylor Survey, Abstract No. 1044, being all of Lot 3, Block 1 of Crossroads Shopping Center Addition, an addition to The City of Greenville, Texas, as recorded in Volume 400, Page 793, Plat Records of Hunt County, Texas, same being the tract of land described in deed to Crossroads Greenville Properties, Ltd. as recorded in Volume 412, Page 413 of the Deed Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at to a 1/2 inch iron rod found at northeast corner of said Lot 3, Block 1, Crossroads Shopping Center Addition, same being in the west line of Wesley Street (also known as State Highway No. 34), a variable width right-of-way;

THENCE S 00° 14' 19" E, along the west line of said Wesley Street, a distance of 137.00 feet to a 1/2 inch iron rod found;

THENCE along the common line between Lot 1 and Lot 3, of said Block 1, the following courses:

- S 89° 44' 31" W, 82.00 feet to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for corner;
- N 45° 15' 29" W, 25.46 feet to a 5/8" inch iron rod found;
- N 00° 15' 2" W, 106.00 feet to a 1/2 inch iron rod found;
- N 44° 44' 31" E, 32.53 feet to a point from which a 1/2 inch iron rod found bears N 12° 42' 44" E, 1.20 feet;
- N 89° 44' 31" E, 55.00 feet to a point 5/8" inch iron rod found;
- S 65° 48' 51" E, 24.17 feet to the **Point of Beginning** and containing 0.325 acres of land more or less.

Tract Three:

Being a tract of land situated in the City of Greenville, Hunt County, Texas, being part of the Hezekiah Taylor Survey, Abstract No. 1044, being a part of Block 1 of Carden Addition, an addition to The City of Greenville, Texas, as recorded in Volume 400, Page 691, Plat Records, Hunt County, Texas, same being a called 0.858 acre tract of land described in deed to Crossroads Greenville Properties, Ltd. as recorded in Volume 9952192, Page 41034 of the Deed Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at 5/8" inch iron rod with yellow cap found at the northeast corner of said 0.858 acre tract, also an easterly corner of Lot 1, Block 1 of Replat of Crossroads Shopping Center Addition, an addition in the City of Greenville, Hunt County, Texas, according to the plat thereof, recorded in Volume 400, Page 793, Plat Records of Hunt County, Texas, said corner also being in the West line of Wesley Street (also known as State Highway No. 34) a variable width right-of-way;

THENCE along the west line of said Wesley Street, the following courses:

- S 00° 14' 19" E, 13.52 feet to a 5/8" inch iron rod with yellow cap found;
- S 06° 02' 47" W, 75.69 feet to a 5/8" inch iron rod with yellow cap found;
- S 00°07' 46" W, 112.88 feet to a 5/8" inch iron rod found for the southeast corner of said Block 1 of Carden Addition;

THENCE along the common line between Lot 1, Block 1 and the called 0.858 acre tract, the following courses:

- S 89° 09' 41" W, 181.62 feet to a 5/8" inch iron rod with yellow cap found;
- N 00° 36' 35" W, 202.41 feet to a 5/8" inch iron rod with yellow cap found;
- N 89° 25' 26" E, 191.93 feet to the **Point of Beginning** and containing 0.857 acres of land more or less.

Tract Four:

Being a tract of land situated in the City of Greenville, Hunt County, Texas, being part of the Hezekiah Taylor Survey, Abstract No. 1044, being all of Lot 2, Block 1, Replat of Crossroads Shopping Center Addition, an addition in the City of Greenville, Hunt County, Texas, according to the plat thereof, recorded in Volume 400, Page 793, Plat Records of Hunt County, Texas, same being Lot 2 as described in deed to Crossroads Greenville Properties, Ltd., recorded in Volume 376, Page 103, Deed Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the southeast corner of said Lot 2, also being in the north line of Kari Lane, a variable width right-of-way, from said point a 1/2 inch iron rod found (disturbed), bears S 71°04'40" E, 0.86 feet, also from said point a 1/2 inch iron rod found bears N 89° 14' 03" E, along the north line of said Kari Lane, 618.55 feet;

THENCE S 89° 14' 03" W, along the south line of said Kari Lane, 53.93 feet to a point from which a 1/2 inch iron rod with yellow cap found bears S 05° 10' 56" W, 0.40 feet, said point also being the beginning of a tangent curve to the right whose chord bears N 83° 57' 34" W, a distance of 164.50 feet;

THENCE westerly, continuing along the north line of said Kari Lane, along said tangent curve to the right having a central angle of 13° 36' 32", a radius of 694.20, and an arc length of 164.89 feet to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for corner from which a 1/2" inch iron rod with yellow cap found bears N 65° 46' 33" E, a distance of 3.24 feet, said point also being in the east line of Greenville Hills Addition, Section Ten, an addition to The City of Greenville, recorded in Volume 828, Page 737, Plat Records of Hunt County, Texas;

THENCE N 00° 48' 11" E, along the west line of Lot 1 and the east line of said Section Ten, 264.05 to a 5/8" inch iron rod with yellow cap stamped "Cotton Surveying" set for corner, from said point a 1/2 inch iron rod found bears N 71° 09' 12" E, 2.69 feet,

THENCE along the common line between Lot 1 and Lot 2, Block 1, the following courses:

- N 89° 43' 55" E, 217.76 feet to a point from which a 1/2 inch iron rod found bears N 35° 47' 36" E, 0.50 feet;
- S 00° 48' 11" W, 281.66 feet to the **Point of Beginning** and containing 1.388 acres of land more or less.

SURVEYOR'S CERTIFICATION

TO: Crossroads Greenville Properties, Ltd, a California corporation, Bank of the Ozarks and First American Title Insurance Company.

We Jones & Carter, Inc., acting by and through Eduardo Martinez, a Registered Professional Land Surveyor, certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA / ASCM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011 and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The field work was completed on March 6, 2013.

Date of map: March 13, 2013


Eduardo Martinez

Registered Professional Land Surveyor No. 5274



General Notes:

1. This survey is subject to all easements of record.
2. No observed evidence of current earth moving, building construction or building additions.
3. According to Flood Insurance Rate Map Panel No. 48231C380G for Hunt County, Dated January 06, 2012, the subject property is in Zone X, areas determined to be outside the 0.2% annual chance floodplain.
4. Bearings are based on property corners found using the Texas State Plane Coordinate System, Texas North Central Zone 4202.
5. Firelane and Utility Easements created by the Final Plat of Block No. 1 of Carden Addition are not shown. See note (w) of Schedule B. of Title Commitment.
6. Set monuments are 5/8" iron rods with yellow plastic cap stamped "COTTON SURVEYING".

Schedule B comments for title commitment issued by First American Title Insurance Company.

GF No. 1002-35431-RTT
Issue Date: November 21, 2012
Effective Date: November 19, 2012

The following items are listed under section 10 of Schedule B.

- e. Easements to the City of Greenville, executed by Donetta Corp., dated April 9, 1971, and of record in Volume 701, Page 519, Hunt County Deed Records. Affects Tract One. (Not Legible)
- f. Easement to Southwestern Bell Telephone Co., executed by Donetta Corp., dated October 31, 1972, recorded in Volume 721, Page 149, Hunt County Deed Records. Affects Tract One. (Not Legible)
- g. Reservation of all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto the Grantor in Deed executed by Sulca, Inc. to Crossroads Enterprises, Inc. of record in, Volume 836, Page 217, Hunt County Deed Records. Affects Tract One & Tract Four
- h. Restrictions as contained in Warranty Deed, executed by V.E. Hamm to Ken Hale, recorded in Volume 708, Page 530, Deed Records of Hunt County, Texas, to-wit: this conveyance is made with the express understanding that the property herein conveyed will not be used for Theater purposes for 25 years from date of this deed, this restrictive use of the property is made pursuant to a Letter of Agreement between myself and the Greenville Drive-In Theaters, Inc., and Sullivan and Moore Theaters, Inc., and is made for the protection of those two entities and may be released by the Joint release of Greenville Drive-In Theaters, Inc., and Sullivan and Moore Theaters, Inc., or their successors. Affects Tract One and Tract Two.
- i. Restriction Agreement between the First Church of the Nazarene and Crossroads Shopping Center, dated March 16, 1978, recorded in Volume 810, Page 577, Hunt County Deed Records. Affects Tract One.
- j. Memorandum of Lease, dated April 8, 1982, between Crossroads Mall Associates and J.C. Penney Co., Inc., recorded in Volume 897, Page 383, Deed Records, Hunt County, Texas. Affects Tract One.
- k. Lease dated September 1, 1982, between Crossroads Mall Associates and the Cato Corp., recorded in Volume 905, Page 439, Deed Records, Hunt County, Texas. Affects Tract One.
- l. Amendment of Lease, dated August 18, 1983, between Crossroads Mall Associates and Wal-Mart Stores, Inc., recorded in Volume 930, Page 797, Deed Records, Non-Disturbance & Attornment Agreement with Mortgage, dated May 28, 1982, between J.C. Penney Co., Inc., and J. Byron Faulkner, Lee Faulkner and Bob Faulkner, recorded in Volume 888, Page 656, Deed Records, Hunt County, Texas. Affects Tract One.
- m. Terms, Conditions and Stipulations of restrictions, dated February 1, 1984, executed by and between Crossroads Mall Associates and Shoneys, Inc., recorded in Volume 938, Page 590, Deed Records of Hunt County. Affects Tract One and Tract Two.
- n. Terms, Conditions and Stipulations of restrictions, dated May 16, 1984, executed by and between Crossroads Mall Associates and DSM, Inc., recorded in Volume 945, Page 758, Deed Records, Hunt County, Texas. Affects Tract One.
- o. Terms, Conditions and Stipulations of Restrictions, dated November 3, 1986, executed by and between Crossroads Mall Associates and Casa Bonita, Inc., recorded in Volume 42, Page 361, Real Property Records, Hunt County, Texas. Modified in Volume 42, Page 377, Real Property Records, Hunt County, Texas. Affects Tract One.
- p. Easement, dated March 1, 1987, executed by Crossroads Mall Associates to the City of Greenville, recorded in Volume 56, Page 865, Real Property Records, Hunt County, Texas. Affects Tract One.
- q. Except to all Easements, Drainage Easements, Setback Lines Dedications, Reservations, Emergency access Easements and all other matters, as they may affect the herein described property, as shown on the recorded plat of record in Volume 400, Page 793, now in Cabinet "C" Slide 344 (Crossroads Shopping Center Addition), Plat Records, Hunt County, Texas. Affects Tract One.
- r. Ten foot utility easement over the East side of subject property, as shown on plat recorded in Volume 400, Page 793, Plat Records, Hunt County, Texas. Affects Tract One and Tract Two.
- s. Terms, conditions and stipulations of Memorandum of Lease filed March 31, 1999, recorded in Volume 555, Page 281, Real Property Records, Hunt County, Texas, executed by and between Crossroads Greenville Properties Limited and Bell, Inc. Affects Tract One.
- t. Terms, conditions and stipulations of Memorandum of Lease filed January 10, 2000, recorded in Volume 627, Page 47, Real Property Records, Hunt County, Texas, executed by and between Crossroads Greenville Properties Limited and Staples The Office Superstore East, Inc. Affects Tract One.
- u. Terms, conditions and stipulations of Subordination, Non-Disturbance and Attornment Agreement dated February 14, 2000, filed March 27, 2000, recorded Volume 640, Page 185, Real Property Records, Hunt County, Texas, by and between Crossroads Greenville Properties, Ltd. and Staples The Office Superstore East, Inc. Affects Tract One.
- v. Waiver of Damages or Claims for Location of Construction on Public Utility Easements dated June 26, 2000, executed by Crossroads Greenville Properties, Ltd. to the City of Greenville, recorded in Volume 667, Page 273, Real Property Records of Hunt County, Texas. Affects Tract One.
- w. All matters shown on the plat recorded in Volume 400, Page 691, of the Hunt County Plat Records, including, without limiting the generality of the foregoing, a utility easement across the front of the lot, building line across the front of the lot, Fire Lane Easement across the northern portion of the lot as well as a portion of a drainage easement lying within the Northwest portion and along the North lot line. Affects Tract One and Tract Three.
- x. Variable width utility assessment across the southern portion of the lot. Affects Tract One and Tract Three.

ALTA/ACSM LAND TITLE SURVEY

**BEING LOTS 1, 2 AND 3, BLOCK 1
CROSSROADS SHOPPING CENTER ADDITION
AND PART OF BLOCK 1, OF CARDEN ADDITION
BEING 24.362 ACRES
SITUATED IN THE
HEZIKIAH TAYLOR SURVEY, ABSTRACT NO. 1044
CITY OF GREENVILLE, HUNT COUNTY, TEXAS
MARCH 2013**

OWNER/DEVELOPER:
**CROSSROADS GREENVILLE
PROPERTIES, LTD.**
10850 WILSHIRE BLVD, SUITE 1050
LOS ANGELES, CA 90024
Phone: (818)
Fax: (818) 882-4575

SURVEYOR:
 **COTTON SURVEYING
COMPANY**
8509 Windcrest Drive, Suite 600
Plano, Texas 75074
Phone: (972) 488-3880
Fax: (972) 488-3882

JOB No. D271-001 BAS/EM DWG No. 1600-2