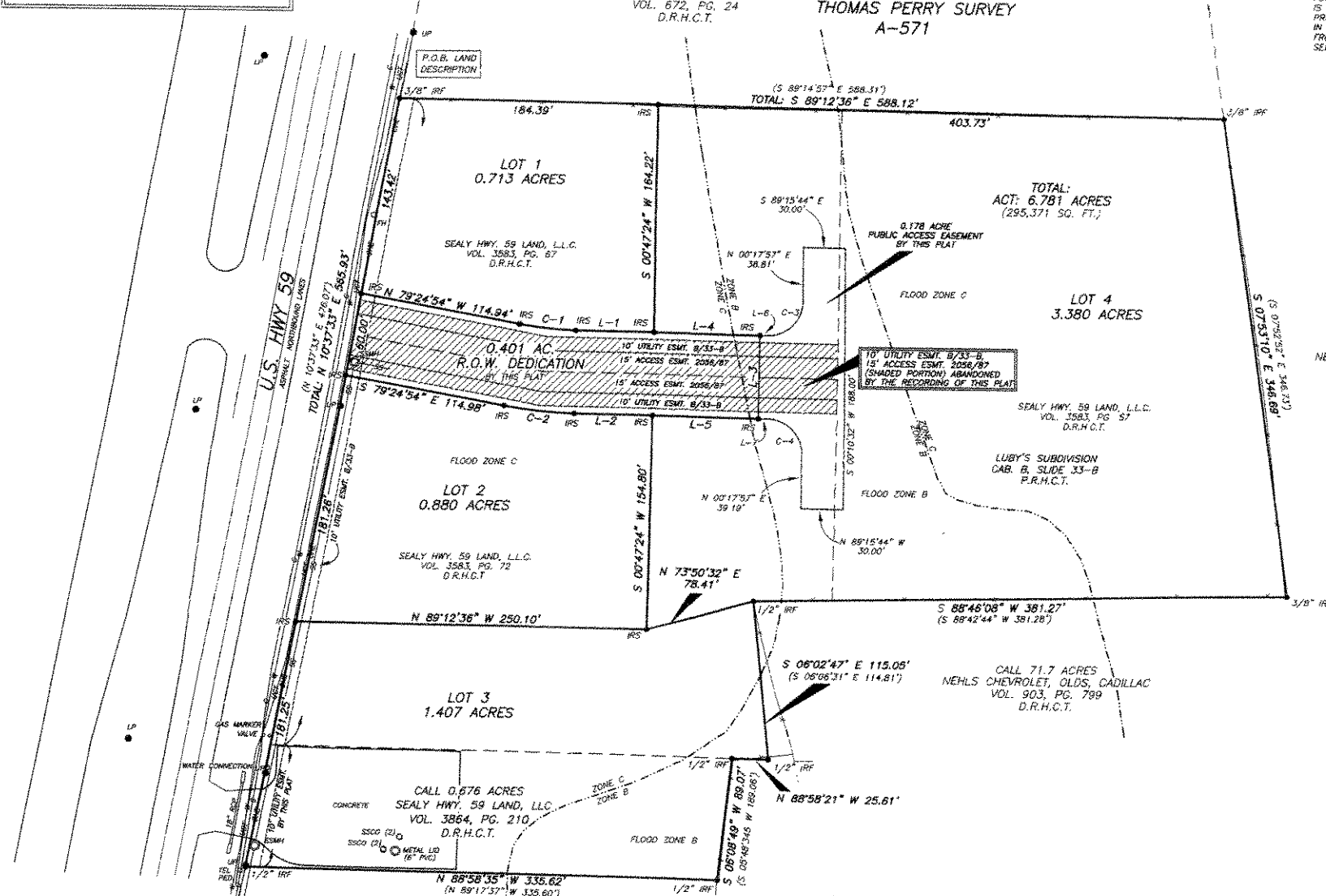
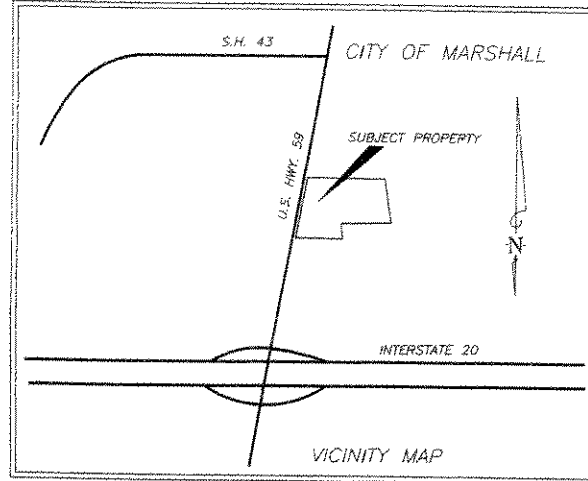


NOTE:
UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A
COMBINATION OF FIELD SURVEY DATA, SUPPLIED UTILITY MAPS
AND MARKED LOCATION BY THE UTILITY OWNERS. THE UTILITIES
SHOWN DO NOT REFLECT ALL UNDERGROUND UTILITIES IN THE
AREA. PRIOR TO ANY CONSTRUCTION, THESE UTILITIES SHOULD
BE VERIFIED BY LOCAL UTILITY COMPANIES. AUTHORIZED
EXPOSURE AND SURVEY MEASUREMENTS WHERE PRECISE
ELEVATION OR LOCATION ARE CRITICAL.



A PORTION OF THE SUBJECT PROPERTY LIES WITHIN
ZONE B AREAS BETWEEN 100 YEAR FLOOD AND 500
YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100
YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1
FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA
IS LESS THAN ONE SQUARE MILE, OR AREAS
PROTECTED BY LEVEES FROM THE BASE FLOOD, AND
IN ZONE C AREAS OF MINIMAL FLOODING, AS SCALED
FROM FIRM MAP 480319 D015 B, EFFECTIVE DATE
SEPTEMBER 16, 1981.

EASEMENT LINE TABLE	
L-6	S 89°15'44" E 5.36'
L-7	N 89°15'44" W 5.66'
EASEMENT CURVE TABLE	
C-3	DELTA=90°28'19"
	RADIUS=25.00'
	LENGTH=39.46'
	CHORD=N 45°31'06" W 35.49'
C-4	DELTA=89°33'41"
	RADIUS=25.00'
	LENGTH=39.08'
	CHORD=N 44°28'50" W 35.22'



CALL 71.7 ACRES
NEHL'S CHEVROLET, OLDS, CADILLAC
VOL. 903, PG. 799
D.R.H.C.T.

Land Description - 6.781 Acres
Thomas Perry Survey A-571
City of Marshall
Harrison County, Texas

ALL THAT CERTAIN lot, tract, or parcel of land situated within the Thomas Perry Survey Abstract 571, and being
all of Lots 1 thru 3 as shown on a Final Plat of Luby's Subdivision, recorded in Cabinet B, Slide 33-B in the
Plat Records of Harrison County, Texas, and being all of a called 0.676 acre tract described in a deed to Sealy
Hwy 59 Land, LLC, recorded in Volume 3864, Page 210 in the Deed Records of Harrison County, Texas, and
being more completely described as follows:
BEGINNING at a 3/8 inch iron rod found for the northeast corner of Lot 1 of said Luby's Subdivision, some
being in the east right of way line of U.S. Highway 59;
THENCE South 88 deg. 12 min. 36 sec. East along the north line of said Lot 1, passing a 1/2 inch iron rod
found for the northeast corner of said Lot 1, some being the northeast corner of Lot 3 at a distance of
314.86 feet, continuing along the north line of Lot 3 for a total distance of 586.12 feet to a 3/8 inch iron rod
found for the northeast corner of said Lot 3;
THENCE South 07 deg. 53 min. 10 sec. East along the east line of said Lot 3, a distance of 346.68 feet to a
3/8 inch iron rod found for the southeast corner of said Lot 3;
THENCE South 88 deg. 48 min. 08 sec. West along the south line of said Lot 3 passing a 1/2 inch iron rod
found for the southwest corner of said Lot 3, some being the northernmost southeast corner of Lot 2 at a
distance of 323.15 feet, continuing along the easternmost south line of said Lot 2 for a total distance of
321.27 feet to a 1/2 inch iron rod found for an inner all corner in the east line of said Lot 2;
THENCE South 06 deg. 02 min. 47 sec. East along the southernmost east line of said Lot 2, a distance of
115.05 feet to a 1/2 inch iron rod found for the southeast corner of same;
THENCE North 88 deg. 58 min. 21 sec. West along the south line of said Lot 2, a distance of 25.81 feet to a
1/2 inch iron rod found in same for the northeast corner of said 0.676 acre tract;
THENCE South 06 deg. 08 min. 49 sec. West along the east line of said 0.676 acre tract, a distance of 89.01
feet to a 1/2 inch iron rod found for the southeast corner of same;
THENCE North 88 deg. 58 min. 35 sec. West along the south line of said 0.676 acre tract, a distance of
335.62 feet to a 1/2 inch iron rod found for the southwest corner of same and being in the east right of way
line of U.S. Highway 59;
THENCE North 10 deg. 37 min. 23 sec. East along the east right of way line of U.S. Highway 59 and the west
line of said 0.676 acre tract, passing a 1/2 inch iron rod found for the northeast corner of said 0.676 acre
tract, some being the southwest corner of said Lot 2 at a distance of 90.00 feet, continuing along said east
right of way line and the west line of said Lot 2, passing a 1/2 inch iron rod found for the northeast corner
of said Lot 2, some being the southwest corner of said Lot 1 at a distance of 392.51 feet, continuing along
said east right of way line and the west line of said Lot 1 for a total distance of 585.93 to the PLACE OF
BEGINNING containing 6.781 acres of land.

SURVEYOR'S CERTIFICATE

I, Monty Nixson, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat is true
and correct and represents the results of a survey made on the ground of a 6.781 acre tract, said tract being all
of Luby's Subdivision recorded in Cabinet B, Slide 33-B of the Plat Records of Harrison County, Texas, and all of
called 0.676 acre tract recorded in Volume 3864, Page 210 in the Deed Records of Harrison County, Texas. All
visible encroachments are shown hereon. All of said subdivision is located inside of the boundaries of the City of
Marshall, Texas.

Monty Nixson
Monty Nixson
Registered Professional Land Surveyor No. 5542



OWNER'S ACKNOWLEDGEMENT:

STATE OF Louisiana
COUNTY OF Caddo
I, (We) the undersigned owner(s) of the land shown on this plat, and designated herein as
Resubdivision of the Luby's Addition of the City of Marshall and whose name is subscribed
herein, hereby dedicate to the use of the Public forever all streets, alleys, parks,
watercourses, drains, easements, and public places thereon shown for the purpose of
consideration therein expressed.
Sealy Hwy 59 Land LLC
By: *Mark P. Sealy*
STATE OF Louisiana
COUNTY OF Caddo
Before me, the undersigned authority, on this day personally appeared *Mark P. Sealy*, known to me to
be the person whose name is subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and considerations therein stated. Given
under my hand and seal of office this 13 day of September, 2009.

Approved this 13 day of July, 2009, by the
City Planning Commission of the City of Marshall, Texas.

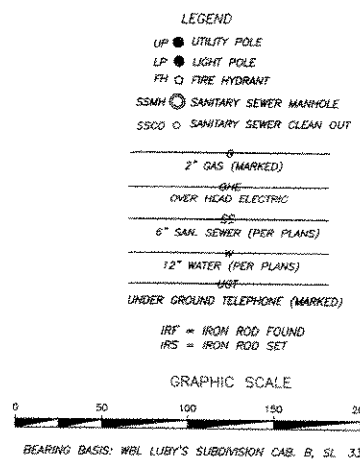
Charles Johnson
Chairman
Wendy Robinson
Secretary

The easements as shown hereon are adequate to meet the
needs of this development.

SWEPCO-SEP *Charles Johnson*
CENTERPOINT ENERGY *Charles Johnson*
SOUTHWESTERN BELL *Charles Johnson*
CITY OF MARSHALL *Charles Johnson*
CHARTER COMMUNICATIONS *Charles Johnson*

RESUBDIVISION PLAT
SHOWING
LUBY'S SUBDIVISION
CABINET B, SLIDE 33-B
(P.R.H.C.T.)
THOMAS PERRY SURVEY A-571
CITY OF MARSHALL
HARRISON COUNTY, TEXAS

4 LOTS - 6.380 ACRES
R.O.W. DEDICATION - 0.401 ACRES



RESUBDIVISION PLAT
LUBY'S SUBDIVISION
CITY OF MARSHALL
HARRISON COUNTY, TEXAS

RESUBDIVISION PLAT
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CABINET B, SLIDE 33-B
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