

On December 20, 2018 a Survey was made on the ground under my supervision of a tract of land described as follows:

See attached field notes.

Patrick L. Walters  
Registered Professional Land Surveyor  
No. 4614

LINE	DI STANCE	BEAR NG
L1	15.28	N0°01'47" E
L2	22.06	S0°20'38" W

CURVE	DELTA	RADI US	ARC LENGTH	CHORD	TANGENT
C1	0°35'32"	1873.86	19.37	19.37	9.69
C2	95°54'08"	528.00	208.50	197.24	103.67
C3	15°57'47"	1385.95	247.35	237.45	124.41

( ) = Record Call

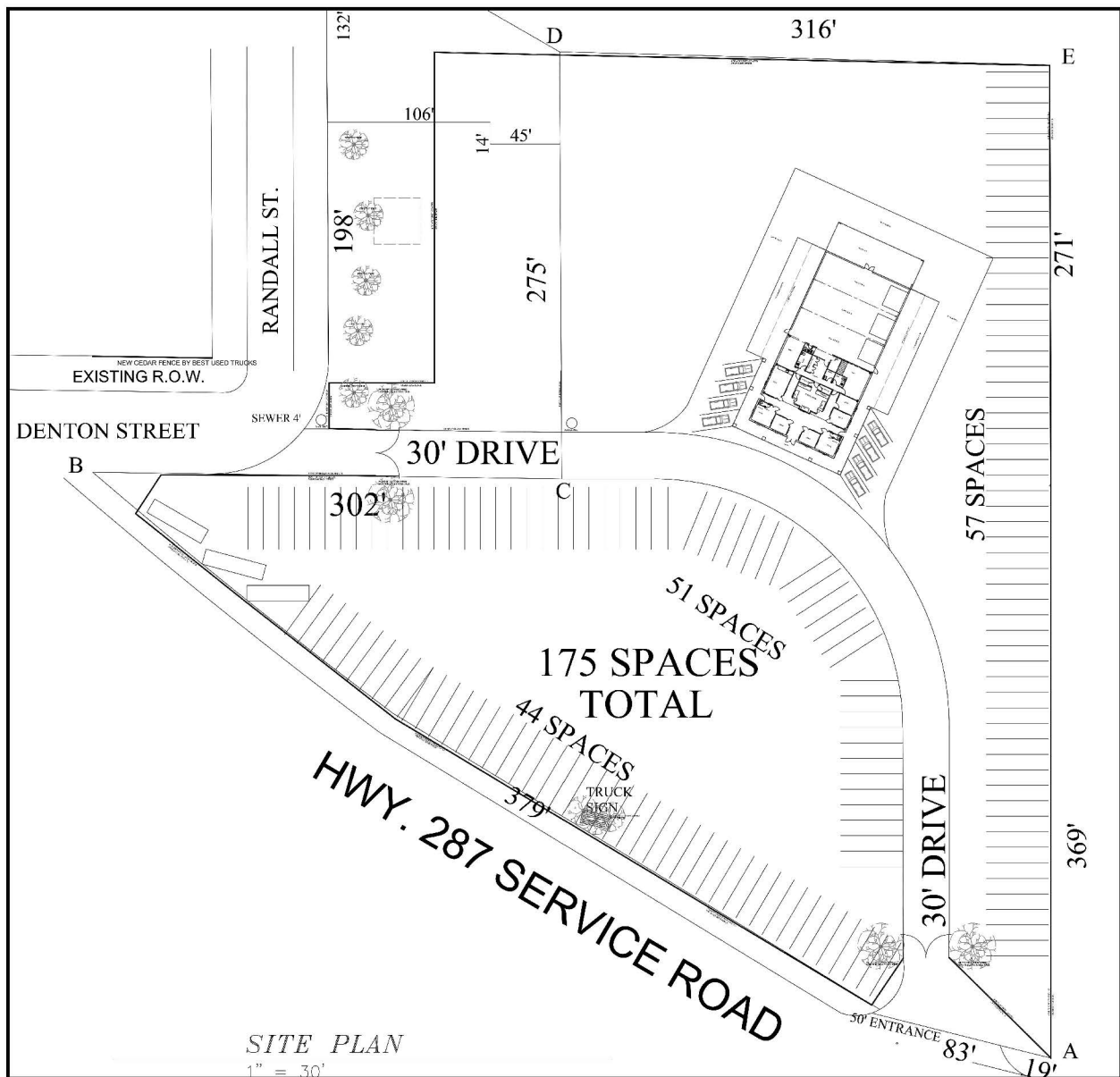
"CM" = Control Monument

Bearings based on "WGS84 datum" established by GPS

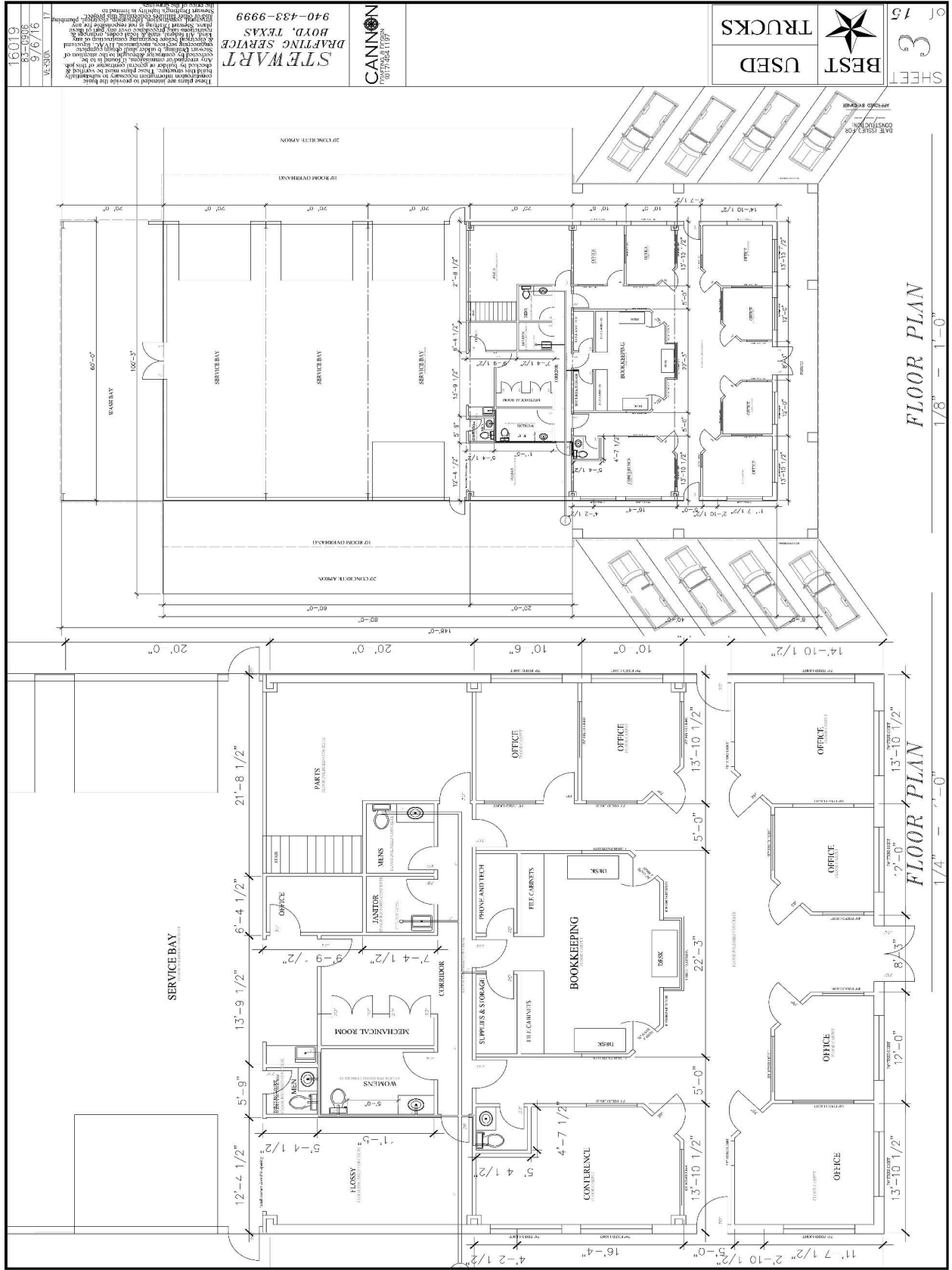
Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"

Survey does not reflect FEMA Flood Elevation Determination

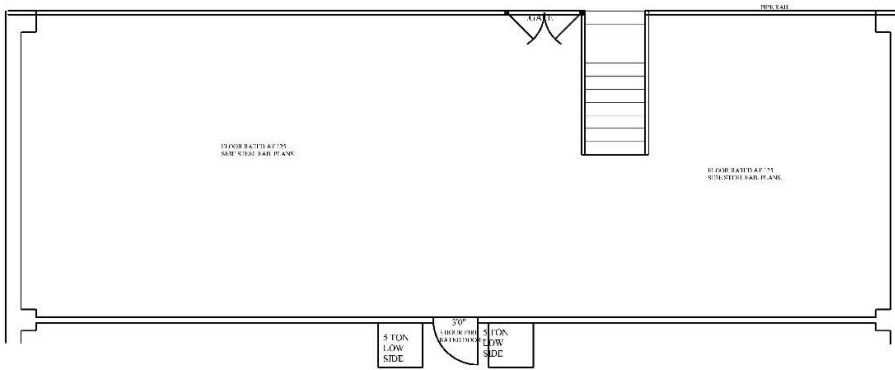
PLAT OF 0.13 ACRES, 0.34 ACRES, 0.46 ACRES 1.98 ACRES & 1.99 ACRES IN BLOCK 4 - B. C. RHOME ADDITION BLOCK 24 SMITH COUNTY SCHOOL LAND SURVEY A-743 EDWARD J. TADLOCK SURVEY A-280	
SCALE 1" = 60'	WALTERS LAND SURVEYING COMPANY, LLC REGISTERED PROFESSIONAL LAND SURVEYORS P.O. BOX 1166 BOWIE, TEXAS
PLAT NO. 12-21-2018	DRAWN BY C. L. W. JOB NO. 1464-3473
CITY OF RHOME - WISE COUNTY - TEXAS	
SURVEY DATE 12-20-2018 FB 2	FIRM NO. 101306-00 OFFICE PHONE (840) 872-4718



**Site Plan (Includes Land not part of subject property)**

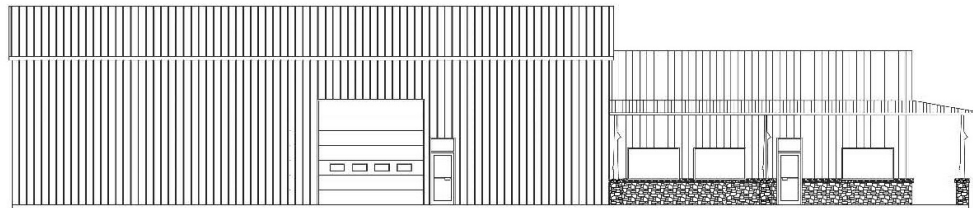


Floor Plan



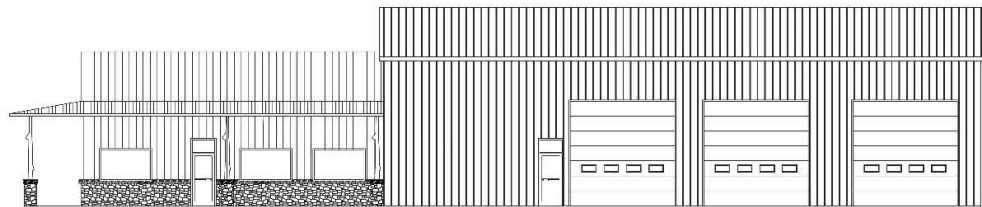
UPPER MEZZANINE FLOOR PLAN

$\frac{1}{4}" = 1'-0"$



LEFT ELEVATION

$\frac{1}{8}" = 1'-0"$



RIGHT ELEVATION

## Mezzanine and Elevations


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**Property Year 2019** [Map/Gis](#)

Information Updated 3/12/2020

Property ID: R000016495 Geo ID: A0743.0003.03

[< Previous Property](#) 3 / 3 [Next Property >](#)
**Property Details**
**Ownership**

OVERLAND ENTERPRISES I LLC

PO BOX 440  
RHOME, TX 76078

Ownership Interest: 1.0000000

RHOME

**Available Actions**
**Qualified Exemptions**

Not Applicable

**Legal Information**

Legal: Acres: 3.975, Abst: A-743 SMITH CSL, TRACT 24 25

Situs: DENTON ST 359

**Property Valuation History**

Values by Year		2019	2018	2017	2016	2015	n/a
Improvements	+	\$950,880	\$896,400	\$741,270	\$0	\$0	\$0
Land	+	\$476,170	\$173,150	\$173,150	\$173,150	\$173,150	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$1,427,050	\$1,069,550	\$914,420	\$173,150	\$173,150	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$1,427,050	\$1,069,550	\$914,420	\$173,150	\$173,150	\$0

<b>Improvement / Buildings</b>	<b>Improvement Value: \$950,880</b>
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Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	CM	COMMERCIAL - 1ST FLR	2016	2,400	200
2	CM	COMMERCIAL - 1ST FLR	2016	4,800	280
3	CFOG	FINISH OUT	2016	1,200	160
4	CCCA	CANOPY - AVG	2016	1,248	328
5	CCCA	CANOPY - AVG	2016	800	180
6	CCCA	CANOPY - AVG	2016	800	180
7	CP04	CONCRETE	2016	39,600	
8	AP04		2016	48,396	

<b>Land Details</b>	<b>Market Value: \$476,170</b>	<b>Production Market Value: \$0</b>	<b>Production Value: \$0</b>
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Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
NWF1	3.975	173,151	0	0		476,165	0

<b>Deed History</b>
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Sold By	Volume	Page	Deed Date	Instrument
BURRUS BOB J & KATHRYN	1969	780	8/4/2008	2008-29455
BURRUS BOB J & KATHRYN	1969	780	8/4/2008	2008-29455
BURRUS SUPERMARKET INC	1235	504	12/26/2002	

**Property Tax Estimation by Entity / Jurisdiction**

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
CRH	CITY OF RHOME	1,427,050	\$0.444139	0.00444139	\$6,338.09
LTR	WISE FM FLOOD-LATERA	1,427,050	\$0.0425	0.000425	\$606.50
SNW	NORTHWEST ISD	1,427,050	\$1.42	0.0142	\$20,264.11
WCM	WISE CO BRANCH MAINTENANCE	1,427,050	\$0.044	0.00044	\$627.90
WIS	WISE COUNTY	1,427,050	\$0.3075	0.003075	\$4,388.18
WT1	WCID #1	1,427,050	\$0.009332	0.00009332	\$133.17
<b>Total Estimation</b>			<b>\$2.267471</b>	<b>0.02267471</b>	<b>\$32,357.95</b>

**The above property tax estimation is not a tax bill. Do not pay.**

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## COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: 359 Denton St. Rhame, TX 76078

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

### PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:

**Aware**      **Not  
Aware**

- (1) any of the following environmental conditions on or affecting the Property:
- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
| (a) radon gas? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) asbestos components:  |                          |                                     |
| (i) friable components? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (ii) non-friable components? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) urea-formaldehyde insulation? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) endangered species or their habitat? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) wetlands? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) underground storage tanks? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) leaks in any storage tanks (underground or above-ground)? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) lead-based paint? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) hazardous materials or toxic waste? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (j) open or closed landfills on or under the surface of the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (k) external conditions materially and adversely affecting the Property such as<br>nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous<br>materials, refiners, utility transmission lines, mills, feed lots, and the like? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- (2) previous environmental contamination that was on or that materially and adversely  
    affected the Property, including but not limited to previous environmental conditions  
    listed in Paragraph 1(a)-(l)? .....
- (3) any part of the Property lying in a special flood hazard area (A or V Zone)? .....
- (4) any improper drainage onto or away from the Property? .....
- (5) any fault line at or near the Property that materially and adversely affects the Property? .....
- (6) air space restrictions or easements on or affecting the Property? .....
- (7) unrecorded or unplatted agreements for easements, utilities, or access on or  
    to the Property? .....

(TXR-1408) 4-1-18

Initialed by Seller or Landlord: HR

and Buyer or Tenant: PR

Page 1 of 4

Commercial Property Condition Statement concerning 359 Denton St. Rhame, TX 76078

- |   | Aware                               | Not<br>Aware                        |
|---|-------------------------------------|-------------------------------------|
| (8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (9) pending changes in zoning, restrictions, or in physical use of the Property?<br>The current zoning of the Property is: _____  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (10) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (11) lawsuits affecting title to or use or enjoyment of the Property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (13) common areas or facilities affiliated with the Property co-owned with others?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (14) an owners' or tenants' association or maintenance fee or assessment affecting the Property?<br>If aware, name of association: _____<br>Name of manager: _____<br>Amount of fee or assessment: \$ _____ per _____<br>Are fees current through the date of this notice? [ ] yes [ ] no [ ] unknown | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (15) subsurface structures, hydraulic lifts, or pits on the Property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (16) intermittent or weather springs that affect the Property?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (17) any material defect in any irrigation system, fences, or signs on the Property?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (19) any of the following rights vested in others:  |                                     |                                     |
| (a) outstanding mineral rights?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) timber rights?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) water rights?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) other rights?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (20) any personal property or equipment or similar items subject to financing, liens, or lease(s)?<br>If aware, list items: _____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.)

#6 GAS LINE EAST TO METER (GAS METER - 5' DEEP)  
#18 TxDOT MONUMENT SW CORNER OF FENCE AT GATE

(TXR-1408) 4-1-18

Initialed by Seller or Landlord: ASD

and Buyer or Tenant: PR

Page 2 of 4



Commercial Property Condition Statement concerning 359 Denton St. Rhame, TX 76078

**PART 2 - Complete only if Property is Improved**

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	Aware	Not Aware	Not Appl.
<b>(1) Structural Items:</b>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(2) Plumbing Systems:</b>			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) sprinkler systems (fire, landscape)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) private water wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) pumps or sump pumps?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(3) HVAC Systems:</b> any cooling, heating, or ventilation systems?			
(4) <b>Electrical Systems:</b> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(5) Other Systems or Items:</b>			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) CRACK IN DRIVEWAY

Commercial Property Condition Statement concerning 359 Denton St. Rhame, TX 76078

B. Are you (Seller or Landlord) aware of:

(1) any of the following water or drainage conditions materially and adversely affecting the Property:

(a) ground water?

(b) water penetration?

(c) previous flooding or water drainage?

(d) soil erosion or water ponding?

(2) previous structural repair to the foundation systems on the Property?

(3) settling or soil movement materially and adversely affecting the Property?

(4) pest infestation from rodents, insects, or other organisms on the Property?

(5) termite or wood rot damage on the Property needing repair?

(6) mold to the extent that it materially and adversely affects the Property?

(7) mold remediation certificate issued for the Property in the previous 5 years?  
If yes, attach a copy of the mold remediation certificate.

(8) previous termite treatment on the Property?

(9) previous fires that materially affected the Property?

(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?

(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.)

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord:

Buyer or Tenant:

By:

By (signature):

Printed Name:

Title:

By:

By (signature):

Printed Name:

Title:

By:

By (signature):

Printed Name:

Title:

By:

By (signature):

Printed Name:

Title:

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

(TXR-1408) 4-1-18

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209 Dutton St

Page 4 of 4