

THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being part of Lot No. 4 of the subdivision of the MARK EPPERSON HEADRIGHT SURVEY, Abstract No. 185, the subject tract of land being that part of the First Tract and Second Tract as conveyed to Gifford-Hill & Company, Inc. by Warranty Deed recorded in Volume 470, Page 620 of the Deed Records of Bowie County, Texas, that lies East of the East right-of-way line of F. M. Road No. 2148, and subject tract of land being more particularly described by miles and bounds as follows:

Beginning at a 1/2" iron pin found for corner at the intersection of the South line of said First Tract and the East right-of-way line of F. M. Road No. 2148, the Point of Beginning being the Northwest corner of a called 8.546 acre tract of land as conveyed to Fast Track Construction, L.L.C., by Warranty Deed recorded as Instrument No. 2015-1431 of the Real Property Records of Bowie County, Texas;

THENCE: N 22°41'34" W, 275.01 feet with the East right-of-way line of F. M. Road No. 2148 to a right-of-way marker found at the beginning of a curve to the right having a radius of 1829.86 feet;

THENCE: Northwesterly with said curve and right-of-way line for a distance of 398.17 feet (chord is N 09°07'34" W, 397.39 feet), through a central angle of 12°28'03" to a right-of-way marker found at the end of said curve;

THENCE: N 05°15'23" W, 484.83 feet with the East right-of-way line of F. M. Road No. 2148 to an angle point in said line;

THENCE: N 02°53'32" W, 600.00 feet with the East right-of-way line of F. M. Road No. 2148 to a right-of-way marker found at an angle point in said line;

THENCE: N 05°45'17" W, 140.42 feet with the East right-of-way line of F. M. Road No. 2148 to a 1/2" iron pin found for corner at the Northwest corner of said Second Tract and the Southwest corner of a called 8.546 acre tract of land as conveyed to Steven Walter Bacorn by Special Warranty Deed recorded as Instrument No. 2020-00003362 of the Real Property Records of Bowie County, Texas;

THENCE: N 85°41'57" E, passing a 1/2" iron pin found on line at 270.89 feet for the Southeast corner of said 0.995 acre tract, passing a 3/4" iron pin found on line at 542.04 feet for the Southerly-Southwest corner of a called 89.387 acre tract of land as conveyed to Wake Village Economic Development Corporation by Special Warranty Deed recorded in Volume 5962, Page 171 of the Real Property Records of Bowie County, Texas, and continuing for a total distance of 2434.21 feet with the North line of said Second Tract to a 1/2" iron pin set for corner at the Northeast corner of said Second Tract, said corner also being the Southeast corner of said 89.387 acre tract, and also located on the West line of a 6.85 acre tract of land as conveyed to Drive Driver by Warranty Deed with Lien in Favor of Third Party recorded as Instrument No. 2015-12484 of the Real Property Records of Bowie County, Texas;

THENCE: S 03°30'15" E, 171.35 feet with the West line of said Drive Driver tract and the East line of said Second Tract to a 1" iron pipe found for corner at the Southwest corner of said Drive Driver tract and the Northwest corner of a called 8.889 acre tract of land as conveyed to Charles E. Moore and wife, Mayne G. Moore, by Warranty Deed recorded in Volume 1491, Page 60 of the Real Property Records of Bowie County, Texas;

THENCE: S 02°20'23" E, 249.79 feet with the West line of said Moore tract and the East line of said Second Tract to a 1" iron pipe found for corner at the Southwest corner of said Moore tract and the Northwest corner of a called 6.82 acre tract of land as conveyed to Paula D. Helms by General Warranty Deed recorded in Volume 5652, Page 344 of the Real Property Records of Bowie County, Texas;

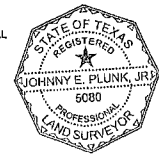
THENCE: S 03°07'48" E, passing a 1" iron pipe found on line at 249.84 feet for the Southwest corner of said Helms tract, same being the Northwest corner of a tract of land as conveyed to Carl Teel and wife, Euvesta Teel, by Special Warranty Deed recorded as Instrument No. 2017-6486 of the Real Property Records of Bowie County, Texas, and continuing for a total distance of 303.02 feet with the East line of said Second Tract to a 1/2" iron pin set for corner at the Southeast corner of said Second Tract;

THENCE: S 87°22'20" W, passing a 1-1/4" iron pipe found on line at 215.62 feet and continuing for a total distance of 748.23 feet with the South line of said Second Tract to a 2" iron pipe found for corner at the Northwest corner of said First Tract;

THENCE: S 01°48'38" E, 1222.93 feet with the East line of said First Tract to a 1/2" iron pin set for corner in a fence corner, said corner being the Southeast corner of said First Tract and located at an angle point on the North line of a called 3.00 acre tract (Tract One) as conveyed to ATI Corp by General Warranty Deed recorded as Instrument No. 2020-00002015 of the Real Property Records of Bowie County, Texas;

THENCE: S 87°18'09" W, 1499.53 feet with the South line of said First Tract, the North line of said 3.00 acre tract, on with the North line of the remainder of a tract of land as conveyed to Freddie B. Shotlow by Quitclaim Deed recorded in Volume 4447, Page 271 of the Real Property Records of Bowie County, Texas, on with the North line of a called 3.00 acre tract of land as conveyed to Michael Shane Morgan and wife, Lisa Adela Morgan, by Warranty Deed with Vendor's Lien recorded in Volume 3508, Page 198 of the Real Property Records of Bowie County, Texas, and on with the North line of said Fast Track Construction tract to the Point of Beginning and containing 84.154 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflict, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by the documents provided and as per on the ground survey, and that said property appears to have access to and from a dedicated roadway.



JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 6080

FM 2148, TEXARKANA, TEXAS

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<p>PLUNK LAND SURVEYING 3605 JEFFERSON AVENUE TEXARKANA, ARKANSAS 71654 PHONE (870) 779-8002 TX FIRM NO. 10073900</p>	<p>84.154 ACRES M. EPPERSON HRS., A-185 BOWIE COUNTY, TEXAS</p> <p>SCALE: 1"=200' DATE: 12/5/2022 DRAWN BY: JEP JOB NO: 221010</p>
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1829.86'	398.17'	397.39'	N 09°07'34" W	12°28'03"