



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 a part of the DANIEL MORRIS HEADRIGHT SURVEY, Abstract No. 381, Bowie County, Texas, the subject tract of land being a part of a called 80 acre tract of land as conveyed to James C. Baltrop by Deed dated March 16, 1937, and recorded in Volume 162, Page 332 of the Deed Records of Bowie County, Texas, the subject tract of land being the same called 6.42 acre tract (Tract II) of land as conveyed to James W. Presley by Warranty Deed recorded in Volume 635, Page 205 of the Deed Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found for corner at the Northeast corner of said 6.42 acre tract, same being the Northernly Southeast corner of a tract of land as conveyed to Jerry M. Smith and wife, Lily Jo Smith, by Warranty Deed recorded in Volume 600, Page 799 of the Deed Records of Bowie County, Texas, the Point of Beginning also located at an angle point on the West line of a 3.936 acre tract of land as conveyed to MK & R Holdings LLC by Warranty Deed with Vendor's Lien recorded as Instrument No. 0204-00003893 of the Real Property Records of Bowie County, Texas, and being located S 00°41'21" T18S02E E 09°55'46" E 134.72 feet from the Northeast corner of said 3.936 acre tract, thence along the West line of said 3.936 acre tract to a 1/2" iron pin found for corner on the North right-of-way line of U.S. Highway No. 67, being located 75.00 feet at right angles from the centerline of said Highway, said corner being the Southeast corner of said 6.42 acre tract and the Southwest corner of said 3.936 acre tract, and located on a curve to the left having a radius of 5804.00 feet;  
 THENCE: Southwesterly with said curve and right-of-way line for a distance of 498.42 feet (chord is S 53°39'16" W, 498.27 feet), through a central angle of 04°55'48" to a right-of-way marker found at the end of said curve;  
 THENCE: S 11°22' W, 206.13 feet with the North right-of-way line of U.S. Highway No. 67 to a right-of-way marker found for corner;  
 THENCE: N 38°58'19" W, 64.62 feet with said right-of-way line to a right-of-way marker found for corner;  
 THENCE: S 48°00'21" W, 15.13 feet with said right-of-way line to a 1/2" iron pipe found for corner at the Southwest corner of said 6.42 acre tract and at the Southernly Southeast corner of said Smith tract;  
 THENCE: N 08°21'48" E, 632.44 feet with the West line of said 6.42 acre tract and with the Southernly East line of said Smith tract to a 1/2" iron pipe found for corner at the Northwest corner of said 6.42 acre tract;  
 THENCE: N 77°14'00" E, 473.90 feet with the North line of said 6.42 acre tract and the Easternly South line of said Smith tract to the Point of Beginning and containing 6.323 acres of land, more or less.

The bearings are based upon Grid North within the "Texas Coordinate System of 1983, North Central Zone."

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  
 SURVEYOR  
 TEXAS NO. 5980



U. S. HIGHWAY 67, REDWATER, TEXAS  
 SURVEY OF PART OF THE JAMES W. PRESLEY PROPERTY  
 COPYRIGHTED MATERIAL. DO NOT REPRODUCE THIS PLAT.  
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**PLUNK LAND SURVEYING**  
 DANIEL MORRIS HRS. A-381  
 BOWIE COUNTY, TEXAS  
 SCALE: T-500 DATE: 11/20/2024  
 DRAWN BY: JEP JOB NO.: 241114  
 PHONE: (937) 779-8002 FAX: (937) 779-1711