



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 CHARLES LEWIS HEADRIGHT SURVEY, Abstract No. 338, Bowie County, Texas, and being all of a called 5.00 acre tract of land known as Tract 1, all of a called 5.00 acre tract of land known as Tract 2, and all of a called 6.216 acre tract of land known as Tract 3 as described in a Deed from Herschel E. Ballard and wife, Lee Jessie Ballard to Ross Ward, a single man, dated December 21, 1993, and recorded in Volume 20653, Page 114-124 of the Real Property Records of Bowie County, Texas, and also being a part of a called 150 acre tract of land described in a Deed to Maggie Wilder and recorded in Volume 76, Page 408 of the Deed Records of Bowie County, Texas, the subject tract of land being the same called 16.332 acre tract of land as conveyed to Hooks Truck Stop, Inc., by Replacement Warranty Deed recorded in Volume 4660, Page 254 of the Real Property 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 a fence corner on the East right-of-way line of F. M. Road No. 560, being the Northwest corner of said called 6.216 acre tract, same being the Northwest corner of said 16.332 acre tract, and also being located S 01°58'55" E, 408.70 feet from the intersection of the East right-of-way line of F. M. Road No. 560 and the North line of said 150 acre tract; THENCE: N 88°15'47" E, 898.61 feet with the North line of said 16.332 acre tract and a South line of a certain 54.950 acre tract of land as conveyed to Jimmy Ray Ballard by Warranty Deed recorded in Volume 2052, Page 306 of the Real Property Records to a 1/2" iron pin found for corner at a fence corner, same being the Northeast corner of said 16.332 acre tract and an inside corner of said Ballard tract; THENCE: S 02°35'50" E, 899.56 feet with the East line of said 16.332 acre tract and a West line of said Ballard tract to a 1/2" iron pin found for corner at the Southeast corner of said 16.332 acre tract and the Southerly Southwest corner of said Ballard tract, same being located on the North right-of-way line of Interstate Highway No. 30; THENCE: S 81°47'27" W, 26.02 feet with the South line of said 16.332 acre tract and the North right-of-way line of Interstate Highway No. 30 to a right-of-way marker found for corner; THENCE: S 88°20'01" W, 537.09 feet with the South line of said 16.332 acre tract and the North right-of-way line of Interstate Highway No. 30 to a 1/2" iron pin found for corner at the Southerly Southwest corner of said 16.332 acre tract and the Southeast corner of a certain 2.275 acre tract of land as conveyed to 7 Star Club, Inc., by Warranty Deed with Vendor's Lien recorded as Instrument No. 2016-2792 of the Real Property Records of Bowie County, Texas; THENCE: N 01°55'53" W, 300.00 feet with the Southerly West line of said 16.332 acre tract and the East line of said 2.275 acre tract to a mark set in concrete at an inside corner of said 16.332 acre tract and the Northeast corner of said 2.275 acre tract; THENCE: S 88°25'00" W, 346.73 feet with the Westerly South line of said 16.332 acre tract and the North line of said 2.275 acre tract to a 1/2" iron pin found for corner at the Westerly Southwest corner of said 16.332 acre tract and the Northwest corner of said 2.275 acre tract, same being located on the East right-of-way line of F. M. Road No. 560; THENCE: N 01°52'25" W, 600.80 feet with the West line of said 16.332 acre tract and the East right-of-way line of F. M. Road No. 560 to the Point of Beginning and containing 16.332 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.

John
 JOHNNY E. PLUNK, JR.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 5080



HOOKS TRUCK STOP
 F.M. 560, HOOKS, TEXAS

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PLUNK LAND SURVEYING 3605 JEFFERSON AVENUE TEXARKANA, ARKANSAS 71654 PHONE (670) 778-6002	16.332 ACRES CHARLES LEWIS HRS., A-338 BOWIE COUNTY, TEXAS
SCALE: 1"=60' TX FIRM NO. 10073600 - AR CDA NO. 1711	DATE: 7/20/2016 DRAWN BY: JEP JOB NO: 161120