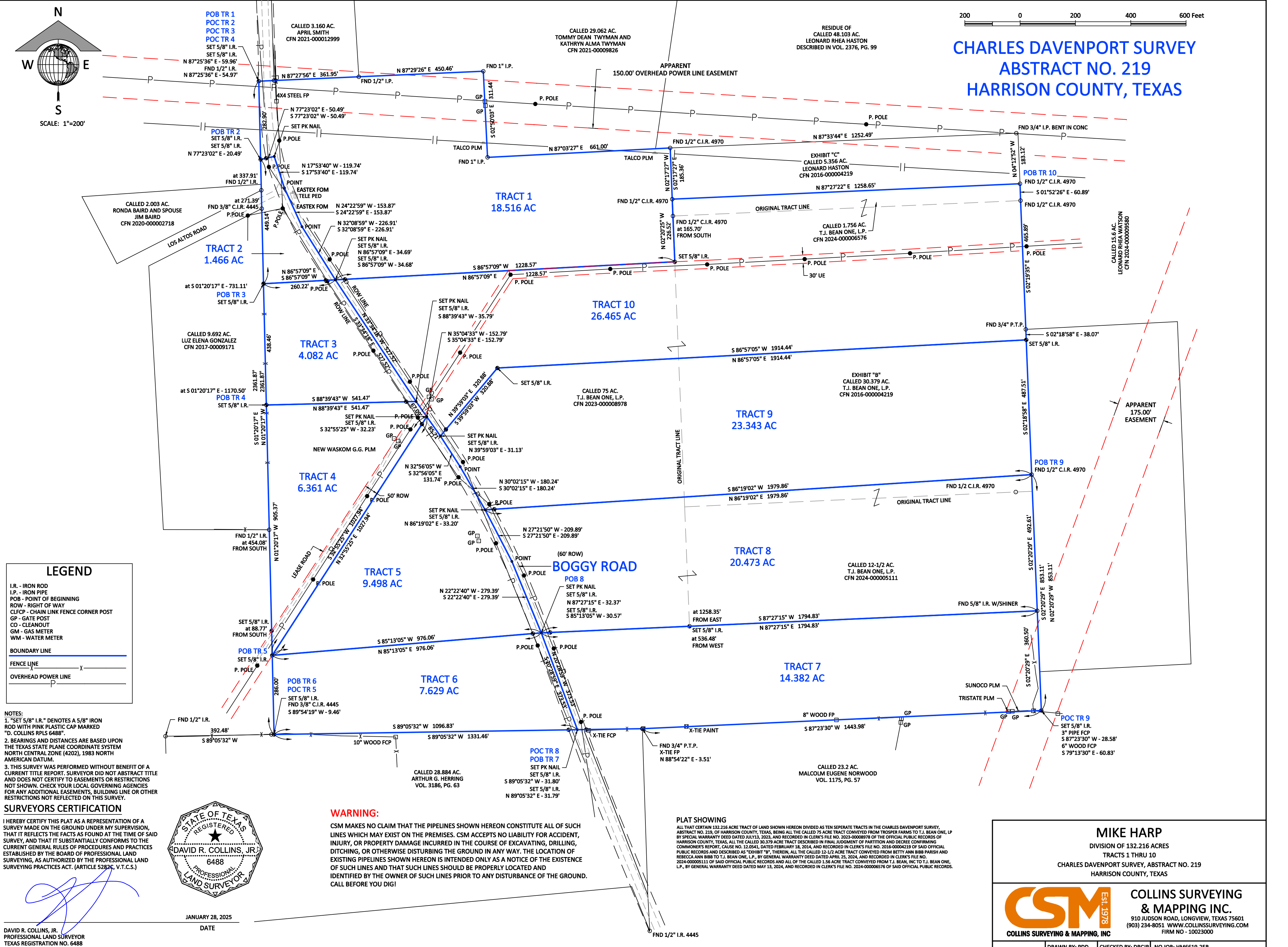


200 0 200 400 600 Feet

CHARLES DAVENPORT SURVEY ABSTRACT NO. 219 HARRISON COUNTY, TEXAS



LEGEND

- I.R. - IRON ROD
- I.P. - IRON PIPE
- POB - POINT OF BEGINNING
- ROW - RIGHT OF WAY
- CLFCP - CHAIN LINK FENCE CORNER POST
- GP - GATE POST
- CO - CLEANOUT
- GM - GAS METER
- WM - WATER METER

BOUNDARY LINE

FENCE LINE

OVERHEAD POWER LINE

NOTES:

- "SET 5/8" I.R." DENOTES A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "D. COLLINS RPLS 6488"
- BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINE OR OTHER RESTRICTIONS NOT REFLECTED ON THIS SURVEY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ARTICLE 5282C, V.T.C.S.)

DAVID R. COLLINS, JR.
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6488

JANUARY 28, 2025
DATE



WARNING:

CSM MAKES NO CLAIM THAT THE PIPELINES SHOWN HEREON CONSTITUTE ALL OF SUCH LINES WHICH MAY EXIST ON THE PREMISES. CSM ACCEPTS NO LIABILITY FOR ACCIDENT, INJURY, OR PROPERTY DAMAGE INCURRED IN THE COURSE OF EXCAVATING, DRILLING, DITCHING, OR OTHERWISE DISTURBING THE GROUND IN ANY WAY. THE LOCATION OF EXISTING PIPELINES SHOWN HEREON IS INTENDED ONLY AS A NOTICE OF THE EXISTENCE OF SUCH LINES AND THAT SUCH LINES SHOULD BE PROPERLY LOCATED AND IDENTIFIED BY THE OWNER OF SUCH LINES PRIOR TO ANY DISTURBANCE OF THE GROUND. CALL BEFORE YOU DIG!

PLAT SHOWING

ALL THAT CERTAIN 132.216 ACRE TRACT OF LAND SHOWN HEREON DIVIDED AS TEN SEPARATE TRACTS IN THE CHARLES DAVENPORT SURVEY, ABSTRACT NO. 219, OF HARRISON COUNTY, TEXAS, BEING ALL THE CALLED 75 ACRE TRACT CONVEYED FROM TROSPER FARMS TO T.J. BEAN ONE, L.P. BY SPECIAL WARRANTY DEED DATED 11/13, 2023, AND RECORDED IN CLERK'S FILE NO. 2023-00008978 OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS, ALL THE CALLED 30.379 ACRE TRACT DESCRIBED IN FINAL JUDGMENT OF PARTITION AND DECREE CONFIRMING COMMONER'S REPORT, CAUSE NO. 12,0541, DATED FEBRUARY 18, 2014, AND RECORDED IN CLERK'S FILE NO. 2016-00004219 OF SAID OFFICIAL PUBLIC RECORDS AND DESCRIBED AS "EXHIBIT 'B'", THEREIN, ALL THE CALLED 12-1/2 ACRE TRACT CONVEYED FROM BETTY ANN BIBB PARISH AND REBECCA ANN BIBB TO T.J. BEAN ONE, L.P., BY GENERAL WARRANTY DEED DATED APRIL 25, 2024, AND RECORDED IN CLERK'S FILE NO. 2024-00005111 OF SAID OFFICIAL PUBLIC RECORDS AND ALL OF THE CALLED 1.56 ACRE TRACT CONVEYED FROM T.J. BEAN, INC TO T.J. BEAN ONE, L.P., BY GENERAL WARRANTY DEED DATED MAY 13, 2024, AND RECORDED IN CLERK'S FILE NO. 2024-00006576 OF SAID OFFICIAL PUBLIC RECORDS.

MIKE HARP
DIVISION OF 132.216 ACRES
TRACTS 1 THRU 10
CHARLES DAVENPORT SURVEY, ABSTRACT NO. 219
HARRISON COUNTY, TEXAS

CSM EST. 1978
COLLINS SURVEYING & MAPPING INC.
910 JUDSON ROAD, LONGVIEW, TEXAS 75601
(903) 234-8051 WWW.COLLINSURVEYING.COM
FIRM NO - 10023000

DRAWN BY: PDD | CHECKED BY: DRCLR | NO JOB: HM6619-25B