



PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE N.D. ELLIS HEADRIGHT SURVEY, A-189, BOWIE COUNTY, TEXAS AND BEING A PART OF A 10.4956 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM GERALD D. DALBY AND WIFE, ROBIN S. DALBY TO JOE DAVID JOHNSTON AND WIFE, STACEY JOHNSTON DATED SEPTEMBER 9, 2016, RECORDED IN INSTRUMENT NO. 2016-10889 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A POINT 5 1/8" REBAR FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3010 AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 10.4956 ACRE TRACT OF LAND;

THENCE: N 88°32'00" E, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE  
DESCRIBED 10.4956 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF  
COUNTY ROAD NO. 3010, 358.50 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP  
(STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AND BEING THE POINT OF  
BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: N 88°32'00" E, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE  
DESCRIBED 10.4956 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF  
COUNTY ROAD NO. 3010, 191.66 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP  
FOR CORNER;

THENCE: N 01°11'57" W, 255.97 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 88°31'24" W, 198.56 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 02°44'34" E, 256.00 FEET TO THE POINT OF BEGINNING,  
CONTANING 1.1484 ACRES OF LAND, MORE OR LESS.

**BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 28, 2017, OPERATING WITHIN THE PARAMETERS OF WGS-84.**

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0150D, EFFECTIVE DATE OCTOBER 19, 2010.

THE UNDERSIGNED DOES HEREBY  
CERTIFY THAT THIS SURVEY WAS  
MADE ON THE GROUND OF THE  
PROPERTY LEGALLY DESCRIBED  
HEREON, AND IS CORRECT, AND  
THAT THERE ARE NO DISCREPANCIES,  
CONFLICTS, SHORTAGES IN AREA,  
BOUNDARY LINE CONFLICTS,  
ENCROACHMENTS OF IMPROVEMENTS,  
VISIBLE EASEMENTS OR RIGHTS-OF-  
WAY (ALL EASEMENTS AND RIGHTS-  
OF-WAY ARE SHOWN IF TITLE  
COMMITMENT WAS PROVIDED PRIOR  
TO FIELD WORK), EXCEPT AS SHOWN  
HEREON, AND THAT SAID PROPERTY  
HAS ACCESS TO AND FROM A  
PUBLIC ROADWAY.



REVISION	DATE	DESCRIPTION	BY	SHEET NO. 1
LYNCH SURVEYING CO., INC.			BOWIE COUNTY, TEXAS N. D. ELLIS SURVEY, A-189 SURVEY FOR JOHNSTON	
3606 MAGNOLIA STREET TEXARKANA, TEXAS 75503 BUSINESS (903) 791-1392 FAX (903) 791-1395			Scale 1" = 20' Date APR, 2017 Job No. 13167 Dsn. By KDL Dwn. By MLD Ckd. By KDL	