

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE N.D. ELLIS HEADRIGHI 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. 2016-10899 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTING: AT A FOUND 5/8" 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,
CONTAINING 1.1484 ACRES OF LAND, MORE OR LESS.

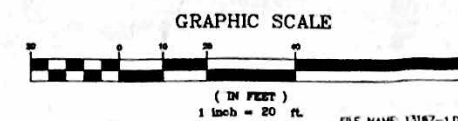
BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 28, 2017, OPERATING WITHIN THE PARAMETERS OF WGS-84.

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 OR IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN BY TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



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

LYNCH SURVEYING CO., INC.

3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1392 FAX (903) 791-1395

BOWE COUNTY, TEXAS
N. D. ELLIS SURVEY, A-189
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