

CHRISTOPHER  
WTHS  
INST 2017-12643  
REAL PROP RECORDS

VERONICA RIVAS  
VOL. 5857, PG. 267  
REAL PROP. RECORDS

P.O.B.  
FOUND 5/8"  
IRON PIN

FOUND 1/2"  
IRON PIN  
L2  
S 89°11'20" E 223.77'  
FENCE  
WELL  
CONCRETE  
DRIVEWAY  
SIDEWALK  
SIDEWALK  
BRICK  
RESIDENCE  
21.8' 14.2' 42.8' 24.9' 63.1'  
POWER  
LINES  
S 00°10'27" E 125.15'

SANDRA STRUTTON  
VOL. 6216, PG. 99  
REAL PROP. RECORDS

N 00°56'55" E 225.48'

103.09'  
S 60°41'34" W  
FOUND 5/8"  
IRON PIN

FOUND 1/2"  
IRON PIN  
L1  
W. STARLITE DRIVE  
FOUND 5/8"  
IRON PIN

LINE	BEARING	DISTANCE
L1	S 56°01'22" W	41.09'
L2	N 86°56'33" E	23.12'

0  
40  
80  
120



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

38 W. STARLITE DRIVE, TEXARKANA, TEXAS

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**PLUNK LAND SURVEYING**  
3605 JEFFERSON AVENUE  
TEXARKANA, ARKANSAS 71854  
PHONE (870) 779-8002  
TX FIRM NO. 10073900-AR COA NO. 1711

**0.928 ACRES**  
**GEORGE MORRIS HRS. A-372**  
**BOWME COUNTY, TEXAS**

SCALE: 1"=40' DATE: 6/12/2018  
DRAWN BY: JEP JOB NO: 180603

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 GEORGE MORRIS HEADRIGHT SURVEY, Abstract No. 372, Bowie County, Texas, and being a part of a certain 19.3 acre tract of land as conveyed to William L. Cozart and wife, Juanita Person Cozart, by Warranty Deed dated March 22, 1972, and recorded in Volume 542, Page 617 of the Deed Records of Bowie County, Texas, the subject tract of land being the same called 0.9289 acre tract of land as conveyed to Bill Strange by General Warranty Deed recorded as Instrument No. 2015-2007 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 5/8" iron pin found for corner on the West right-of-way line of F. M. Road No. 2516 (Buchanan Loop Road), the Point of Beginning being the Northeast corner of said 0.9289 acre tract and the Southeast corner of a certain 0.5325 acre tract of land as conveyed to Veronica Rivas by Warranty Deed recorded in Volume 5857, Page 267 of the Real Property Records of Bowie County,

Texas;

THENCE: S 00°10'27" E, 125.16 feet with the East line of said 19.3 acre tract and the said 0.9289 acre tract, same being the West right-of-way line of F. M. Road No. 2516, to a 5/8" iron pin found for corner at the Southeast corner of said 0.9289 acre tract and on the North right-of-way line of Starlite Drive;

THENCE: Southwesterly, with the South line of said 0.9289 acre tract and the North right-of-way line of Starlite Drive the following courses:

S 78°31'15" W, 129.41 feet to a 5/8" iron pin found at an angle point,

And S 60°41'34" W, 103.09 feet to a 5/8" iron pin found at an angle point,

And S 56°01'22" W, 41.09 feet to a 1/2" iron pin found for corner at the Southwest corner of said 0.922 acre tract and the Southeast corner of a certain 0.922 acre tract of land as conveyed to Sandra

Strutton and Marnie Roozen by Warranty Deed recorded in Volume 6216, Page 99 of the Real Property Records of Bowie County, Texas;

THENCE: N 00°56'55" E, 225.48 feet with the West line of said 0.9289 acre tract and the East line of said 0.922 acre tract to a 1/2" iron pin found for corner at the Northwest corner of said 0.9289 acre tract of land as conveyed to Rachel Matthews by Warranty Deed recorded in Volume 6351, Page 323 of the Real Property Records of Bowie County, Texas,

THENCE: N 86°56'33" E, 23.12 feet with the North line of said 0.9289 acre tract and the South line of said 0.882 acre tract to a 5/8" iron pin found at the Southeast corner of said 0.882 acre tract and the Southwest corner of said 0.5325 acre tract,

THENCE: S 89°11'20" E, 223.77 feet with the North line of said 0.9289 acre tract and the South line of said 0.5325 acre tract to the Point of Beginning and containing 0.928 acre 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