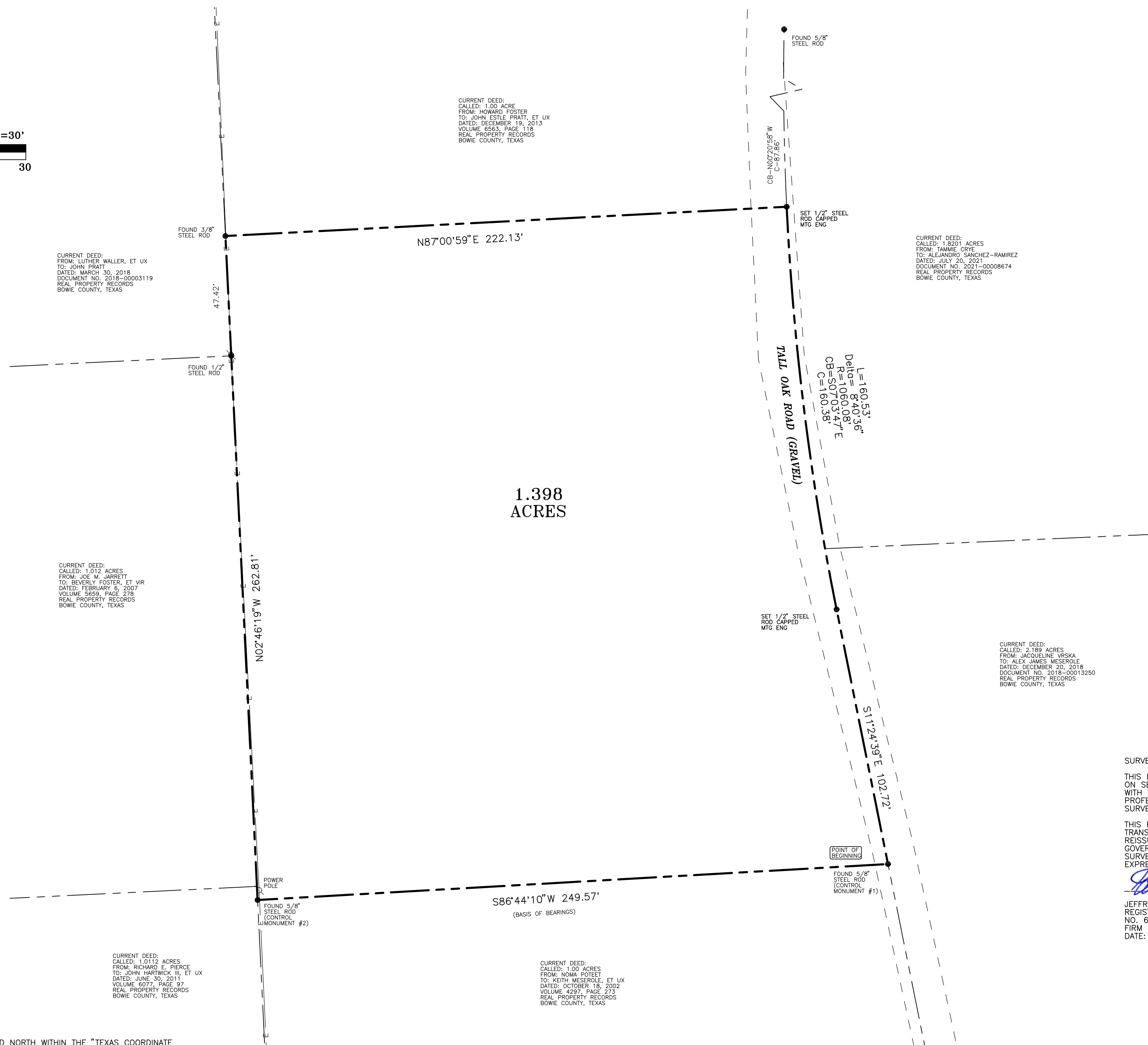
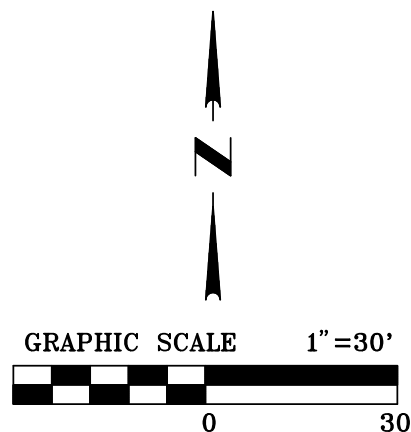


CHARLES LEWIS HEADRIGHT SURVEY, ABSTRACT 338



CURRENT DEED:
CALLED: 1.00 ACRE
FROM: HOWARD FOSTER
TO: JOHN ESTLE PRATT, ET UX
DATED: DECEMBER 19, 2013
VOLUME 6563, PAGE 118
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CURRENT DEED:
CALLED: 1.00 ACRE
FROM: LUTHER WALLER, ET UX
TO: JOHN PRATT
DATED: MARCH 30, 2018
DOCUMENT NO. 2018-00003119
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CURRENT DEED:
CALLED: 1.012 ACRES
FROM: JOE M. JARRETT
TO: BEVERLY FOSTER, ET VIR
DATED: FEBRUARY 6, 2007
VOLUME 5659, PAGE 278
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CURRENT DEED:
CALLED: 1.0112 ACRES
FROM: RICHARD E. PIERCE
TO: JOHN HARTWICK III, ET UX
DATED: JUNE 30, 2011
VOLUME 6077, PAGE 97
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CURRENT DEED:
CALLED: 1.00 ACRES
FROM: NOMA POTEET
TO: KEITH MESEROLE, ET UX
DATED: OCTOBER 18, 2002
VOLUME 4297, PAGE 273
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CURRENT DEED:
CALLED: 1.8201 ACRES
FROM: TAMMIE CRYE
TO: ALEJANDRO SANCHEZ-RAMIREZ
DATED: JULY 20, 2021
DOCUMENT NO. 2021-00008674
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CURRENT DEED:
CALLED: 2.189 ACRES
FROM: ACQUILINE VRSKA
TO: ALEX JAMES MESEROLE
DATED: DECEMBER 20, 2018
DOCUMENT NO. 2018-00013250
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

Property Description
1.398 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Charles Lewis Headright Survey, Abstract 338, Bowie County, Texas, being a part of that certain tract of land described as Tract Two, with 73.06 acres in the deed from Wayne Poteet, et ux, to E. H. Poteet, dated May 17, 1986, recorded in Volume 879, Page 8 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found for a corner (control monument), lying in Tall Oak Road, and the West line of that certain tract of land described as 2.189 acres in the deed from Jacqueline Vrska to Alex James Meserole, dated December 20, 2018, recorded in Document No. 2018-00013250 of the Real Property Records of Bowie County, Texas, the Northeast corner of that certain tract of land described as 1.00 acres in the deed from Noma Poteet to Keith Meserole, et ux, dated October 18, 2002, recorded in Volume 4297, Page 273 of the Real Property Records of Bowie County, Texas;

THENCE South 86 degrees 44 minutes 10 seconds West (basis of bearings) a distance of 249.57 feet along the North line of the said 1.00 acre tract to a 5/8 inch steel rod found for a corner (control monument), the Northwest corner of the said 1.00 acre tract, lying in the East line of that certain tract of land described as 1.0112 acres in the deed from Richard E. Pierce to John Hartwick III, et ux, dated June 30, 2011, recorded in Volume 6077, Page 97 of the Real Property Records of Bowie County, Texas;

THENCE North 02 degrees 46 minutes 19 seconds West, at a distance of 215.39 feet along the East line of the said 1.0112 acre tract and the East line of that certain tract of land described as 1.012 acres in the deed from Joe M. Jarrett to Beverly Foster, et vir, dated February 6, 2007, recorded in Volume 5659, Page 278 of the Real Property Records of Bowie County, Texas, passing a 1/2 inch steel rod found for a corner, the Northeast corner of the said 1.012 acre tract and the Southeast corner of that certain tract of land described in the deed from Luther Waller, et ux, to John Pratt, dated March 30, 2018, recorded in Document No. 2018-00003119 of the Real Property Records of Bowie County, Texas, continuing in all a distance of 262.81 feet along the East line of the said Pratt tract to a 3/8 inch steel rod found for a corner, the Southwest corner of that certain tract of land described as 1.00 acre in the deed from Howard Foster to John Estle Pratt, et ux, dated December 19, 2013, recorded in Volume 6563, Page 118 of the Real Property Records of Bowie County, Texas;

THENCE North 87 degrees 00 minutes 59 seconds East a distance of 222.13 feet along the South line of the said Pratt 1.00 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, the Southeast corner of the said 1.00 acre tract, lying in Tall Oak Road, a circular curve to the left, and the West line of that certain tract of land described as 1.8201 acres in the deed from Tammie Crye to Alejandro Sanchez-Ramirez, dated July 20, 2021, recorded in Document No. 2021-00008674 of the Real Property Records of Bowie County, Texas;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 160.53 feet, with a delta angle of 08 degrees 40 minutes 36 seconds, a radius of 1060.08 feet, a chord bearing of South 07 degrees 03 minutes 47 seconds East, and a chord distance of 160.38 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve;

THENCE South 11 degrees 24 minutes 39 seconds East a distance of 102.72 feet generally along the said Tall Oak Road and the West line of the said 2.189 acre tract to the point of beginning and containing 1.398 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 27, 2023, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GWEN POTEET AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE. IT MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: SEPTEMBER 28, 2023



NOTE:
1.) SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0), GRID, WITH A BEARING OF SOUTH 86 DEGREES 44 MINUTES 10 SECONDS WEST. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1 CONTROL MONUMENT #2
N=7263696.1850 N=7263681.9759
E=3255600.8660 E=3255351.7000

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

BOUNDARY SURVEY		MTG ENGINEERS & SURVEYORS
1.398 ACRES IN THE CHARLES LEWIS HEADRIGHT SURVEY, ABSTRACT 338		
Date	Revision/Description	
Drawn By DB	Checked By JH	Project No. 232266
		Dwg. Date 9/28/23
		File No.
		Sheet No.

5912 SHAMBERLIN ROAD TEXARKANA, TX
P. 903.838.8533 www.mtgengineers.com
TBP# FIRM NO. 1-354 AR CCA NO. 125
© MTG 2023