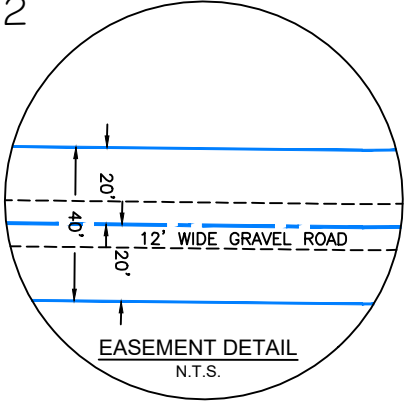
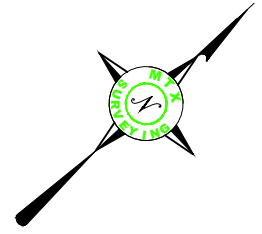
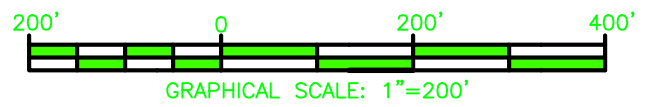


- Found monument (size and type as noted)
- Point For Corner
- ⊖ Power Pole
- ⊖ Water Valve
- ⊖ Fire Hydrant
- ⊖ Water Meter
- ⊖ Electric Meter
- ⊖ Air Conditioning Unit
- ⊖ Gas Meter
- ⊖ Manhole/Sewer/Stormdrain
- ⊖ Telephone Junc. Box
- ⊖ Covered Concrete
- ⊖ Fence (Type as Noted)
- ⊖ Foreign Pipeline
- ⊖ Overhead Electric Line
- ⊖ PC - Plastic Cap
- ⊖ PFC - Point For Corner
- ⊖ IPF - Iron Pipe Found
- ⊖ IPFC - Iron Pipe W/Crimped Top Found
- ⊖ IRF - Iron Rod Found
- ⊖ IRS - Set 1/2" Iron Rod w/PC Stamped "Bowman"
- M.C.O.P.R. - Marion County Official Public Records
- M.C.D.R. - Marion County Deed Records
- M.C.C.F. - Marion County Clerks File
- M.C.P.R. - Marion County Plat Records
- P.O.B. - Point of Beginning
- P.O.T. - Point of Terminus

WILLIAM K. ALLEN SURVEY, A-12
MARION COUNTY, TEXAS



Called 49.936 Acres
Carl Owens, Jr. Et Ux
Vol. 1007, Pg. 44
M.C.O.P.R.

Called 44.114 Acres
Carl Owens, Jr. Et Ux
Vol. 1024, Pg. 253
M.C.O.P.R.

Called 41.162 Acres
Ellison Coffey Land
Company, LLC
Vol. 1077, Pg. 448
M.C.O.P.R.

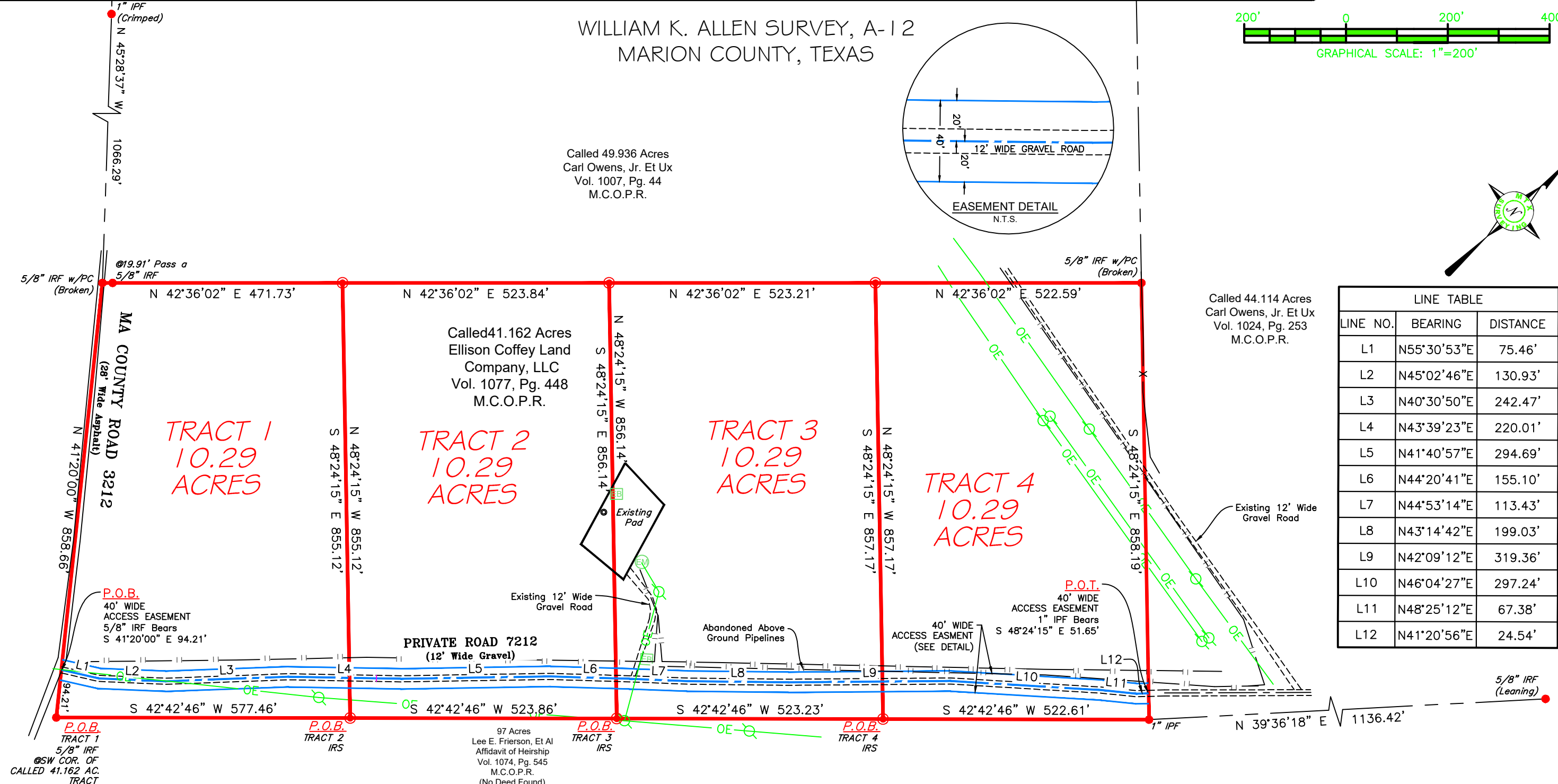
TRACT 1
10.29
ACRES

TRACT 2
10.29
ACRES

TRACT 3
10.29
ACRES

TRACT 4
10.29
ACRES

| LINE TABLE | | |
|------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | N55°30'53"E | 75.46' |
| L2 | N45°02'46"E | 130.93' |
| L3 | N40°30'50"E | 242.47' |
| L4 | N43°39'23"E | 220.01' |
| L5 | N41°40'57"E | 294.69' |
| L6 | N44°20'41"E | 155.10' |
| L7 | N44°53'14"E | 113.43' |
| L8 | N43°14'42"E | 199.03' |
| L9 | N42°09'12"E | 319.36' |
| L10 | N46°04'27"E | 297.24' |
| L11 | N48°25'12"E | 67.38' |
| L12 | N41°20'56"E | 24.54' |



97 Acres
Lee E. Frierson, Et Al
Affidavit of Heirship
Vol. 1074, Pg. 545
M.C.O.P.R.
(No Deed Found)

Bowman

4901 E End Blvd South, Marshall, Tx 75672
www.mtxsurveying.com
903.471.8391
TBPELS Firm No. 10120600 | LA Firm No. 846

| | |
|----------------|---------------|
| JOB NO: 381071 | REVISION: 0 |
| FW BY: ARF | SCALE 1"=200' |
| DRAWN BY: CRM | SHEET 1 OF 1 |
| CHKD BY: MHT | |

PLAT SHOWING:

FOUR 10.29 ACRE TRACTS (TOTALING 41.160 ACRES) BEING ALL OF A CALLED 41.162 ACRE TRACT AS DESCRIBED IN A DEED TO ELLISON COFFEY LAND COMPANY, LLC RECORDED IN VOL. 1077, PAGE 448, M.C.O.P.R., WITHIN THE WILLIAM K. ALLEN SURVEY, A-12, MARION COUNTY, TEXAS

NOTES

ALL BEARINGS ARE BASED UPON GRID NORTH AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) NORTH CENTRAL ZONE AS DERIVED FROM GPS OBSERVATIONS.

THIS PLAT IS PREPARED FOR THE PARTIES INVOLVED IN THIS TRANSACTION ONLY. BOWMAN CONSULTING WILL NOT BE LIABLE FOR ANY COPIES MADE AFTER 90 DAYS OF THE DATE SHOWN OR ALTERATIONS MADE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF BOWMAN CONSULTING.



To Tim Coffey Exclusively,

This plat is the result of a survey made on the ground under my supervision in May, 2024, and it correctly represents the boundaries of the tract shown hereon to the best of my knowledge. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at this time.

Mark Henry Tooke

MARK HENRY TOOKE R.P.L.S. 6474 DATE 05/30/2024
Metes and Bounds Description to Accompany Plat