

**METES AND BOUNDS DESCRIPTION OF
A 10.29 ACRE TRACT 4
WILLIAM K. ALLEN SURVEY, A-12
MARION COUNTY, TEXAS**

That certain piece, parcel or tract of land containing 10.29 acres (Tract 4), being a portion of a 41.162 acre tract, described in a deed to Ellison Coffey Land Company, LLC, recorded in Volume 1077, Page 448, Marion County Official Public Records (M.C.O.P.R.), located within the William K. Allen Survey, A-12, Marion County, Texas, all as shown on plat of survey prepared by Bowman Consulting, on file as Job No. 381071, which tract is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a 1/2" iron rod with a plastic cap stamped "Bowman", found for the southwest corner of this tract, same being the southeast corner of a 10.29 acre tract (Tract 3), surveyed this same date by Bowman Consulting, same being on the south line of said 41.162 acre tract and on the north line of a 97.00 acre tract, referenced in an Affidavit of Heirship to Lee E. Frierson, Et Al, recorded in Volume 1074, Page 545, M.C.O.P.R., no deed found, from which a found 5/8" iron rod, being the southwest corner of said 41.162 acre tract, bears S 42° 42' 46" W, for a distance of 1624.55 feet;

THENCE N 48° 24' 15" W, over and across said 41.162 acre tract, being the west line of this tract, same being the east line of said Tract 3, for a distance of 857.17 feet, to a 1/2" iron rod with a plastic cap stamped "Bowman", set for the northwest corner of this tract, same being the northeast corner of said Tract 3 and being in the south line of a called 49.936 acre tract, described in a deed to Carl Owens, Jr., Et Ux, recorded in Volume 1007, Page 44, M.C.O.P.R.;

THENCE N 42° 36' 02" E, being the north line of this tract and of said 41.162 acre tract, same being the south line of said Owens tract, for a distance of 522.59 feet, to a 5/8" iron rod with a plastic cap (broken), found for the northeast corner of this tract and of said 41.162 acre tract, same being on the west line of a called 44.114 acre tract, described in a deed to Carl Owens, Jr., Et Ux, recorded in Volume 1024, Page 253, M.C.O.P.R.;

THENCE S 48° 24' 15" E, being the east line of this tract and of said 41.162 acre tract, same being the west line of said 44.114 acre Owens tract, for a distance of 858.19 feet, to a 1" iron pipe, found for the southeast corner of this tract and of said 41.162 acre tract, same being the southwest corner of said 44.114 acre Owens tract and on the north line of said Frierson tract, from which a found 5/8" iron rod (leaning), bears N 39° 36' 18" E, for a distance of 1136.42 feet;

THENCE S 42° 42' 46" W, being the south line of this tract and of said 41.162 acre tract, same being the north line of said Frierson tract, for a distance of 522.61 feet, to the **POINT OF BEGINNING**.

I, Mark Henry Tooke, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of May 2024.

GIVEN UNDER MY HAND AND SEAL this the 30th day of May, 2024

Mark Henry Tooke
Registered Professional Land Surveyor
Texas Registration No. 6474

