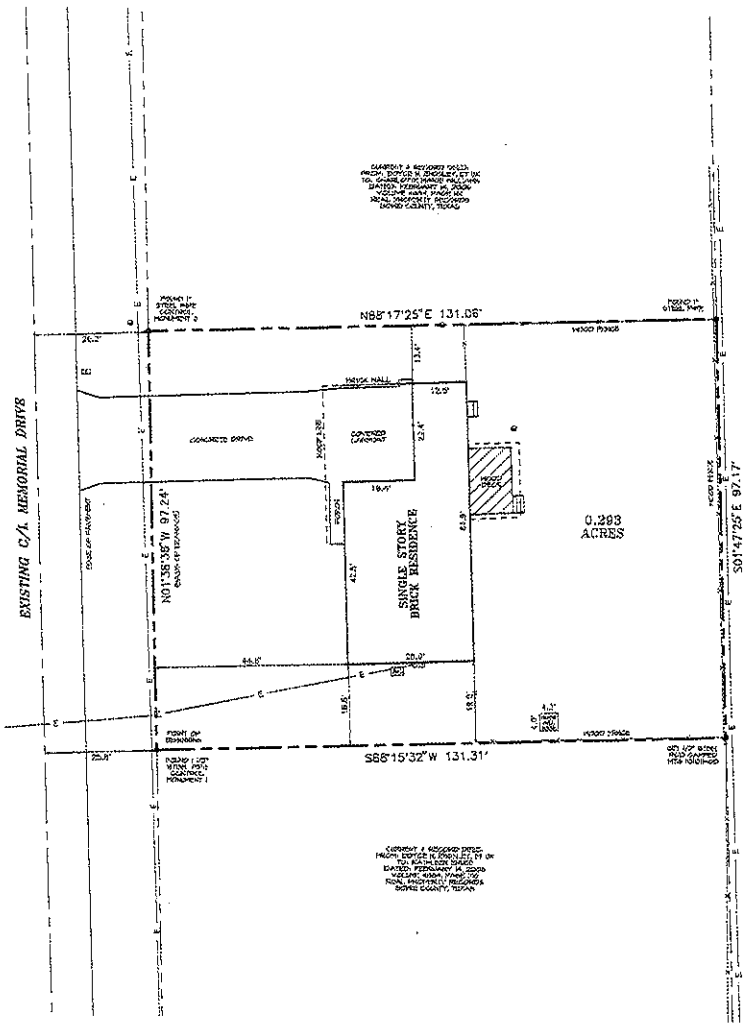
NANCY DYCUS HEADRIGHT SURVEY, ABSTRACT 146

GRAPHIC SCALE 1"=20'

0 20

LEGEND
- MAILBOX
- GAS METER
- METER LOOP
- CLEANOUT



Property Description
0.293 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Nancy Dycus Headright Survey, Abstract 146, Bowie County, Texas, being all of that certain tract of land described in the deed from Billie Jo Endsley to Charlotte Williams, dated July 30, 2014, recorded in Volume 6675, Page 15 of the Real Property Records of Bowie County, Texas, same being described in the deed of record from Boyce N. Endsley, et ux to Charlotte Marie Williams, et al, dated February 14, 2006, recorded in Volume 4684, Page 158 of the Real Property Records of Bowie County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 1/2 inch steel pipe (control monument), found for a corner, lying in the East right-of-way of Memorial Drive, the Southwest corner of the said Williams tract and the Northwest corner of that certain tract of land described in the deed from Boyce N. Endsley, et ux, to Kathleen Bruce, dated February 14, 2006, recorded in Volume 4684, page 158 of the Real Property Records of Bowie County, Texas;

THENCE North 01 degrees 38 minutes 38 seconds West (basis of bearings) a distance of 97.24 feet along the East right-of-way of Memorial Drive and the West line of the said Williams tract to a 1 inch steel pipe (control monument), found for a corner, the Northwest corner of the said Williams tract and the Southwest corner of that certain tract of land described in the deed from Boyce N. Endsley, et ux to Charlotte Marie Williams, dated February 14, 2006, recorded in Volume 4684, Page 181 of the Real Property Records of Bowie County, Texas;

THENCE North 88 degrees 17 minutes 25 seconds East a distance of 131.06 feet along the North line of the said Williams (6675/15) tract and the South line of the said Williams (4584/181) tract to a 1 inch steel rod, found for a corner, the Northeast corner of the said Williams (6675/15) tract, the Southeast corner of the said Williams (4584/181) tract, lying in the West line of that certain tract of land described as 14.320 acres in the deed from Jeanette Phillips, et al, to Northstar Asset Management, LLC, dated November 19, 2013, recorded in Volume 8548, Page 88 of the Real Property Records of Bowie County, Texas;

THENCE South 01 degrees 47 minutes 25 seconds East a distance of 97.17 feet along the East line of the said Williams (6675/15) tract and the West line of the said 14.320 acre tract to a 1/2 inch steel rod capped MTG 101011-00, set for a corner, the Southwest corner of the said Williams (6675/15) tract, the Northeast corner of the said Bruce tract and lying in the West line of the said 14.320 acre tract;

THENCE South 88 degrees 15 minutes 32 seconds West a distance of 131.31 feet along the South line of the said Williams (6675/15) tract and the North line of the said Bruce tract to the point of beginning and containing 0.293 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on November 1, 2017.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 30, 2017. 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 CHARLOTTE WILLIAMS AS RELATED TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT REASONABLE OR TRANSFERABLE, 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
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: NOVEMBER 1, 2017
REVISED: NOVEMBER 8, 2017

STATE OF TEXAS
JEFFREY A. WOOD
#6220
REGISTERED PROFESSIONAL LAND SURVEYOR

PROPERTY ADDRESS:
202 MEMORIAL DRIVE
TEXARKANA, TEXAS

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. Easement research was not done for this property by the surveyor, nor was a current title policy furnished prior to this survey.

THE BEARINGS ARE BASED ON GRID NORTH, WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 01 DEGREES 38 MINUTES 38 SECONDS WEST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.9998800143168. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7227292.1070
E=3308872.1610

CONTROL MONUMENT #2
N=7228089.3093
E=3308860.3713

BOUNDARY SURVEY

0.293 ACRES IN THE
NANCY DYCUS HEADRIGHT
SURVEY, ABSTRACT 146
TEXARKANA, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
JKH	JW	17211	10/30/2017

MTG engineers & surveyors
3470 East Overall Rd.
Texarkana, Texas 75501
P 903.255.8620 | F 903.255.7400
www.mtgengineers.com

© MTG 2017

TBPE NO. 2614

Job No.

Sheet No.

JH,2017 T:\Bowie\172115 202 Memorial Drive\172115.dwg
Tue Nov 14, 2017 11:15am