



DANIEL KENT ELKINS
VOL. 3709, PG. 154

N 00°31'50" W 1237.44'

D.O.B.
SET 1/2"
IRON PIN

COUNTY
ROAD 4238
(GRAVEL RD.)

THOMAS P. WILSON
DEED NOT FOUND

N 88°47'18" E 980.71'

GRAVEL
DRIVEWAY

SET 1/2"
IRON PIN
25.00' OFFSET

S 00°00'16" W 616.79'

ELMER WILLARD DAVIS JR.
VOL. 1423, PG. 284

FOUND 5/8"
IRON PIN
21.04'

N 89°38'34" E
187.85'

FOUND 5/8"
IRON PIN

N 03°23'08" E
17.86'

FOUND 1/2"
IRON PIN

S 00°49'21" E 634.71'

J.D. DRUMMOND
VOL. 4900, PG. 3

FOUND 5/8"
IRON PIN

S 89°37'42" W 1145.99'

J.D. DRUMMOND
VOL. 4900, PG. 3

FOUND
FLAGGED PIPE

THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground showing all the claims, tracts or parcels of land being a part of the JOHN C. BYERS HEADRIGHT SURVEY, Abstract No. 53, Bowie County, Texas, and being a part of the 148.343 acre tract of land awarded to Thomas C. Turner in Judgment in Cause No. 88-C-794-202 of the District Court of Bowie County, Texas, dated October 17, 1988, and recorded in Volume 1258, Page 324 of the Real Property Records of Bowie County, Texas, the subject tract of land being all of that certain called 30.062 acre tract of land as conveyed to Glass Properties by Warranty Deed with Vendor's Lien recorded as Instrument No. 2016-4892 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 1/2" iron pin set for corner on the North edge of County Road No. 4238, the point of beginning being the Northwest corner of said 148.343 acre tract and also being the Northeast corner of said 30.062 acre tract, and continuing for a total distance of 616.79 feet with the most Northernly East line of said called 30.062 acre tract and the West line of said 17.500 acre tract to a 1/2" iron pin set for corner at an inside corner of said called 30.062 acre tract and the Southwest corner of said 17.500 acre tract;

THENCE: N 89°38'34" E, 187.86 feet with the most Southernly North line of said called 30.062 acre tract, same being the South line of said 17.500 acre tract, to a 1/2" iron pin found for corner at the most Southernly Northeast corner of said called 30.062 acre tract, and continuing for a total distance of 17.86 feet with the most Northernly East line of said called 30.062 acre tract and the West line of said 17.500 acre tract to a 1/2" iron pin set for corner at an inside corner of said called 30.062 acre tract and the Southwest corner of said 17.500 acre tract;

THENCE: S 89°37'42" W, 1145.99 feet with the most Southernly North line of said called 30.062 acre tract, same being the South line of said 17.500 acre tract, to a 1/2" iron pin found for corner at the most Southernly Northeast corner of said called 30.062 acre tract, and continuing for a total distance of 616.79 feet with the most Northernly East line of said called 30.062 acre tract and the West line of said 17.500 acre tract to a 1/2" iron pin set for corner at an inside corner of said called 30.062 acre tract and the Southwest corner of said 17.500 acre tract;

THENCE: S 00°49'21" E, 634.71 feet with the most Southernly East line of said called 30.062 acre tract, same being the most Northernly West line of said Drummond tract, to a flagged pipe found for corner at the Southeast corner of said called 30.062 acre tract and at an inside corner of said Drummond tract;

THENCE: S 89°37'42" W, 1145.99 feet with the most Southernly North line of said called 30.062 acre tract, same being the South line of said 17.500 acre tract, to a 1/2" iron pin found for corner at the most Southernly Northeast corner of said called 30.062 acre tract, and continuing for a total distance of 616.79 feet with the most Northernly East line of said called 30.062 acre tract and the West line of said 17.500 acre tract to a 1/2" iron pin set for corner at an inside corner of said called 30.062 acre tract and the Southwest corner of said 17.500 acre tract;

THENCE: N 03°23'08" E, 17.86 feet with the most Southernly North line of said called 30.062 acre tract, same being the South line of said 17.500 acre tract, to a 1/2" iron pin found for corner at the most Southernly Northeast corner of said called 30.062 acre tract, and continuing for a total distance of 616.79 feet with the most Northernly East line of said called 30.062 acre tract and the West line of said 17.500 acre tract to a 1/2" iron pin set for corner at an inside corner of said called 30.062 acre tract and the Southwest corner of said 17.500 acre tract;

THENCE: N 00°31'50" W, 1237.44 feet with the most Northernly West line of said called 30.062 acre tract and with the East line of said Elkins tract to the Point of Beginning and containing 30.061 acres of land, more or less.

JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5030



SURVEY OF GLASS PROPERTIES TRACT
OR 4238, DEKALB, TEXAS

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PLUNK LAND SURVEYING
JOHN C. BYERS, A-53
BOWIE COUNTY, TEXAS
30.061 ACRES
DATE: 2/16/2017
TX REG. NO. 13073900 - 48 CDA NO. 1711 DEKALB, TX - JEP JOB NO. 170203