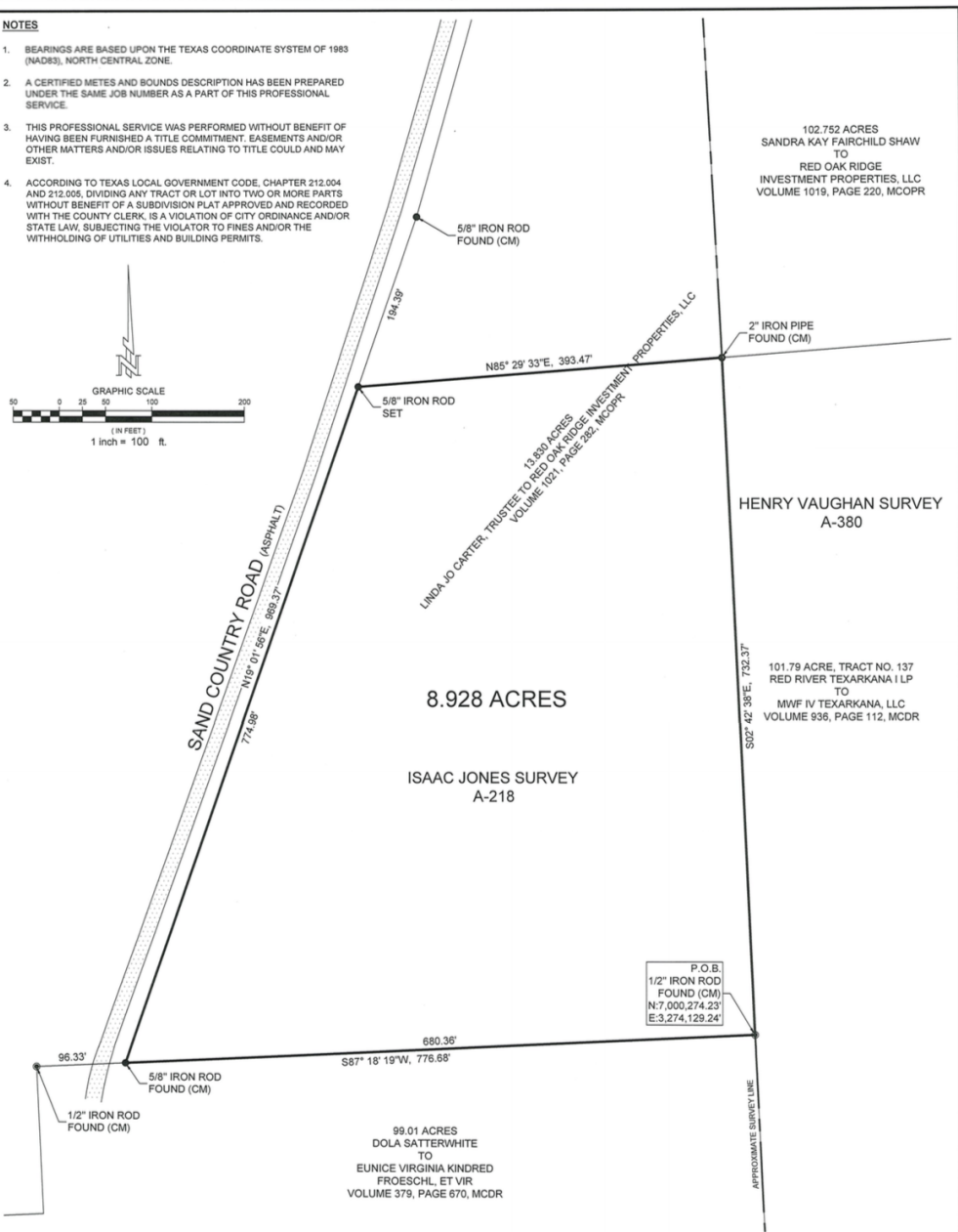
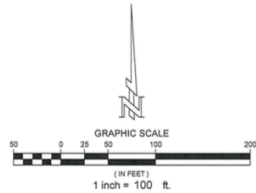


NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



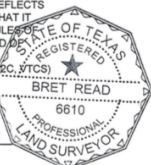
LEGEND	
(CM)	CONTROLLING MONUMENT

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT IS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 550C, V.C.S.)

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

JUNE 14, 2021
DATE



PLAT OF SURVEY OF
8.928 ACRES
IN THE ISAAC JONES SURVEY, A-218
MARION COUNTY, TEXAS

360 SURVEYING
2802 GILMER RD, STE 8, LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURV.COM
TBPLS 10194293

JUNE 14, 2021 DRAWN BY: MTW CHECKED BY: JBR JOB #1446-014

METES AND BOUNDS DESCRIPTION 8.928 ACRES

All that certain tract or parcel containing 8.928 acres of land in the Isaac Jones Survey, A-218, Marion County, Texas, being a portion of a tract which was called 13.830 acres conveyed from Linda Jo Carter, Trustee to Red Oak Ridge Investment Properties, LLC, by an instrument of record in Volume 1021, Page 282, Marion County Official Public Record (MCOPR), said 8.928 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for southeast corner, being the southeast corner of said 13.830 acre tract and northeast corner of a tract which was called 99.01 acres conveyed from Dola Satterwhite to Eunice Virginia Kindred Froeschl, et vir, by an instrument of record in Volume 379, Page 670, Marion County Deed Record (MCDR), lying in the west line of a tract which was called 101.79 acre, Tract No. 137, conveyed from Red River Texarkana I LP to MWF IV Texarkana, LLC, by an instrument of record in Volume 936, Page 112, MCDR;

THENCE S87°18'19"W, 680.36 feet along the common line of said 13.830 acre tract and said 99.01 acre tract to a 5/8" iron rod found for southwest corner, being the southwest corner of said 13.830 acre tract, lying in the east right of way (R-O-W) line of Sand Country Road, from which a 1/2" iron rod found for a northwest corner of said 99.01 acre tract bears: S87°18'19"W, 96.33 feet

THENCE N19°01'56"E, 774.98 feet along the common line of said 13.830 acre tract and Sand Country Road to a 5/8" iron rod set for northwest corner, from which a 5/8" iron rod found for angle point of said 13.830 acre tract bears: N19°01'56"E, 194.39 feet;

THENCE departing Sand Country Road, N85°29'33"E, 393.47 feet crossing said 13.830 acre tract to a 2" iron pipe found for northeast corner, being the northwest corner of said 101.79 acre tract and southwest corner of a tract which was called 102.752 acres conveyed from Sandra Kay Fairchild Shaw to Red Oak Ridge Investment Properties, LLC, by an instrument of record in Volume 1019, Page 220, MCOPR, lying in the east line of said 13.830 acre tract;

THENCE S02°42'38"E, 732.37 feet along the common line of said 13.830 acre tract and said 101.79 acre tract to the PLACE OF BEGINNING, containing 8.928 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

360 Surveying
TBPLS 10194293
310 H. G. Mosley Pkwy
Longview, Texas 75604
Job No. 1446-014
Date: June 14, 2021


Bret Read
Professional Land Surveyor
Texas Registration No. 6610

