

SOUTHWEST CORNER  
BLOCK 32  
L. T. KING HRS  
A-327

SRM #1  
N=7209319.3626  
E=3314863.0368  
SRM #2  
N=7209359.2094  
E=3315871.7372

#### CERTIFICATE OF DEDICATION BY OWNER

We, Discover Land now, LLC., being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Hagler Lane Subdivision, a subdivision of a part of the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, and by these presents, We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

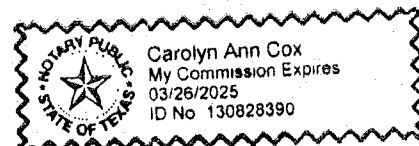
*Beth Pianori*  
Beth Pianori, Owner

STATE OF TEXAS  
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Beth Pianori, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this 17th day of June, 2021.

Notary Public *Carolyn Ann Cox* Commission Expires: 03/26/2025  
State of Texas



#### CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the map or plat of Hagler Lane Subdivision, a subdivision of a part of the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this 7th day of July, 2021.

Planning Commission Approval  
Expires on 9-20-21

Chairman

*Laura Pickett*  
Secretary

#### FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4803700520, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 19, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

#### 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 provided prior to this survey.

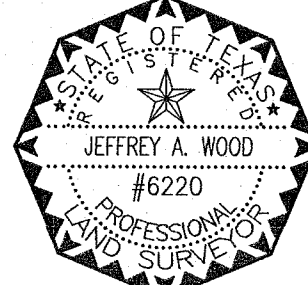
The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CON93B, EPOCH2002.0), at the surface, with a bearing of South 02 degrees 07 minutes 10 seconds East. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1  
N=7209367.8223  
E=3316063.8339  
CONTROL MONUMENT #2  
N=7209305.0018  
E=3316080.3600

#### CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground April 26, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Hagler Lane Subdivision, a subdivision of a part of the L. T. King Headright Survey, Abstract 327, Bowie County, Texas.

Jeffrey A. Wood  
Registered Professional Land Surveyor  
No. 6220, State of Texas  
Firm Certificate No. 101011-00  
Date: June 8, 2021



Cabinet D Sleeve 95

2021-00008147 PLAT Total Pages: 1  
07/09/2021 08:29:02 AM Total Fees: \$71.00

THE STATE OF TEXAS  
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2021-00008147 PLAT  
07/09/2021 08:29:02 AM Total Fees: \$71.00

Tina Petty, County Clerk  
Bowie County, Texas



Property Description  
11.334 Acres  
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, being all of that certain tract of land described as 11.434 acres in the deed from Blake Mason Balsey and Nicholas Scott Balsey to Discover Land Now, LLC, dated March 24, 2021, recorded in Document No. 2021-00003643 of the Real Property Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the East right-of-way line of an asphalt street designated as Stipp Lane, the Southwest corner of the said 11.434 acre tract, and the Northwest corner of that certain tract of land described as 0.971 acres in the deed from Clayton H. Nash to Macedonia Elyou Municipal Utility District No. 1, dated July 19, 2013, recorded in Volume 6541, Page 28 of the Real Property Records, Bowie County, Texas, said corner bears South 01 degrees 39 minutes 54 seconds West a distance of 916.96 feet and South 88 degrees 20 minutes 06 seconds West a distance of 50.05 to the Southwest corner of Block No. 32 of the said L. T. King Headright Survey;

THENCE North 03 degrees 11 minutes 18 seconds West a distance of 449.93 feet along the East right-of-way line of the said Stipp Lane and the West line of the said 11.434 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, the Northwest corner of the said 11.434 acre tract, lying in the East right-of-way line of the said Stipp Lane and the South right-of-way line of an asphalt road designated as Hagler Lane;

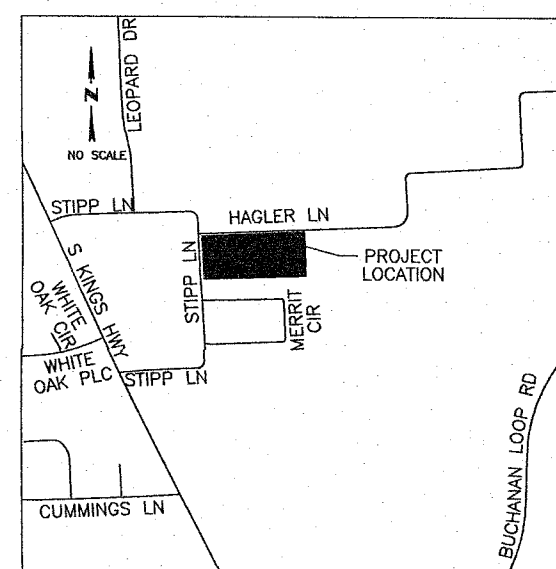
THENCE North 87 degrees 25 minutes 58 seconds East a distance of 1081.88 feet along the South right-of-way line of the said Hagler Lane and the North line of the said 11.434 acre tract to a 9 inch fence corner post (control monument), found for a corner, the Northeast corner of the said 11.434 acre tract and the Northwest corner of that certain tract of land described as 30.264 acres from Eddie Barrington, et al to Scott Kimble, et al, dated November 9, 2011, recorded in Volume 6136, Page 327 of the Real Property Records, Bowie County, Texas;

THENCE South 02 degrees 07 minutes 10 seconds East (basis of bearings) a distance of 463.14 feet along the East line of the said 11.434 acre tract and the West line of the said 30.264 acre tract to a 1 inch steel pipe (control monument), found for a corner, the Southeast corner of the said 11.434 acre tract, lying in the West line of the said 30.264 acre tract, and the Northeast corner of that certain tract of land described as 0.9932 acres in the deed from Cheryl D. Parker to Cheryl A. Northcutt, et al, dated January 29, 2003, recorded in Volume 6383, Page 59 of the Real Property Records, Bowie County, Texas, said corner bears South 02 degrees 07 minutes 10 seconds East a distance of 203.75 feet to a 1 inch steel pipe, found for the Southeast corner of the said 0.9932 acre tract;

THENCE South 86 degrees 20 minutes 53 seconds West a distance of 106.27 feet along the South line of the said 11.434 acre tract, the North line of the said 0.9932 acre tract to a 1/2 inch steel rod, found for a corner, at an angle point;

THENCE South 88 degrees 20 minutes 06 seconds West a distance of 967.25 feet generally along a fence line, the South line of the said 11.434 acre tract, the North line of that certain tract of land described in the deed from Deborah Kay Broddock Livingston to Dennis Wayne Broddock to Jerry Northcutt, et al, dated February 18, 2000, recorded in Volume 3222, Page 225 of the Real Property Records, Bowie County, Texas, the North line of that certain tract of land described as 0.937 acres in the deed from Ronny Scoggins to Kennon Hill, et al, dated July 31, 2003, recorded in Volume 4058, Page 316 of the Real Property Records, Bowie County, Texas, the North line of that certain tract of land described as 0.971 acres in the deed from Clayton H. Nash to Kennon M. Hill, dated June 1, 2018, recorded in Document No. 2018-6061 of the Real Property Records, Bowie County, Texas, and the North line of the said 0.971 acre Macedonia Elyou Municipal tract to the point of beginning and containing 11.334 acres of land, at the time of this survey.

#### VICINITY MAP



#### NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

#### HAGLER LANE SUBDIVISION FINAL PLAT

11.334 ACRES IN THE L. T. KING HEADRIGHT SURVEY, ABSTRACT 327, BOWIE COUNTY, TEXAS FOR: DISCOVER LAND NOW, LLC

Date	Revision/Description
Drawn By	Checked By
QC	JW
Project No.	Dwg. Date
212097	5/5/2021

**MTG**  
engineers & surveyors

5930 SUMMERHILL RD.  
TEXARKANA TEXAS 75503  
P 903.838.8533 | F 903.832.4700  
www.mtgengineers.com

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