

LINE	BEARING	DISTANCE
L2	S 10°46'29" W	46.12'
L3	S 50°59'19" W	127.15'
L4	S 07°41'29" W	102.72'
L5	S 28°58'13" E	192.33'
L6	S 38°18'48" E	243.27'
L7	S 02°46'50" E	147.03'
L9	S 53°59'45" W	218.88'
L10	N 09°22'45" E	58.96'
L11	N 03°46'47" E	97.45'
L12	N 79°30'55" W	120.16'
L13	N 42°45'40" W	109.61'
L14	S 88°58'31" W	119.10'
L15	S 25°22'16" W	32.28'
L16	N 50°41'06" W	57.83'
L17	N 88°12'08" W	38.57'
L18	S 61°41'06" W	80.13'
L19	N 59°45'53" W	37.03'
L20	S 22°25'04" W	54.61'
L21	S 70°00'47" W	68.80'
L22	N 64°04'14" W	28.26'
L23	N 78°46'30" W	108.77'
L24	S 31°06'09" W	85.19'
L25	S 49°46'25" E	71.73'
L26	S 60°44'18" W	58.14'
L27	S 49°35'56" W	25.24'
L28	S 80°26'21" W	73.39'
L29	S 18°20'42" E	58.62'
L30	N 86°52'38" W	36.13'
L31	N 16°07'13" W	33.15'
L32	N 86°37'58" W	57.80'
L33	S 23°24'28" W	17.91'
L34	N 51°24'52" W	43.07'
L35	S 67°29'14" W	33.52'
L36	S 48°47'59" W	42.73'
L37	S 60°46'52" W	57.74'
L38	N 64°48'34" W	33.69'

REMAINDER-
5J INVESTMENTS, LLC
INST. NO. 2017-99
REAL PROP. RECORDS

JOHN E. JAMES HRS., A-307
M.E. P. & P. RY CO. SURVEY, A-431

REMAINDER-
5J INVESTMENTS, LLC
INST. NO. 2017-99
REAL PROP. RECORDS

CITY OF TEXARKANA

STATE OF ARKANSAS

THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being a part of the M. E. P. & P. RAILWAY CO. SURVEY, Abstract No. 431, Bowie County, Texas, the subject tract of land being a part of Tract One (339.80 acres) and a part of Tract Two (5.01 acres) as conveyed to 5J Investments, LLC, by Warranty Deed with Vendor's Lien recorded as Instrument No. 2017-99 of the Real Property Records of Bowie County, Texas, also being a part of a certain 62.985 acre tract of land as conveyed to Garland Amason, Randy Sherman and Tommy L. Batchelor, by Warranty Deed with Vendor's Lien recorded as Instrument No. 2022-00007150 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:

Commencing at a ½" flat bar found for corner at the Easterly Southeast corner Tract No. One of said 5J Investments tract, the Point of Commencing being located on the East line of the M. E. P. & P. Railway Co. Survey, Abstract No. 431 and the State line between Texas and Arkansas;

THENCE: S 87°20'16" W, 1563.72 feet with the Easterly South line of said Tract One and the North line of the land owned by the City of Texarkana to a point for corner;

THENCE: S 87°20'16" W, 10.26 feet to a point for corner in the center of Days Creek and being the Point of Beginning for the herein described tract of land;

THENCE: N 09°22'45" E, 58.96 feet to a ½" iron pin set for corner on the Westerly bank of Days Creek;

THENCE: N 03°46'47" E, 97.45 feet to a point for corner in a creek;

THENCE: Westerly with the center of a creek the following courses:

N 79°30'55" W, 120.16 feet;

N 42°45'40" W, 109.61 feet;

S 88°58'31" W, 119.10 feet;

S 25°22'16" W, 32.28 feet;

N 50°41'06" W, 57.83 feet;

N 88°12'08" W, 38.57 feet;

S 61°41'06" W, 80.13 feet;

N 59°45'53" W, 37.03 feet;

S 22°25'04" W, 54.61 feet;

S 70°00'47" W, 68.80 feet;

N 64°04'14" W, 28.26 feet;

N 78°46'30" W, 108.77 feet;

S 31°06'09" W, 85.19 feet;

S 49°46'25" E, 71.73 feet;

S 60°44'18" W, 58.14 feet;

S 49°35'56" W, 25.24 feet;

S 80°26'21" W, 73.39 feet;

S 18°20'42" E, 58.62 feet;

N 86°52'38" W, 36.13 feet;

N 16°07'13" W, 33.15 feet;

N 86°37'58" W, 57.80 feet;

S 23°24'28" W, 17.91 feet;

S 51°24'52" W, 43.07 feet;

S 67°29'14" W, 33.52 feet;

S 48°47'59" W, 42.73 feet;

And S 60°46'52" W, 57.74 feet to a point for corner;

THENCE: N 64°48'34" W, 33.69 feet to a ½" iron pin set for corner at the Southeast corner of the Bright Star Cemetery tract as described in Volume 255, Page 479 of the Deed Records of Bowie County, Texas;

THENCE: N 01°59'31" W, 205.30 feet with the East line of said Cemetery tract to a ½" iron pin set for corner at the Northeast corner of same;

THENCE: S 87°31'34" W, 419.00 feet with the North line of said Cemetery tract to a 5/8" iron pin found for corner at the Northwest corner of same;

THENCE: S 87°34'21" W, 476.72 feet to a ½" iron pin set for corner on the West line of said 62.985 acre tract, said corner also located on the East line of a street known as South Bend Road;

THENCE: N 09°25'35" W, 192.07 feet with the West line of said Tract Two and said 62.985 acre tract to a ½" iron pin set for corner at the Southwest corner of a certain 2.12 acre tract of land as conveyed to Pryce Brooks and wife, Agnes Brooks, by Warranty Deed recorded in Volume 5930, Page 172 of the Real Property Records of Bowie County, Texas;

THENCE: N 67°13'31" E, 211.05 feet with the South line of said 2.12 acre tract to a ½" iron pin set for corner at the Southeast corner of same;

THENCE: N 10°47'48" W, 29.00 feet with the East line of said 2.12 acre tract to a ½" iron pin set for corner at the Southwest corner of a certain 7.55 acre tract of land as conveyed to Pryce Brooks and wife, Agnes Brooks, by Warranty Deed recorded in Volume 5930, Page 172 of the Real Property Records of Bowie County, Texas;

THENCE: N 88°48'14" E, passing a 2" iron pipe for the Northeast corner of said Tract Two at 294.96 feet and continuing for a total distance of 751.64 feet with the South line of said 7.55 acre tract to a ½" iron pin found for corner at the Southeast corner of said 7.55 acre tract;

THENCE: N 10°48'31" W, 436.88 feet with the East line of said 7.55 acre tract and a West line of said Tract One to a ½" iron pin found for corner at the Northeast corner of said 7.55 acre tract;

THENCE: N 87°20'38" E, passing a ½" iron pin set on line at 1165.89 feet and continuing for a total distance of 1220.89 feet across said Tract One to a point for corner in the center of Days Creek;

THENCE: Southerly with the center of Days Creek and across said Tract One the following Courses:

S 10°46'29" W, 46.12 feet;

S 50°59'19" W, 127.15 feet;

S 07°41'29" W, 102.72 feet;

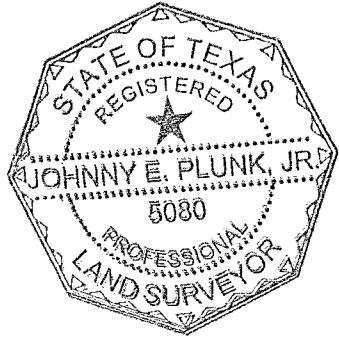
S 28°58'13" E, 192.33 feet;

S 38°16'48" E, 243.27 feet;

S 02°46'50" E, 147.03 feet;

And S 53°59'45" W, 218.88 feet to the Point of Beginning and containing 23.213 acres of land, more or less.

JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5080



SURVEY OF NORTH PART OF THE AMASON, ET AL TRACT
SOUTH BEND ROAD, TEXARKANA, TEXAS

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23.213 ACRES
MEP&P RY CO SURVEY, A-431
BOWIE COUNTY, TEXAS
SCALE: 1"=200' DATE: 9/15/2022
TX FIRM NO. 10073900 - AR COA NO. 1711 DRAWN BY: JEP JOB NO: 220218-S2