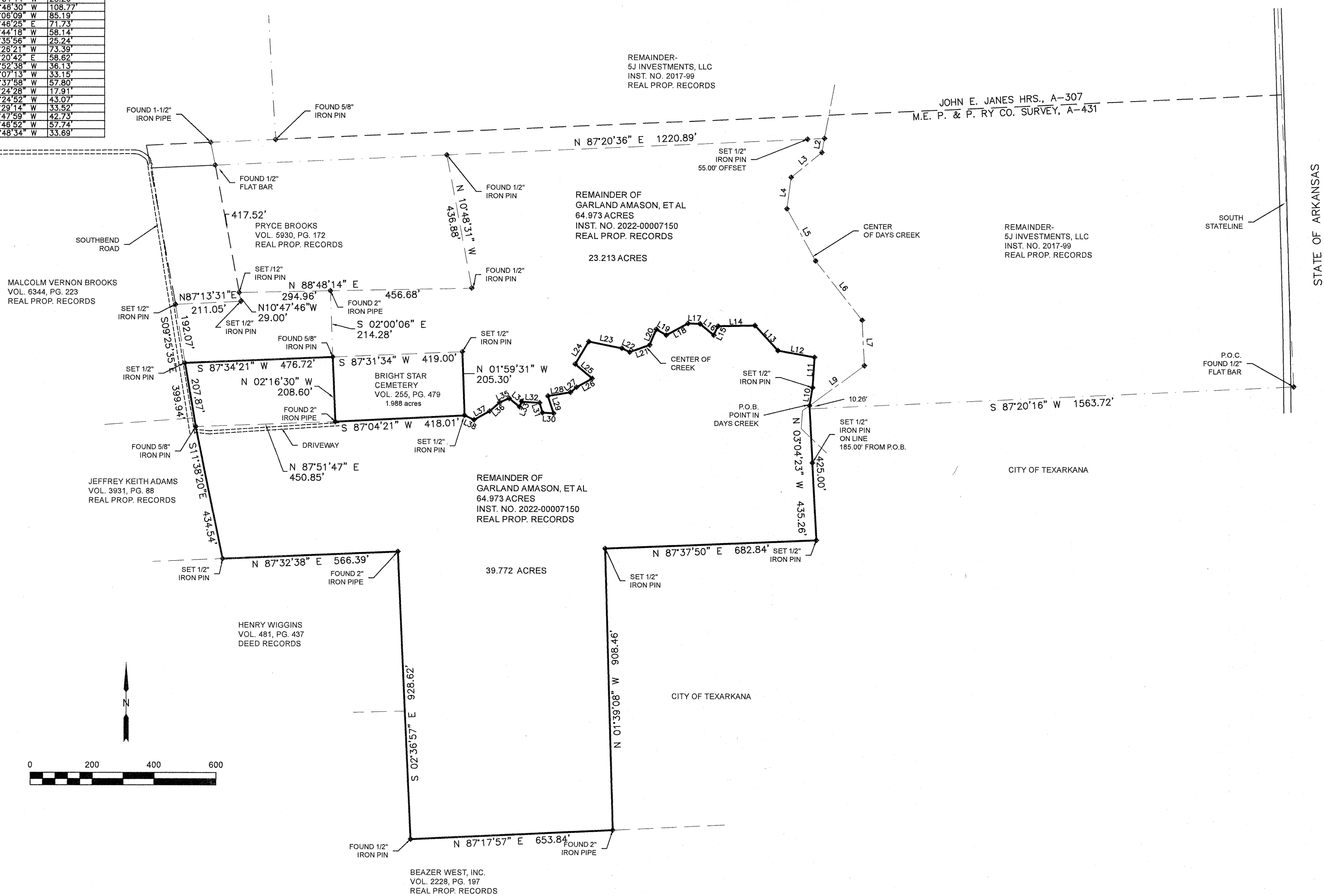


LINE	BEARING	W	DISTANCE
1	10°40'29"	W	46.12
2	10°40'29"	W	46.12
3	0°34'17.29"	W	102.72
4	2°28'34.13"	E	192.33
5	1°04'46.48"	E	243.77
6	3°07'45.50"	E	174.03
7	3°53'50.45"	W	218.88
8	3°53'50.45"	W	218.88
9	42°25'40.40"	W	120.15
10	42°25'40.40"	W	120.15
11	N 03°46'47.7"	E	97.45
12	N 03°46'47.7"	E	97.45
13	42°25'40.40"	W	120.15
14	42°25'40.40"	W	120.15
15	N 88°58'31.3"	N	119.10
16	N 88°58'31.3"	N	119.10
17	N 50°15.06"	E	57.83
18	N 50°15.06"	E	57.83
19	N 88°12'08.7"	W	38.57
20	N 88°12'08.7"	W	38.57
21	N 52°45'53.1"	W	37.03
22	N 52°45'53.1"	W	37.03
23	N 22°25.04"	W	54.61
24	N 22°25.04"	W	54.61
25	N 64°04.14"	W	26.86
26	N 64°04.14"	W	26.86
27	N 78°46.30"	W	108.77
28	N 78°46.30"	W	108.77
29	N 58°19.19"	E	58.19
30	N 58°19.19"	E	58.19
31	N 49°45.25"	E	71.73
32	N 49°45.25"	E	71.73
33	N 49°45.25"	E	71.73
34	N 49°45.25"	E	71.73
35	N 49°45.25"	E	71.73
36	N 49°45.25"	E	71.73
37	N 80°26.21"	W	25.34
38	N 80°26.21"	W	25.34
39	N 80°26.21"	W	25.34
40	N 80°26.21"	W	25.34
41	N 80°26.21"	W	25.34
42	N 80°26.21"	W	25.34
43	N 88°58.38"	W	35.15
44	N 88°58.38"	W	35.15
45	N 18°07.13"	W	36.13
46	N 18°07.13"	W	36.13
47	N 18°07.13"	W	36.13
48	N 18°07.13"	W	36.13
49	N 18°07.13"	W	36.13
50	N 18°07.13"	W	36.13
51	N 18°07.13"	W	36.13
52	N 18°07.13"	W	36.13
53	N 18°07.13"	W	36.13
54	N 18°07.13"	W	36.13
55	N 18°07.13"	W	36.13
56	N 18°07.13"	W	36.13
57	N 18°07.13"	W	36.13
58	N 18°07.13"	W	36.13
59	N 18°07.13"	W	36.13
60	N 18°07.13"	W	36.13
61	N 18°07.13"	W	36.13
62	N 18°07.13"	W	36.13
63	N 18°07.13"	W	36.13
64	N 18°07.13"	W	36.13
65	N 18°07.13"	W	36.13
66	N 18°07.13"	W	36.13
67	N 18°07.13"	W	36.13
68	N 18°07.13"	W	36.13
69	N 18°07.13"	W	36.13
70	N 18°07.13"	W	36.13
71	N 18°07.13"	W	36.13
72	N 18°07.13"	W	36.13
73	N 18°07.13"	W	36.13
74	N 18°07.13"	W	36.13
75	N 18°07.13"	W	36.13
76	N 18°07.13"	W	36.13
77	N 18°07.13"	W	36.13
78	N 18°07.13"	W	36.13
79	N 18°07.13"	W	36.13
80	N 18°07.13"	W	36.13
81	N 18°07.13"	W	36.13
82	N 18°07.13"	W	36.13
83	N 18°07.13"	W	36.13
84	N 18°07.13"	W	36.13
85	N 18°07.13"	W	36.13
86	N 18°07.13"	W	36.13
87	N 18°07.13"	W	36.13
88	N 18°07.13"	W	36.13
89	N 18°07.13"	W	36.13
90	N 18°07.13"	W	36.13
91	N 18°07.13"	W	36.13
92	N 18°07.13"	W	36.13
93	N 18°07.13"	W	36.13
94	N 18°07.13"	W	3



THIS IS TO CERTIFY: that this plot 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 J5 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 the Real 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 1/2" flat bar found on the corner at the Easterly Southwesterly corner Tract No. One of said 53 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: N 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: N 03°04'23" W, 10.26 feet to a point for corner in the center of Days Creek and being the Point of Beginning for the North line of said Tract One described tract of land;


THENCE: N 09°22'45" E, 59.96 feet to a 1/2" iron pin set for corner on the Westerly bank of Days Creek;

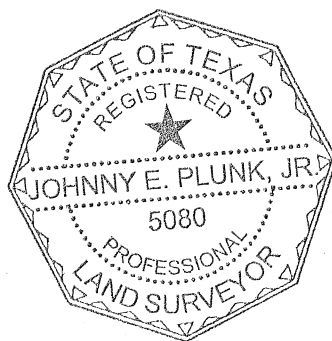
THENCE: N 03°46'47" E, 97.45 feet to a point for corner in a creek;

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

N 79°30'55" W, 120.16 feet;  
N 42°45'40" W, 109.51 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, 36.57 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°08'09" W, 95.19 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;  
N 51°24'52" W, 43.07 feet;  
S 67°29'14" W, 35.52 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: S 87°04'21" W, 418.01 feet with the South line of the Bright Star Cemetery tract to a 2" iron pipe found for corner at the Southwest corner of same;  
THENCE: N 02°16'30" W, 208.60 feet with the West line of the Bright Star Cemetery tract to a 5/8" iron pipe 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: S 09°25'35" E, 207.87 feet with the West line of said 62.985 acre tract to a 5/8" iron pin found for corner at the Southwest corner of said Tract Two and the Westerly Northwest corner of said Tract One, said corner being located on the West line of a street known as South Bend Road;  
THENCE: S 1°38'20" E, 434.54 feet with the West line of said Tract One and the East line of a certain 3,000 acre tract of land as conveyed to John W. Adams by Special Warranty Deed recorded in Volume 393, Page 88 of the Real Property Records to a ½" iron pin set for corner at the Southeast corner of said Adams tract and a Southwest corner of said Tract One;  
THENCE: N 87°32'38" E, 566.39 feet with a South line of said Tract One and said 62.985 acre tract and the North line of a tract of land as conveyed to Henry Wiggins by Deed recorded in Volume 481, Page 437 of the Deed Records of Bowie County, Texas, to a 2" iron pipe found for corner at the Northeast corner of said Wiggins tract;  
THENCE: S 02°38'57" E, 928.62 feet with the East line of said Wiggins tract and on with the East line of a tract of land as conveyed to Beazer by Special Warranty Deed recorded in Volume 228, Page 197 of the Real Property Records of Bowie County, Texas, and with a West line of said 62.98 acre tract to a ½" iron pin found for corner at the Southerly Southwest corner of said 62.985 acre tract;  
THENCE: N 87°17'57" E, 653.84 feet with the North line of said Beazer West tract and a South line of said 62.985 acre tract to a 2" iron pipe found for corner at the Southerly Southwest corner of said 62.985 acre tract and the Southwest corner of a tract of land owned by the City of Texarkana;  
THENCE: N 01°39'08" W, 908.46 feet with the Southerly East line of said 62.985 acre tract and the West line of the City of Texarkana tract to a ½" iron pin set for corner at the Northwest corner of said City of Texarkana tract;  
THENCE: N 87°37'50" E, 682.84 feet with a South line of said 62.985 acre tract and a North line of said City of Texarkana tract to a ½" iron pin set for corner;  
THENCE: N 03°04'23" W, passing a ½" iron pin set on land at 250.26 feet and continuing for a total distance of 435.26 feet with the East line of said 62.985 acre tract and the West line of the City of Texarkana tract to the Point of Beginning and containing 39.772 acres of land, more or less.

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



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

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<b>PLUNK LAND SURVEYING</b> 3605 JEFFERSON AVENUE TEXARKANA, ARKANSAS 71854 PHONE (870) 779-8002 FIRM NO. 10073800 - AR COA NO. 1711	<b>38.772 ACRES</b> <b>MEP&amp;P RY CO SURVEY, A-4</b> <b>BOWIE COUNTY, TEXAS</b>
	SCALE: 1" = 200' DRAWN BY: JEP