



SCALE: 1"=100'

0 100 200 300 Feet

POC

FND 5/8" C.I.R. J+P INC
SET 5/8" I.R.
S 50°54'54" E - 10.41'
2-1/2" PIPE GATE POST
N 51°45'30" E - 68.66'

POB

CENTERLINE OF 7283.42 FT LONG CENTERLINE
POINT
S 51°47'16" E - 25.71'
SET 5/8" I.R.
S 52°22'52" E - 15.31'
SET 5/8" I.R.
N 52°22'52" W - 15.05'

SHELBY GROVE ROAD

5.016 AC.

7283.42 FT LONG CENTERLINE
& 30 FEET WIDE
INGRESS/EGRESS EASEMENT

TRACT NO. 121, TRACT III
CALLED 211 AC.
NORDIC TEXARKANA, LLC
VOL. 936, PG. 27

TRACT NO. 121, TRACT I
CALLED 16.7 AC.
NORDIC TEXARKANA, LLC
VOL. 936, PG. 27

CALLLED 17.095 AC.
STEPHEN WAYNE DELOACH AND
JENNIFER DELOACH
HUSB & WIFE
VOL. 1057, PG. 724

JOSHUA PETERS SURVEY, ABSRTRACT NO. 306
MARION COUNTY TEXAS

TRACT NO. 121, TRACT II
CALLED 114 AC.
NORDIC TEXARKANA, LLC
VOL. 936, PG. 27

NOTES:

- "SET 5/8" I.R." DENOTES A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "D. COLLINS RPLS 6488".
- BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINE OR OTHER RESTRICTIONS NOT REFLECTED ON THIS SURVEY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS 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. (ARTICLE 5282c, V.T.C.S.)



MARCH 24, 2024

DATE

DAVID R. COLLINS, JR.
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6488

PLAT SHOWING

ALL THAT CERTAIN 7283.42 FEET LONG AND 30 FEET WIDE STRIP OF LAND CONTAINING 5.016 ACRE TRACT OF LAND IN THE JOSHUA PETERS SURVEY, ABSTRACT NO. 306, IN MARION COUNTY, TEXAS, BEING PART OF THE CALLED 16.7 ACRE TRACT, CALLED 114 ACRE TRACT AND CALLED 211 ACRE TRACT CONVEYED FROM RED RIVER TEXARKANA LLP TO NORDIC TEXARKANA, LLC Y SPECIAL WARRANTY DEED DATED DECEMBER 28, 2016, AND RECORDED IN VOLUME 936, PG. 27, IN THE DEED RECORDS OF MARION COUNTY, TEXAS AND DESCRIBED AS BEING TRACT NO.121, TRACTS I, II AND III, RESPECTIVELY, THEREIN.

LEGEND

I.R. - IRON ROD
I.P. - IRON PIPE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
ROW - RIGHT OF WAY

EASEMENT BOUNDARY LINE
CENTERLINE 30 WIDE EASEMENT

TRACT NO. 3, TRACT A
CALLED 24.71 AC.
WOODHAULER LLC
VOL. 1014, PG. 280

CALLLED 25.12 AC.
SCHAEFER LAND HOLDINGS LLC
VOL. 1074, PG. 228

SCHAEFER LAND HOLDINGS, LLC

PROPOSED 30' WIDE INGRESS/EGRESS EASEMENT
7283.42 FEET LONG - 30 FEET WIDE - INGRESS/EGRESS EASEMENT
JOSHUA PETERS SURVEY, ABSTRACT NO. 306
MARION COUNTY, TEXAS



COLLINS SURVEYING
& MAPPING INC.

910 JUDSON ROAD, LONGVIEW, TEXAS 75601
(903) 234-8051 WWW.COLLINSURVEYING.COM
FIRM NO - 10023000

REV: 05-06-2024 | DRAWN BY: PDD | CHECKED BY: BMS | NO JOB: SLH6431-24