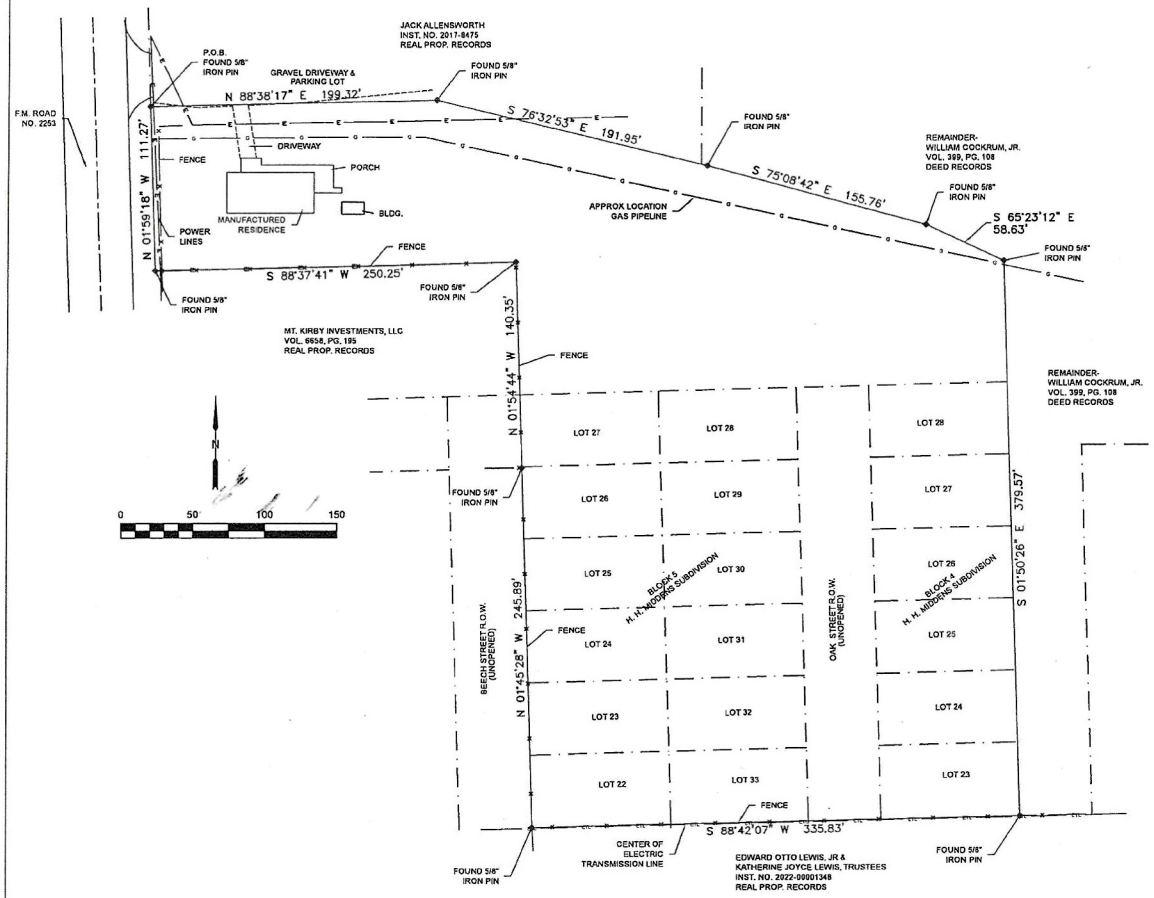

THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being a part of the N. D. ELLIS HEADRIGHT SURVEY, Abstract No. 183, the subject tract of land being all of a 4.000 acre tract of land as conveyed to Stephen A. Raffaelli by Warranty Deed with Vendor's Lien recorded in Volume 8471, Page 157 of the Real Property Records of Bowie County, Texas, the subject tract of land also being a part of H. H. Midden Subdivision according to the map or plat recorded in Volume 40, Page 303 of the Plat Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron pin found for corner on the East right-of-way line of F. M. Road No. 2253, the Point of Beginning being located S 01°59'18" W, 254.28 from a concrete right-of-way marker found at the intersection of the South right-of-way line of Interstate Highway No. 30 and the East right-of-way line of F. M. Road No. 2253, the Point of Beginning also being the Southwest corner of a certain 3.569 acre tract of land as conveyed to Jack Allensworth and Cynthia Alensworth by Warranty Deed recorded as Instrument No. 2017-8475 of the Real Property Records of Bowie County, Texas;
THENCE: N 88°38'17" E, 199.32 feet with the North line of said 4.000 acre tract and the South line of said 3.569 acre tract to a 5/8" iron pin found for corner at an angle point in said line;
THENCE: S 76°32'53" E, 191.95 feet with the North line of said 4.000 acre tract to a 5/8" iron pin found at an angle point in said line;
THENCE: S 75°08'42" E, 155.76 feet with the North line of said 4.000 acre tract to a 5/8" iron pin found at an angle point in said line;
THENCE: S 65°23'12" E, 58.63 feet with the North line of said 4.000 acre tract to a 5/8" iron pin found for corner at the Northeast corner same;
THENCE: S 01°50'26" E, 379.57 feet with the East line of said 4.000 acre tract to a 5/8" iron pin found for corner in a fence line, said corner being the Southeast corner of said 4.000 acre tract and the North line of a certain tract of land as conveyed to Edward Otto Lewis, Jr. and Katherine Joyce Lewis, as Trustees of the Edward and Joyce Lewis Living Trust by Warranty Deed recorded as Instrument No. 2022-00001348 of the Real Property Records of Bowie County, Texas.
THENCE: S 88°42'07" W, 335.83 feet with the South line of said 4.000 acre tract and the North line of said Lewis Living Trust tract to a 5/8" iron pin found for corner at the Southerly Southwes corner of said 4.000 acre tract;
THENCE: N 01°45'28" W, 245.89 feet with the Southerly West line of said 4.000 acre tract and the East line of an unopened street right-of-way known as Beech Street to a 5/8" iron pin found for corner at a fence corner;
THENCE: N 01°54'44" W, 140.35 feet with the West line of said 4.000 acre tract, the East right-of-way line of said Beech Street, and on with the East line of a certain tract of land as conveyed to Mt. Kirby Investments, LLC, by Warranty Deed with Vendor's Lien recorded in Volume 6658, Page 195 of the Real Property Records of Bowie County, Texas, to a 5/8" iron pinfound for corner at the Northeast corner of said Mt. Kirby Investments, LLC tract and at an inside corner of said 4.000 acre tract;
THENCE: S 88°37'41" W, 250.25 feet with the Westerly South line of said 4.000 acre tract and the North line of said Mt. Kirby Investments, LLC tract to a 5/8" iron pin found for corner at the Southwest corner of said 4.000 acre tract and on the East right-of-way line of F. M. Road No. 2253;
THENCE: N 01°59'18" W, 111.27 feet with the East right-of-way line of F. M. Road No. 2253 and the West line of said 4.000 acre tract to the Point of Beginning and containing 4.000 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflict, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by the documents provided and as per on the ground survey, and that said property appears to have access to and from a dedicated roadway.

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

STATE OF TEXAS
REGISTERED
JOHNNY E. PLUNK, JR.
5080
PROFESSIONAL
LAND SURVEYOR

SURVEY OF THE RAFFAELLI TRACT
400 FM 2253, HOOKS, TEXAS

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PLUNK LAND SURVEYING
3605 JEFFERSON AVENUE
TEXARKANA, ARKANSAS 71854
PHONE (870) 779-8002
TX FIRM NO. 10073900 – AR COA NO. 1711

4.000 ACRES
N. D. ELLIS HRS., A-183
BOWIE COUNTY, TEXAS

SCALE: 1"=50'	DATE: 8/10/2022
DRAWN BY: JEP	JOB NO: 220627