

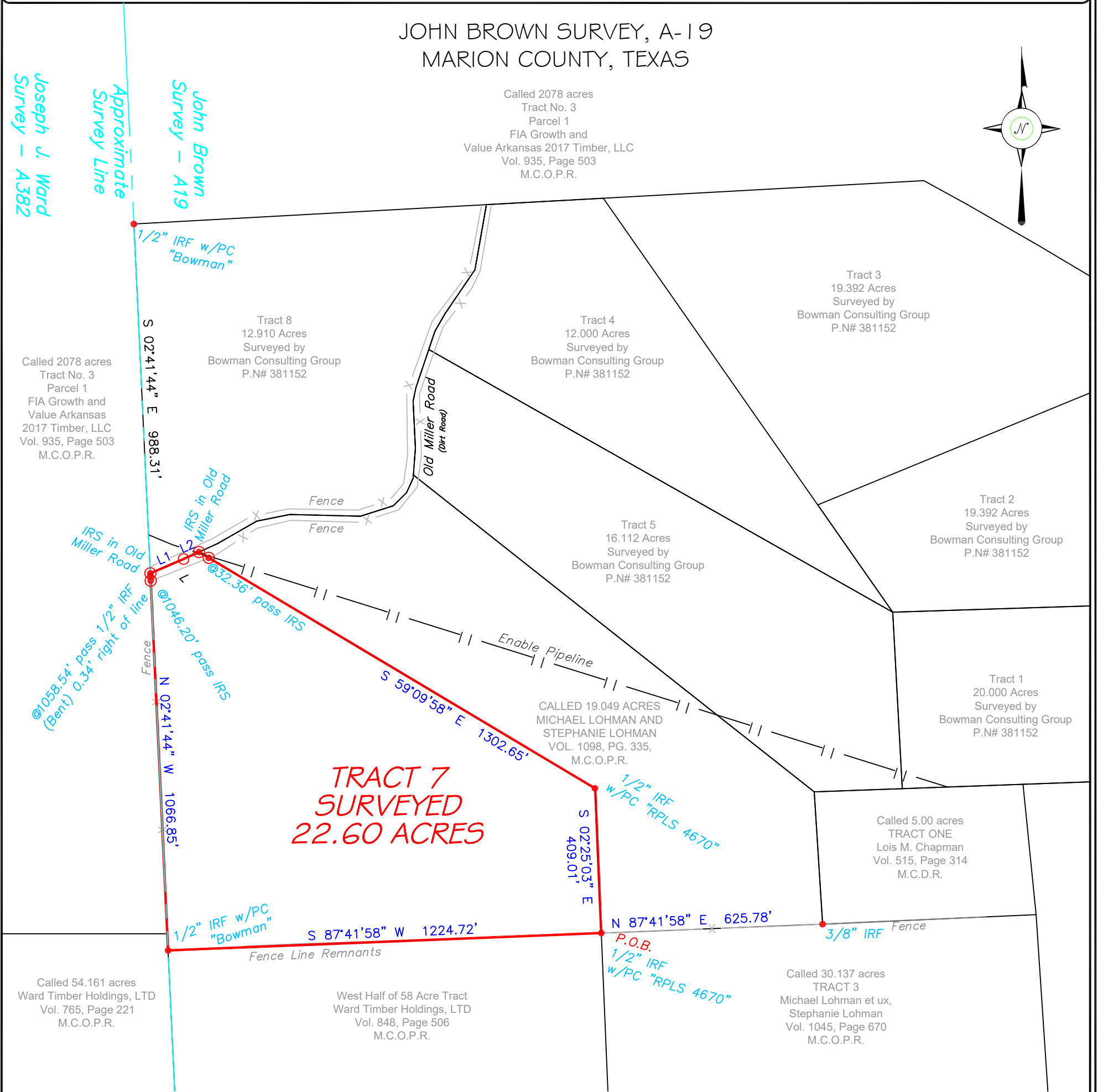
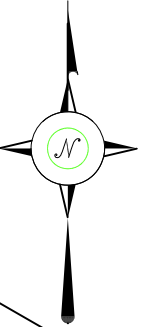
- Found monument (size and type as noted)
 - Set 1/2" iron rod with a plastic cap stamped Bowman
 - PK Nail Set w/Metal Washer
 - Point For Corner
 - TJ Telephone Junc. Box
 - ☒ Covered Concrete
- PC - Plastic Cap
 PFC - Point For Corner
 IPF - Iron Pipe Found
 IPFC - Iron Pipe w/Crimped Top Found
 IRF - Iron Rod Found
 IRS - Set 1/2" Iron Rod w/PC Stamped "Bowman"
- M.C.O.P.R. - Marion County Official Public Records
 M.C.D.R. - Marion County Deed Records
 M.C.P.R. - Marion County Plat Records

- WM Water Meter
- W Water Valve
- MHS Manhole/Sewer/Stormdrain
- ACU Air Conditioning Unit
- PP Power Pole
- F Fire Hydrant
- EM Electric Meter
- GM Gas Meter

- Fence (Type as Noted) ——— X ———
- Foreign Pipeline ———|———|———|———|———
- Overhead Electric Line ——— OE ———

JOHN BROWN SURVEY, A-19 MARION COUNTY, TEXAS

Called 2078 acres
 Tract No. 3
 Parcel 1
 FIA Growth and
 Value Arkansas 2017 Timber, LLC
 Vol. 935, Page 503
 M.C.O.P.R.



To Daniel Coffey Exclusively,

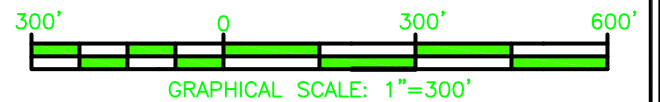
This plat is the result of a survey made on the ground under my supervision in October, 2025, and it correctly represents the boundaries of the tract shown hereon to the best of my knowledge. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at this time.



Mark Henry Tooke
 10/10/2025

MARK HENRY TOOKE R.P.L.S. 6474 DATE
 Metes and Bounds Description to Accompany Plat

LINE	BEARING	DISTANCE
L1	N 66°37'49" E	102.17'
L2	N 65°35'47" E	47.84'



Bowman

4901 E End Blvd South, Marshall, Tx 75672
 www.bowman.com
 903.471.8391
 TBPELS Firm No. 10120600 | LA Firm No. 846

JOB NO: 381793	REVISION : 0
FW BY: JCS	SCALE 1"= 300
DRAWN BY: ARF	SHEET 1 OF 1
CHKD BY: MHT	

PLAT SHOWING:

SURVEYED 22.60 ACRES BEING THE RESIDUE OF A 25.537 ACRE TRACT 7, SURVEYED BY BOWMAN CONSULTING GROUP, JULY 15, 2024, PROJECT NUMBER 381152, BEING AN UNRECORDED PARTITION OF A 145.455 ACRE TRACT SURVEYED BY BOWMAN CONSULTING GROUP, JUNE 25, 2024, PROJECT NUMBER 281106, SAME BEING THE CALLED 145.490 ACRE TRACT DESCRIBED IN A DEED TO CHARLES CHRISTOPHER HARVEY, RECORDED IN VOLUME 1064, PAGE 235, M.C.O.P.R., LOCATED WITHIN THE JOHN BROWN SURVEY, A-19, MARION COUNTY, TEXAS

NOTES

ALL BEARINGS ARE BASED UPON GRID NORTH AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) NORTH CENTRAL ZONE AS DERIVED FROM GPS OBSERVATIONS.

THIS PLAT IS PREPARED FOR THE PARTIES INVOLVED IN THIS TRANSACTION ONLY. BOWMAN CONSULTING WILL NOT BE LIABLE FOR ANY COPIES MADE AFTER 90 DAYS OF THE DATE SHOWN OR ALTERATIONS MADE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF BOWMAN CONSULTING.