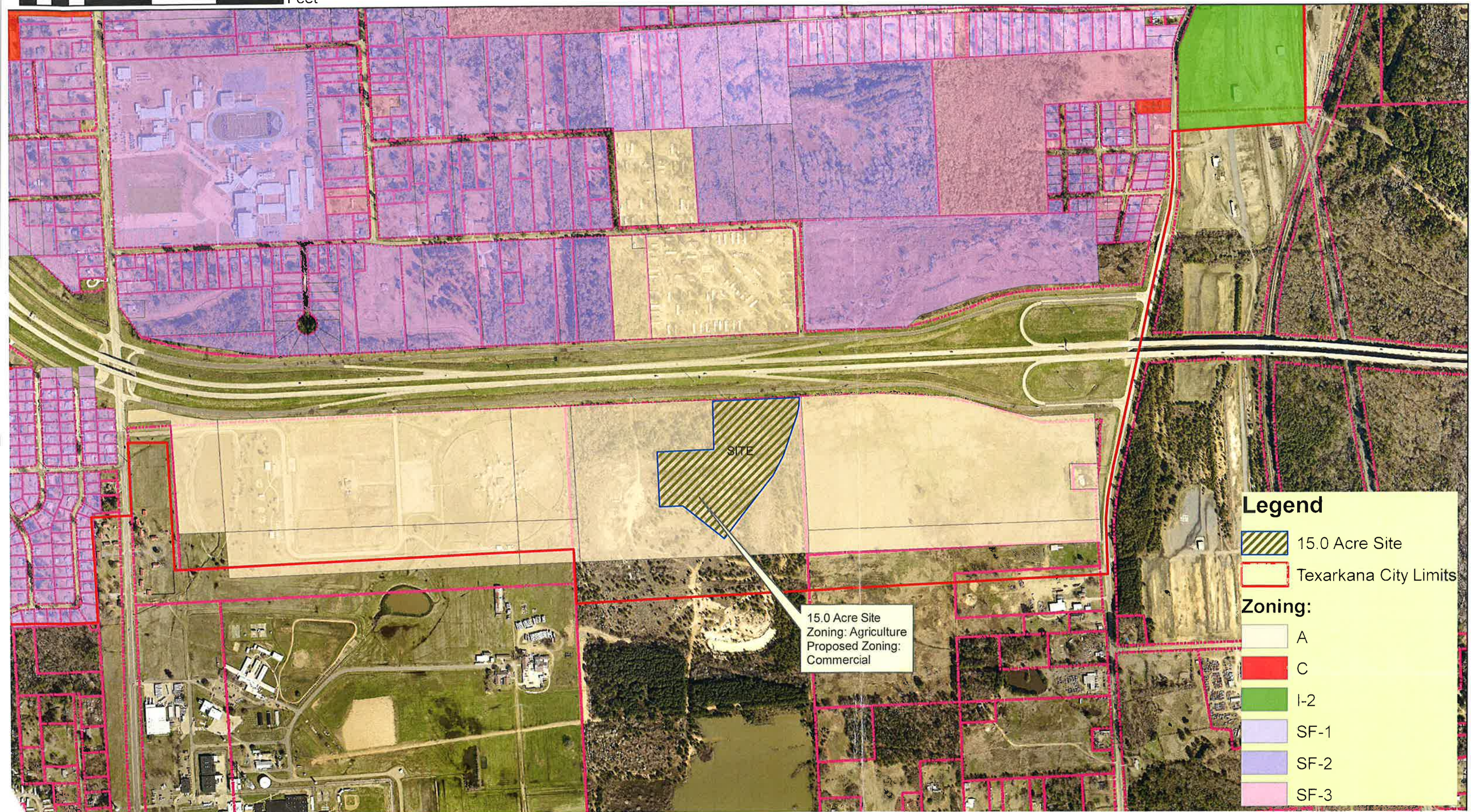


N





0 250 500 1,000 1,500 2,000 Feet









SITE

15.0 Acre Site
Zoning: Agriculture
Proposed Zoning:
Commercial

Legend

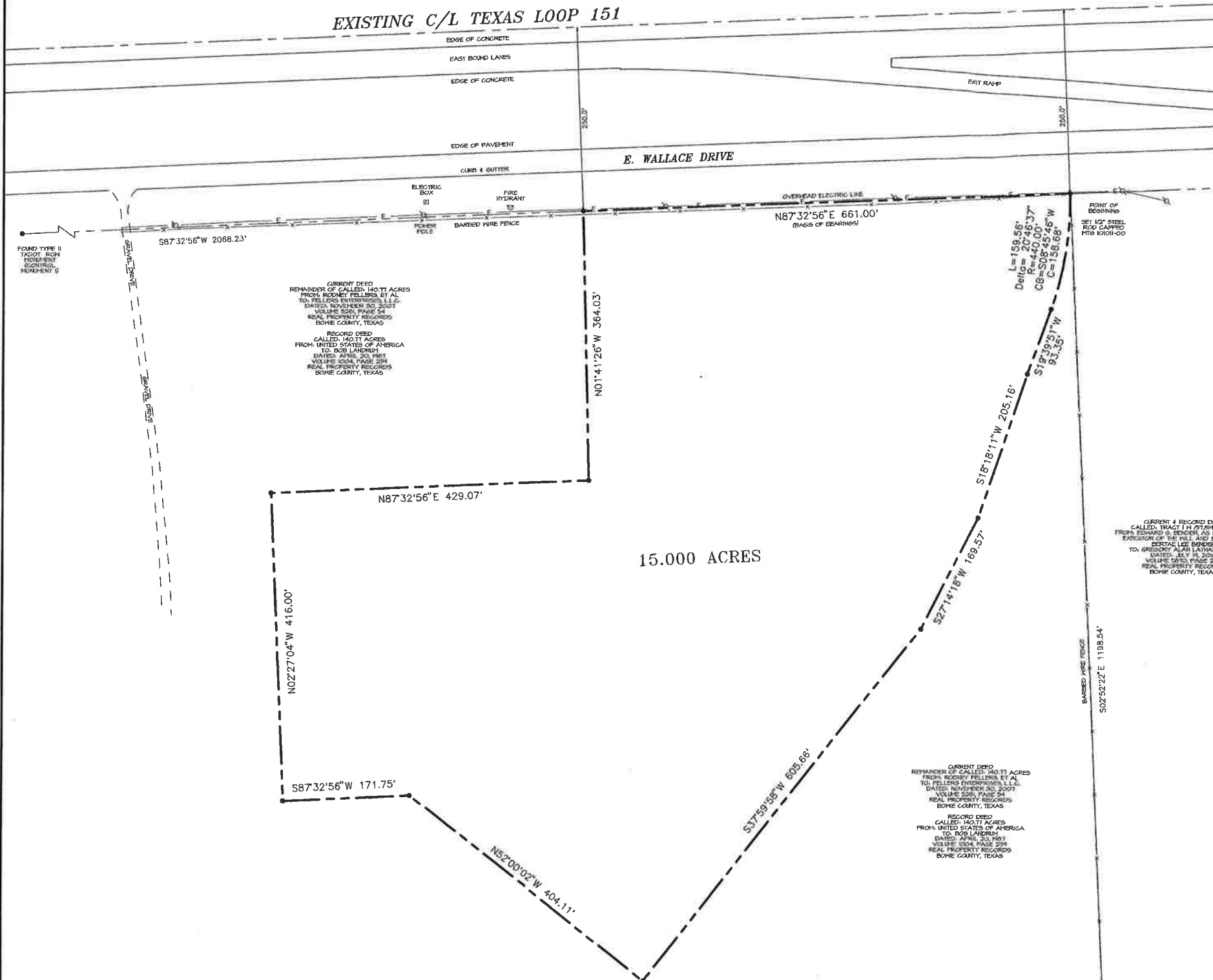
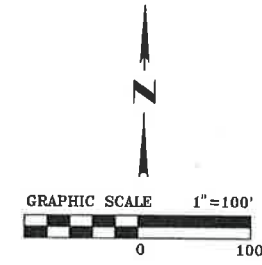
-  15.0 Acre Site
-  Texarkana City Limits

Zoning:

-  A
-  C
-  I-2
-  SF-1
-  SF-2
-  SF-3

L. T. KING HEADRIGHT SURVEY, ABSTRACT 327

EXISTING C/L TEXAS LOOP 151



Property Description
 15.000 Acres
 Bowie County, Texas

FOUND TYPE II TxDOT RIGHT-OF-WAY MONUMENT (CONTROL MONUMENT #2)

All that certain lot, tract or parcel of land lying and situated in the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, being a part of that certain tract of land described as 140.77 acres in the deed from Rodney Fellers, et al to Fellers Enterprises, LLC, dated November 30, 2007, recorded in Volume 5261, Page 54 of the Real Property Records of Bowie County, Texas, some being described as 140.77 acres by deed of record from the United States of America to Bob Landrum, dated April 20, 1987, recorded in Volume 1004, Page 239 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South right-of-way line of Texas Highway Loop 151, the Northeast corner of the said 140.77 acre tract, lying in the West line of that certain tract of land described as Tract 1 with 57.319 acres in the deed from Edward G. Bender, as Independent Executor of the Will and Estate of Bertae Lee Bender to Gregory Alan Lotham, et al, dated July 19, 2010, recorded in Volume 5870, Page 296 of the Real Property Records of Bowie County, Texas, and at the beginning of a circular curve, to the right, said corner bears North 87 degrees 32 minutes 56 seconds East a distance of 734.09 feet to a Type II TxDOT right-of-way monument, found for a corner, at an angle point;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 159.56 feet, with a delta angle of 20 degrees 46 minutes 37 seconds, a radius of 440.00 feet, a chord bearing South 08 degrees 45 minutes 46 seconds West to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the end of said curve;

THENCE South 19 degrees 39 minutes 51 seconds West a distance of 93.35 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 18 degrees 18 minutes 11 seconds West a distance of 205.16 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 27 degrees 14 minutes 18 seconds West a distance of 169.57 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 37 degrees 59 minutes 58 seconds West a distance of 605.66 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 52 degrees 00 minutes 02 seconds West a distance of 404.11 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 87 degrees 32 minutes 56 seconds West a distance of 171.75 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 02 degrees 27 minutes 04 seconds West a distance of 416.00 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 87 degrees 32 minutes 56 seconds East a distance of 429.07 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 01 degrees 41 minutes 26 seconds West a distance of 364.03 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the North line of the said 140.77 acre tract and the South right-of-way line of the said Loop 151, said corner bears South 87 degrees 32 minutes 56 seconds West a distance of 2068.23 feet to a Type II TxDOT right-of-way monument (control monument), found for a reference;

THENCE North 87 degrees 32 minutes 56 seconds East (basis of bearings) a distance of 661.00 feet along the South right-of-way line of the said Loop 151 and the North line of the said 140.77 acre tract to the point of beginning and containing 15.000 acres of land, at the time of this survey.

CURRENT DEED
 REMAINDER OF CALLED 140.77 ACRES
 FROM RODNEY FELLERS, ET AL
 TO FELLERS ENTERPRISES, L.L.C.
 DATED NOVEMBER 30, 2007
 VOLUME 5261, PAGE 54
 REAL PROPERTY RECORDS
 BOWIE COUNTY, TEXAS

CURRENT & RECORD DEED
 CALLED TRACT 1 WITH 57.319 ACRES
 FROM EDWARD G. BENDER, AS INDEPENDENT
 EXECUTOR OF THE WILL AND ESTATE OF
 BERTAE LEE BENDER,
 TO GREGORY ALAN LOTHAM, ET AL
 DATED JULY 19, 2010
 VOLUME 5870, PAGE 296
 REAL PROPERTY RECORDS
 BOWIE COUNTY, TEXAS

CURRENT DEED
 REMAINDER OF CALLED 140.77 ACRES
 FROM RODNEY FELLERS, ET AL
 TO FELLERS ENTERPRISES, L.L.C.
 DATED NOVEMBER 30, 2007
 VOLUME 5261, PAGE 54
 REAL PROPERTY RECORDS
 BOWIE COUNTY, TEXAS

RECORD DEED
 CALLED 140.77 ACRES
 FROM UNITED STATES OF AMERICA
 TO BOB LANDRUM
 DATED APRIL 20, 1987
 VOLUME 1004, PAGE 239
 REAL PROPERTY RECORDS
 BOWIE COUNTY, TEXAS

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 16, 2018, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF BIGHORN PROPERTIES II AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/WALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood
 JEFFREY A. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6220, STATE OF TEXAS
 FIRM CERTIFICATE NO. 101011-00
 DATE: SEPTEMBER 7, 2018



THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83 (GORS36, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 87 DEGREES 32 MINUTES 56 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.99998004598. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
 N=7216114.8198
 E=3316360.2465

CONTROL MONUMENT #2
 N=7216262.9156
 E=3319820.3956

NOTE:
 In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

BOUNDARY SURVEY		MTG Engineers & Surveyors
15.000 ACRES IN THE L. T. KING HEADRIGHT SURVEY, ABSTRACT 327 BOWIE COUNTY, TEXAS		
Date	Revision/Description	2900 SUMMERBELL RD. TEXARKANA, TEXAS 75601 P 409.286.0000 F 409.283.4100 www.mtgengineers.com
Drawn by BLD	Checked by JW	Project No. 180059
		Dwg. Date 08/16/2018
		File No. 180059
		Sheet No. 1

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