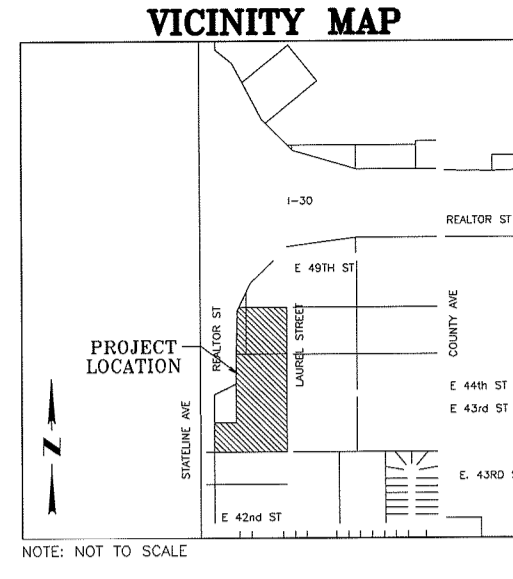
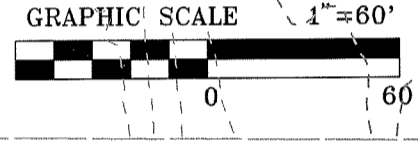


- LEGEND**
- ⊗ WATER METER
  - ⊗ WATER VALVE
  - ⊗ FIRE HYDRANT
  - ⊗ SEWER MANHOLE
  - ⊗ POWER POLE
  - ⊗ LIGHT POLE
  - ⊗ CLEAN OUT
  - ⊗ GUARD POST
  - ⊗ GUY WIRE
  - ⊗ MONITOR WELL
  - ⊗ FENCE
  - ⊗ SANITARY SEWER MAIN
  - ⊗ POWER LINE
  - ⊗ UNDER GROUND GAS LINE

**UTILITY STATEMENT**  
 THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SIZE, TYPE OR PRESSURE OF THE UNDERGROUND UTILITIES IS NOT KNOWN (WATER LINES, GAS LINES, ETC.). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR, FURTHER, DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SUBTRACTOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL ARKANSAS ONE-CALL BEFORE DIGGING AT 811.



**Property Description**  
 8.392 Acres  
 Miller County, Texas

All that certain lot, tract or parcel of land lying and situated in the NW1/4 of the SW1/4, and the SW1/4 of the NW1/4 of Section 7, Township 15 South, Range 28 West, Miller County, Arkansas, being a part of Block 1 and Block 6 of the Foreman Wood Acreage Addition, according to the plat recorded in Book 52, Page 342 of the Plat Records of Miller County, Arkansas, a part of Lots 3 and 4, Block 10 of Alhambra Place, according to the plat recorded in Book RR, Page 475 of the Plat Records of Miller County, Arkansas, and all of that certain tract of land described as 8.392 acres in the deed from Simons Petroleum, Inc. to Mark Foster, D/B/A Foster Properties, dated March 29, 2007, recorded in Book 2007, Page 2143 of the Deed Records of Miller County, Arkansas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner, lying in the West line of Laurel Street, the Northeast corner of Block No. 6 of the said Foreman Wood Acreage Place, the Northeast corner of the said 8.392 acre tract, the Southeast corner of that certain tract of land described as 1.956 acres in the deed to Pujo LLC, recorded in Book 386, Page 733 of the Deed Records of Miller County, Arkansas;

THENCE South 00 degrees 32 minutes 25 seconds West a distance of 792.98 feet along the West line of the said Laurel Street and the East line of the said 8.392 acre tract to a 1/2 inch square pipe found for a corner, lying in the North line of that certain tract of land described in the Deed to Richard Hinton, et al, recorded in Volume 416, Page 233 of the Deed Records of Miller County, Arkansas, the Southeast corner of the said 8.392 acre tract.

THENCE North 88 degrees 10 minutes 36 seconds West at a distance of 293.81 feet passing a 1/2 inch iron rod found 0.21 feet North of the property line, continuing in all a distance of 577.60 feet along the South line of the said 8.392 acre tract, the North line of the said Hinton tract, and the North line of that certain tract of land described as 1.345 acres in the deed to Tri-State Lodging, Inc., recorded in Document No. 2012R008789 of the Record of Miller County, Arkansas, and the North line of that certain tract of land described as 0.52 acres in the deed to Alice K. Baker, recorded in Book 311, Page 686 of the Deed Records of Miller County, Arkansas, to a punch mark found in concrete for a corner, lying in the East right-of-way line of U.S. Highway 71 (State Line Avenue), the Southwest corner of the said 8.392 acre tract, and the Northwest corner of the said 0.52 acre tract;

THENCE North 01 degrees 08 minutes 30 seconds East a distance of 91.37 feet along the West line of the said 8.392 acre tract and the East line of the said State Line Avenue to a 1 1/2 inch Gulf Oil Corporation brass monument found for a corner, on an outside ell corner of the said 8.392 acre tract and the Southwest corner of that certain tract of land described as 0.552 acres in the deed to Jay Investments, recorded in Book 374, Page 415 of the Deed Records of Miller County, Arkansas;

THENCE South 89 degrees 38 minutes 15 seconds East a distance of 150.04 feet along the North line of the said 8.392 acre tract and the South line of the said 0.552 acre tract to a 1 1/2 inch Gulf Oil Corporation brass monument found for a corner, on an inside ell corner of the said 8.392 acre tract, the Southeast corner of the said 0.552 acre tract;

THENCE North 00 degrees 22 minutes 16 seconds East a distance of 170.03 feet along the West line of the said 8.392 acre tract and the East line of the said 0.552 acre tract to a 1 1/2 inch Gulf Oil Corporation brass monument found for a corner, on an inside ell corner of the said 8.392 acre tract and the Northeast corner of the said 0.552 acre tract;

THENCE North 88 degrees 43 minutes 32 seconds West a distance of 28.00 feet along the South line of the said 8.392 acre tract and the North line of the said 0.552 acre tract to a Type 1 1x401 right-of-way monument found for a corner (control monument), lying in the Southerly right-of-way line of Interstate Highway 30 Service Road (E 49th Street), an outside ell corner of the said 8.392 acre tract;

THENCE North 00 degrees 00 minutes 00 seconds East (basis of bearings) a distance of 425.37 along the East right-of-way line of the said E 49th Street, and the West line of the said 8.392 acre tract to a 5/8 inch iron rod found for a corner (control monument) capped AHTD R.O.W., at an angle point;

THENCE North 30 degrees 23 minutes 24 seconds East a distance of 112.56 feet along the East right-of-way line of the said E 49th Street and the West line of the said 0.552 acre tract to a 1 1/2 inch Gulf Oil Corporation brass monument found for a corner, the Northwest corner of the said 8.392 acre tract, the Southwest corner of the said 1.956 acre tract;

THENCE South 88 degrees 43 minutes 38 seconds East a distance of 404.00 feet along the South line of the said 1.956 acre tract and the North line of the said 8.392 acre tract to the point of beginning and containing 8.392 acres of land, more or less.

There are 3.079 acres in the SW1/4 of the NW1/4 and 5.313 acres in the NW1/4 of the SW1/4 of the said Section 7, Township 15 South, Range 28 West, Miller County, Arkansas.

This description is based on the survey and plat made by Mike Gardner, Professional Land Surveyor No. 1537, on July 8, 2013.

**OFFER OF IRREVOCABLE DEDICATION:**  
 KNOWN ALL PERSONS BY THESE PRESENT:

That the undersigned, being the owner of the above legally described tract of land, does hereby plot and layout the same into a subdivision of the City of Texarkana, Miller County, Arkansas, said subdivision to be known, designated and hereafter referred to by its subdivision name, FOSTER'S VILLAGE, a subdivision of the City of Texarkana, Miller County, Arkansas, legally described as part of the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 7, Township 15 South, Range 28 West, Miller County, Arkansas, some being composed of Two (2) Lots and One (1) Block, as more particularly set out in detail on the survey and plat of which this dedication is a part.

The undersigned further dedicates to the use of the present and future owners of said several lots for obtaining utilities (including without being limited to, utilities and utility companies providing said premises with water, sewage service, telephone service, electricity and gas) serving said premises, the easements located on said plat and designated as utility easements, to be dedicated to the City of Texarkana, Arkansas, free and clear of all encumbrances and liens, pursuant to the regulations and requirements of the City of Texarkana, Arkansas.

This offer of dedication is irrevocable and can be formally accepted by the City at any time. This offer shall run with the land and shall be binding on all assignees, grantees, successors or heirs of the developer.

Mark Foster, Owner

**NOTARY ACKNOWLEDGMENT**  
 STATE OF TEXAS:  
 COUNTY OF BOWIE:

On this \_\_\_\_ day of July, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Foster, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes and consideration therein contained.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

3.079 ACRES  
 SW 1/4  
 NW 1/4

NW 1/4  
 SW 1/4  
 5.313 ACRES

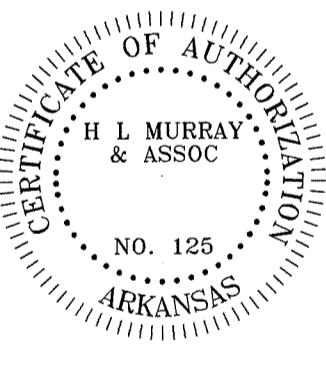
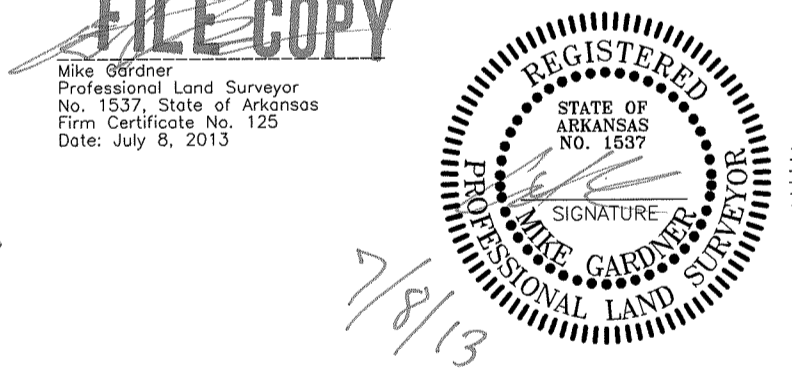
Notary Public, \_\_\_\_\_  
 County, Bowie

**SURVEYOR'S CERTIFICATE**

I, Jeffrey A. Wood, do hereby certify that I am a Professional Land Surveyor in the State of Arkansas, and that the map of the herein described subdivision correctly reflects the results of a survey made under my supervision on the ground June 25, 2013, and that the corner monuments are in place at points on the boundaries of the subdivision as shown on the Minor Plat of same and that the subdivision is to be known as Foster's Village Subdivision, a subdivision of a part of the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 7, Township 15 South, Range 28 West, Miller County, Arkansas.

**FILE COPY**

Mike Gardner  
 Professional Land Surveyor  
 No. 1537, State of Arkansas  
 Firm Certificate No. 125  
 Date: July 8, 2013



**CERTIFICATE OF APPROVAL BY PLANNING ADMINISTRATION**

I, the undersigned, do hereby certify that the Minor Plat of Foster's Village Subdivision, a subdivision of a part of the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 7, Township 15 South, Range 28 West, Miller County, Arkansas, being a replat of a part of Blocks 1 & 6 of Foreman Wood Acreage Addition and a part of Lots 3 & 4, Block 10 of Alhambra Place, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Administration of the City of Texarkana, Miller County, Arkansas, for its approval, that said plat, Owner's Certificate and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the \_\_\_\_ day of \_\_\_\_\_ 2013.

Planning Administrator \_\_\_\_\_

**RECORDING INFORMATION**

**MINOR PLAT  
 FOSTER'S VILLAGE**

BEING A REPLAT OF A PART OF BLOCKS 1 & 6 OF FOREMAN WOOD ACREAGE ADD. AND A PART OF LOTS 3 & 4, BLOCK 10 OF ALHAMBRA PLACE, NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SS. T15S, R28W, MILLER COUNTY, ARKANSAS FOR: MARK FOSTER

5930 SUMMERHILL RD. | P.O. BOX 3786  
 TEXARKANA TEXAS 75501  
 P 903.838.8533 | F 903.832.4700  
 www.mtgengineers.com

**MTG**  
 engineers & surveyors

**TBPE NO. 354**

Date	Revision/Description
Drawn By	Checked By
Project No.	Dwg. Date
134011	7/8/2013
File No.	Sheet No.

500-15S-28W-0-07-304-46-1537