



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 A. J. KING HEADRIGHT SURVEY, Abstract No. 331, being the same tract of land described in a Warranty Deed from Jack P. Watson to CJ's Restaurant, dated November 14, 1990, and recorded in Volume 1548, Page 187 of the Real Property Records of Bowie County, Texas, and also being the same tract of land conveyed to AXIM Properties, Ltd., by Assumption Warranty Deed recorded in Volume 4297, Page 207 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 3/4" bolt found for corner on the North right-of-way line of Interstate Highway No. 30, being the Southwest corner of said AXIM Properties tract and the Southeast corner of a certain tract of land conveyed to Barrie M. Thomson, et al, by Deed recorded in Volume 5708, Page 244 of the Real Property Records of Bowie County, Texas;  
 THENCE: S 81°44'00" E, 141.00 feet with the North right-of-way line of Interstate Highway No. 30 and the South line of said AXIM Properties tract to a 1" iron pipe found for corner at the Southeast corner of same;  
 THENCE: N 08°16'49" E, 142.02 feet with the East line of said AXIM Properties tract to a 1/2" iron pin found for corner at an angle point;  
 THENCE: N 29°48'23" W, 110.20 feet with the East line of said AXIM Properties tract to a 3/8" iron pin found for corner at the Northeast corner of same;  
 THENCE: S 59°57'39" W, 199.02 feet (called 198.54 feet) with the North line of said AXIM Properties tract of land to a mark found on the East line of said Thomson tract of land, same being the Northwest corner of said AXIM Properties tract;  
 THENCE: S 29°59'00" E, 134.22 feet with the East line of said Thomson tract and the West line of said AXIM Properties tract to the Point of Beginning and containing 0.787 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

2004 HAMPTON ROAD, TEXARKANA, TEXAS

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<b>PLUNK LAND SURVEYING</b> 3720 JEFFERSON AVENUE TEXARKANA, ARKANSAS 71854 PHONE (870) 779-8002	0.787 ACRES A. J. KING HRS, A-331 BOWIE COUNTY, TEXAS	
	SCALE: 1"=40' DRAWN BY: JEP	DATE: 2/15/2012 JOB NO: 120133