

Grid North
SPC TXNC
NAD83

Willie Ruth Rice
called 9.50 Acres
Vol. 147, Pg. 543

Myra & Gordan Albert Estate
called 173.60 Acres
Vol. 310, Pg. 12

TRACT 1
8.42 acres
Part of a 33.86 Acre Tract
Volume 1096, Page 40

TRACT 2
8.42 acres
Part of a 33.86 Acre Tract
Volume 1096, Page 40

TRACT 3
8.42 acres
Part of a 33.86 Acre Tract
Volume 1096, Page 40

TRACT 4
8.60 acres
Part of a 33.86 Acre Tract
Volume 1096, Page 40

Keith Brown
22.86 Acres
Vol. 638, Pg. 798

Note: 1/2" rebar set at all corners unless otherwise noted.

- TXDOT Wood Post Monuments
- Set 1/2" rebar

Legend:

Power Pole	
Barbed Fence	
Wood Fence	
Chainlink Fence	
Piped Fence	
Underground Elect.	
Overhead Powerline	
Subject Property	
Headright Boundary	
Centerline	
Right of way	
Road edge	

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIX for more information about flood risk and flood insurance in your community.

BEARING BASED ON A GPS GRID

REFERENCE SURVEY BY
INGRAM ENGINEERING &
SURVEYING
22.86 ACRES

BENJAMIN K. FONTENOT, RPLS
33.86 ACRES
JUNE 2024

Benjamin K. Fontenot, RPLS 5903
217 Pleasant Drive
Alexandria, La. 71303
(318) 709-4030

May 7, 2025

Project:
EP-NOPP-FM805-PARTITION-B

PLAT SHOWING

TRACT 1
All that certain 8.42 Acre Tract of land in the Isaac N. Jones Survey, A-214 in Marion County, Texas, being part of a called 33.86 Acre tract, described and recorded in Volume 1096, Page 40 of the Official Public Records of Marion County, Texas.

TRACT 2
All that certain 8.42 Acre Tract of land in the Isaac N. Jones Survey, A-214 in Marion County, Texas, being part of a called 33.86 Acre tract, described and recorded in Volume 1096, Page 40 of the Official Public Records of Marion County, Texas.

TRACT 3
All that certain 8.42 Acre Tract of land in the Isaac N. Jones Survey, A-214 in Marion County, Texas, being part of a called 33.86 Acre tract, described and recorded in Volume 1096, Page 40 of the Official Public Records of Marion County, Texas.

TRACT 4
All that certain 8.60 Acre Tract of land in the Isaac N. Jones Survey, A-214 in Marion County, Texas, being part of a called 33.86 Acre tract, described and recorded in Volume 1096, Page 40 of the Official Public Records of Marion County, Texas.



I, Benjamin K. Fontenot, Registered Professional Land Surveyor hereby certify that this plat reflects a survey made upon the ground, under my supervision, that the metes and bounds shown hereon truly represents the boundaries of the property, that there are no encroachments or visible easements on or across the property, except as shown, May 7, 2025

Benk. Fontend 05/14/25
Benjamin K. Fontend, Professional Land Surveyor, No. 5903

Note: A metes and Bounds Legal Description has been prepared based on a Plat of Survey on this date.