

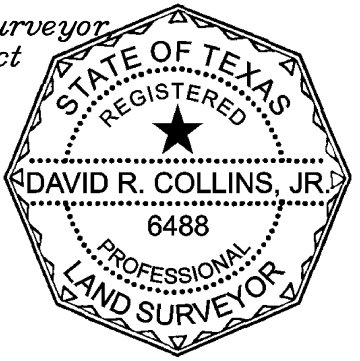
NOTE:  
BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.

# JOHN JOHNSON SURVEY A-220 MARION COUNTY, TEXAS

**24.659 ACRES**

I, David R. Collins, Jr., Reg. Professional Land Surveyor do hereby certify that this Plat is true and correct according to a survey made upon the ground March 4, 2022.

David R. Collins, Jr. R.P.L.S. #6488  
Firm License #10023000



### PLAT SHOWING

ALL THAT CERTAIN 24.659 ACRE TRACT OF LAND IN THE JOHN JOHNSON SURVEY, A-220, IN MARION COUNTY, TEXAS, BEING ALL OF THE CALLED 24.674 ACRE TRACT DESCRIBED IN THE WARRANTY DEED FROM THE PEEBLES IRREVOCABLE TRUST DATED JANUARY 6, 2010, TO DANIEL EDWARD COPP AND CHAEHUI SHIN COPP, A MARRIED COUPLE, WHICH WARRANTY DEED IS DATED APRIL 26, 2017, AND RECORDED IN VOLUME 944, PAGE 486, OF THE DEED RECORDS OF MARION COUNTY, TEXAS.

<p><i>Matt MacLeod</i> 2302 Still Point Lane Colleyville, Texas</p>	
<p><i>Collins Surveying &amp; Mapping, Inc.</i> 910 Judson Road Longview, Texas 75601 Phone: (903) 234-8051</p>	
Job Number:	MM5823-22



**COLLINS SURVEYING  
& MAPPING, INC.**  
TEXAS • ARKANSAS • LOUISIANA

Matt MacLeod  
2302 Still Point Lane  
Colleyville, Texas 76034

Field Notes On 24.659 Acre Tract  
John Johnson Survey, Abstract 220  
Marion County, Texas

All that certain 24.659 acre tract of land in the John Johnson Survey, A-220 in Marion County, Texas, being all of the called 24.674 acre tract described in the Warranty Deed from Peebles Irrevocable Trust dated January 6, 2010, to Daniel Edward Copp and Chaehui Shin Copp, a married couple, which Warranty Deed is dated April 26, 2017, and recorded in Volume 944, Page 486, of the Deed Records of Marion County, Texas, said 24.659 acre tract being more particularly described as follows:

Note: 1. All Set Iron Rods herein are 5/8" rebar with green cap marked "TX FIRM # 10023000".  
2. Bearings and Distances are based upon the Texas State Plane Coordinate System, North Central Zone (4202), 1983 North American Datum.

BEGINNING at a 3/8" iron rod found in the east right of way line of Grainger Road for the southwest corner of the called 8.68 acre tract conveyed to Elmer Jackson by Warranty Deed recorded in Volume 555, Page 263, of said Deed Records;

THENCE: N 88°11'22" E with the south line of said called 8.68 acre tract and continuing with the south line of the called 36.356 acre tract conveyed to Jo Aaron Wolfe and wife, Betty R. Wolfe, by Assumption Warranty Deed recorded in Volume 513, Page 47, of said Deed Records 2637.61 feet to a 1" iron pipe found in the west line of Walter H. Gilbert Survey, A-160, Marion County, Texas and the called 22.54 acre tract conveyed to Thomas E. McKinney and Rebecca McKinney, husband and wife, by Warranty Deed recorded in Volume 769, Page 681, of the Official Public Records of Marion County, Texas for the southeast corner of said called 36.356 acre tract and northeast corner of this tract, from which a found 2" pipe bears N 01°07'49" W - 34.58 feet;

THENCE: S 01°07'10" E with the west line of said Walter H. Gilbert Survey and called 22.54 acre tract at 102.88 feet and 0.32 feet right passing a 1" iron pipe found for the southwest corner of same and continuing to a total distance of 406.88 feet to a 1" iron pipe found for the northeast corner of the called 5.00 acre tract conveyed to Tommy W. Johns by Warranty Deed recorded in Volume 515, Page 385, of said Deed Records and southeast corner of this tract, from which an Axle found for the northwest corner of the called 29.12 acre tract conveyed to Laura A. Bruce by Warranty Deed recorded in Volume 1022, Page 197, of said Official Public Records bears N 03°50'42" W - 8.72 feet and a found 1/2" iron rod bears N 02°05'01" W - 18.57 feet;

THENCE: S 88°10'11" W with the south line of this tract at 495.27 feet and right 8.19 feet to a 1/2" iron rod found for the northwest corner of said called 5.00 acre tract, northeast corner of the called 5.0 acre tract conveyed to Cassandra Wright and Callandra Smith by Deed recorded in Volume 836, Page 153, of said Official Public Records. At 988.79 feet and right 5.24 feet passing a 1/2" iron rod found for the northwest corner of aforesaid 5.0 acre tract and northeast corner of the residue of the called 19.667 acre tract conveyed to Joe A. Allen by Warranty Deed recorded in Volume 455, Page 687, of said Deed Records, at 2469.05 passing a 1" iron pipe found for the northwest corner of said residue tract and northeast corner of said 2 acre tract, and continuing to a to distance of 2636.81 feet to a 1" iron pipe found in the east right of way line of said Grainger Road for the northwest corner of said called 2 acre tract and southwest corner of this tract;

THENCE: N 01°14'04" W with the east right of way line of said Grainger Road 407.78 feet to the POINT OF BEGINNING, containing 24.659 acres of land, more or less.

I, David R. Collins, Jr., Registered Professional Land Surveyor #6488, do hereby certify that the above field notes are true and correct as shown on the Plat MM5823-22, according to a survey made by me upon the ground March 4, 2022.



David R. Collins, Jr. RPLS #6488  
910 Judson Road  
Longview, Texas, 75601  
Firm License No. 10023000