



Magrym Consulting, Inc.
110 W. Louisiana Avenue, Suite 314
Midland, TX 79701
432-999-2737

Michael and Miles Hall
152 County Road 2927
Hughes Springs, Texas 75656

Invoice number 1965
Date 05/15/2025

Project 25-334 SURVEY OF A 209 ACRE TRACT
OF LAND, LOCATED IN CASS COUNTY,
TEXAS

Professional services through 05/15/2025

Invoice Summary

Description	Contract Amount	Percent Complete	Total Billed	Remaining	Remaining Percent	Prior Billed	Current Billed
TITLE SURVEY	4,715.00	100.00	4,715.00	0.00	0.00	0.00	4,715.00
Total	4,715.00	100.00	4,715.00	0.00	0.00	0.00	4,715.00

Invoice subtotal	4,715.00
Midland Tax	388.99
Invoice total	5,103.99

Thank you!

All invoices are to be paid within 30 days of receipt. A 1.5% monthly late fee will be added to all overdue balances until paid.

Please note: credit card payments include a 3% processing fee. To avoid fee opt for bank option in the pay now link, cash, or checks made payable to Magrym Consulting, Inc.

For any further questions please contact: cristina.hernandez@magrym.com

Pay \$ 2,552⁰⁰

FIELD NOTE DESCRIPTION OF A 201.66 ACRE TRACT OF LAND LOCATED IN THE ALLEN NUGENT SURVEY, ABSTRACT 798, CASS COUNTY, TEXAS. BEING A PART OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN THE SPECIAL WARRANTY DEED TO MICHAEL HALL AND MILES MILTON HALL, RECORDED IN INSTRUMENT NUMBER 2017000077, OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS. SAID 201.66 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:7090425.49, E:3177789.50) IN THE NORTH LINE OF COUNTY ROAD 2927 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 3°15'23" WEST 830.54 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 2°12'30" WEST 878.41 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 85°48'52" WEST 248.25 FEET TO A FLAT BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 3°16'29" WEST 481.29 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 2°47'28" WEST 1066.41 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 5°40'18" WEST 215.09 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 88°25'17" EAST 632.59 FEET TO A IRON PIPE FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 87°49'55" EAST AT 994.68 FEET PASSING A REINF BAR FOUND, CONTINUING FOR A TOTAL DISTANCE OF 2091.23 FEET TO A POINT (N:7093970.56, E:3180082.29) THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 1°15'32" EAST 2094.08 FEET TO A CORNER OF THIS TRACT;

THENCE SOUTH 4°16'03" EAST 1310.11 FEET TO A POINT (N:7090570.51, E:3180225.77) THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 86°29'02" WEST 1681.22 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 87°01'24" WEST 240.10 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

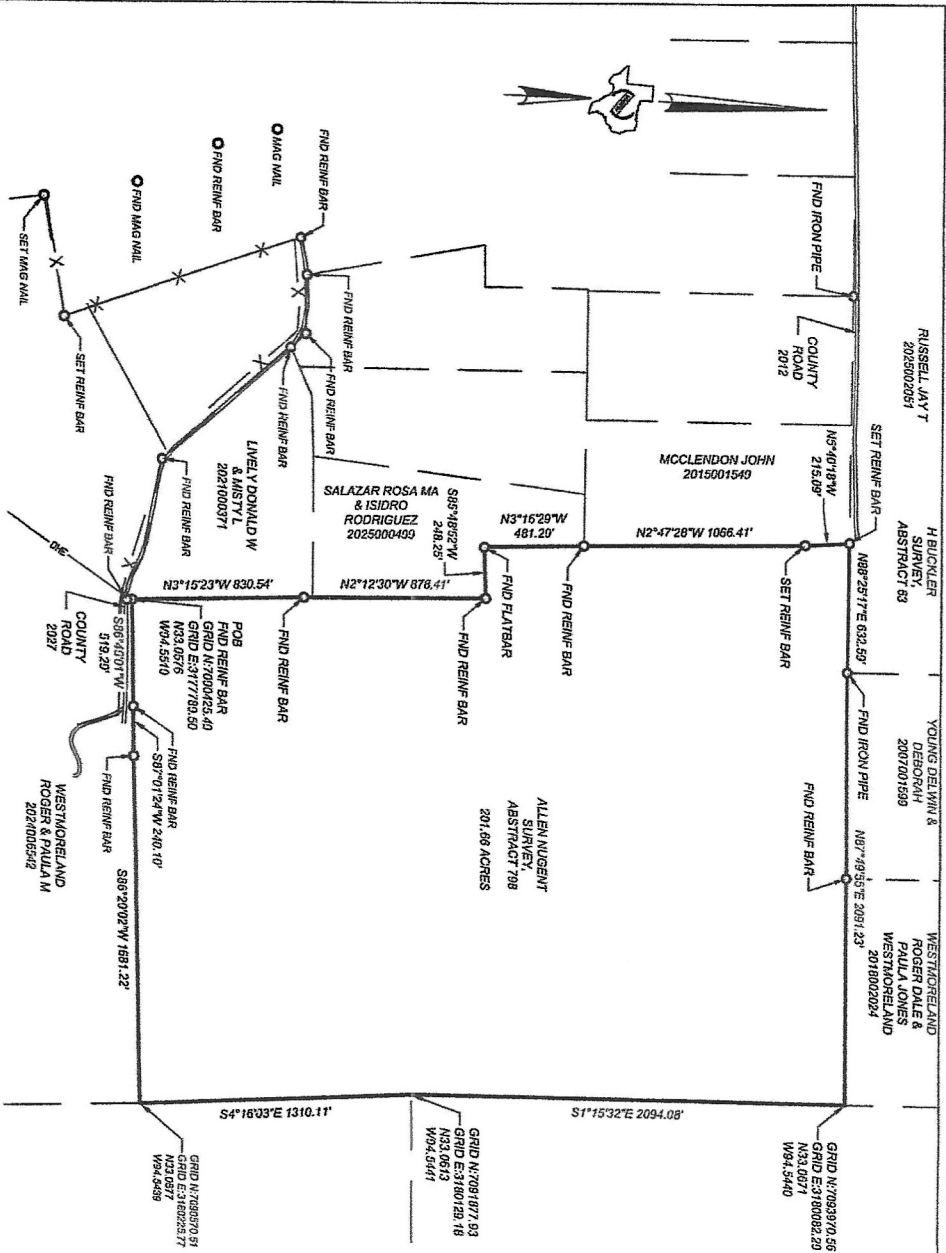
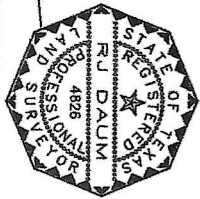
THENCE SOUTH 86°45'01" WEST 519.29 FEET TO THE PLACE OF BEGINNING.

AREA, BEARINGS AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

Surveyor Certification
 TO THE LIEUTENANTS, MICHAEL HALL & MILES MILTON HALL
 OWNER OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER.
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
 OF THE PROPERTY LEGALLY DESCRIBED HEREOF, AND THAT THERE ARE NO KNOWN DISCREPANCIES,
 LINE CONFLICTS, SHORTAGES IN AREA, BOUNDARY
 LINE CONFLICTS, ENCROACHMENTS,
 OVERLAPPING OF IMPROVEMENTS,
 EASEMENTS OR RIGHTS-OF-WAY,
 EXCEPT AS SHOWN HEREOF.

DATED THIS 15TH DAY OF MAY, 2025

R. DAUM
 TEXAS PLS. 4026



NOTES:

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE
 COMMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE
 MAY BE SHOWN.
 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
 MONUMENTS ARE A 12\"/>



800 N. MARSHFIELD STREET
 SUITE 100
 MIDLAND, TEXAS 79701 Office (432) 684-5546

LEGEND:
 — x — FENCE LINE
 ○ MONUMENT AS DESCRIBED
 — — — PROPERTY LINE
 — — — ADJOINING PROPERTIES

SURVEY

A 201.66 ACRE TRACT OF LAND,
 LOCATED IN THE,
 ALLEN NUGENT SURVEY,
 ABSTRACT 798,
 CASS COUNTY, TEXAS

SCALE: 1\"/>

PROJECT: 26-24
 JOB NO.: 25-24

FIELD NOTE DESCRIPTION OF A 201.66 ACRE TRACT OF LAND LOCATED IN
 THE ALLEN NUGENT SURVEY, ABSTRACT 798, CASS COUNTY, TEXAS,
 BEING A PART OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN THE
 SPECIAL WARRANTY DEED TO MICHAEL HALL AND MILES MILTON HALL,
 RECORDED IN INSTRUMENT NUMBER 2017000077, OFFICIAL PUBLIC
 RECORDS OF CASS COUNTY, TEXAS, SAID 201.66 ACRE TRACT
 DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCING BAR FOUND (N700425.40, E3177780.50) IN THE
 NORTH LINE OF COUNTY ROAD 2027 FOR THE SOUTHWEST CORNER OF
 THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 1;
 THENCE NORTH 71°52'30\"/>