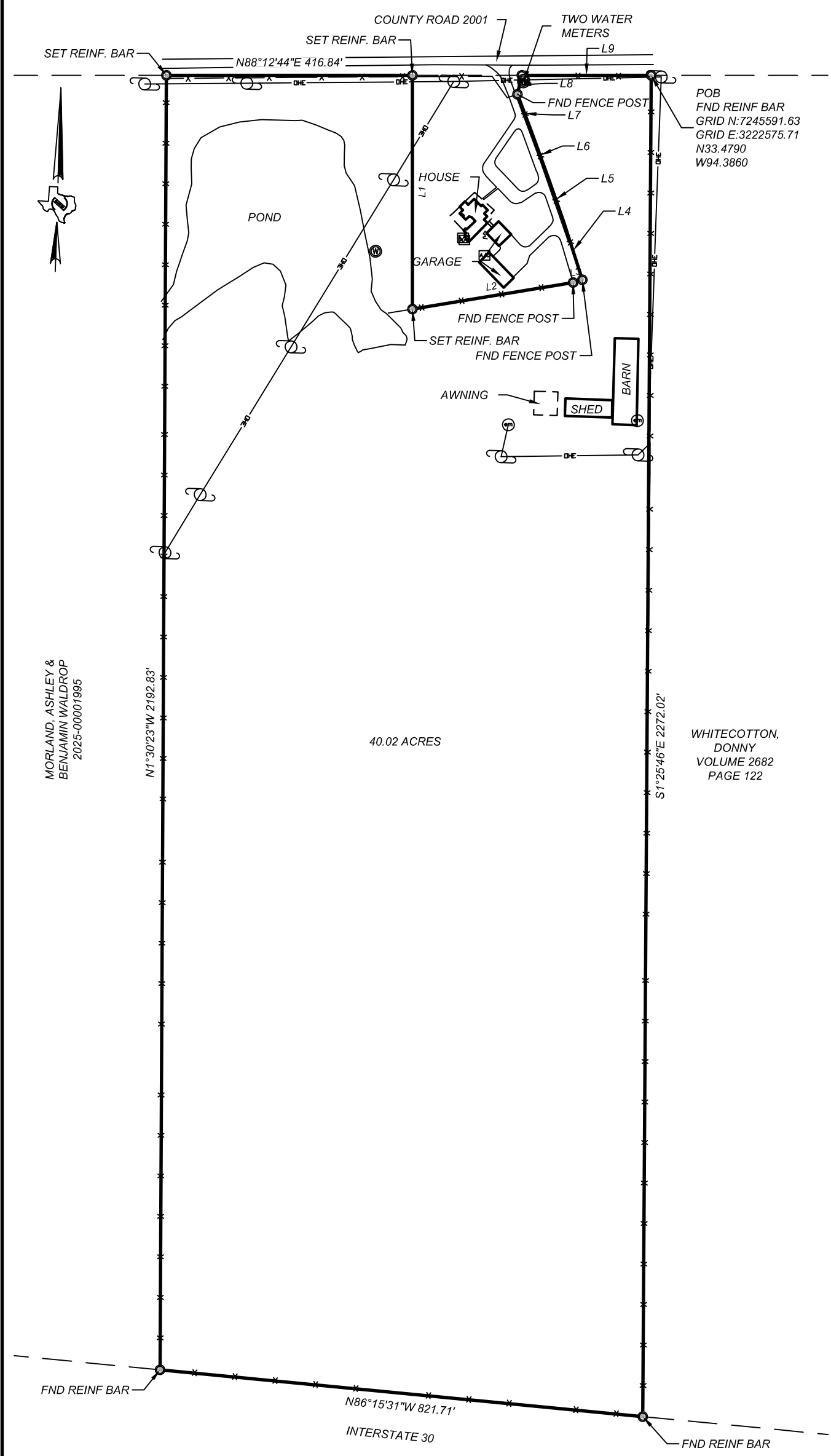




Parcel Line Table		
Line #	Direction	Length
L1	S01° 47' 16"E	395.93
L2	N78° 47' 19"E	275.76
L3	N72° 39' 15"E	16.27
L4	N19° 33' 41"W	103.49
L5	N21° 04' 28"W	79.41
L6	N21° 51' 39"W	80.09
L7	N22° 12' 23"W	70.32
L8	N11° 10' 25"E	32.61
L9	N88° 12' 44"E	219.30

FIELD NOTE DESCRIPTION OF A 40.02 ACRE TRACT OF LAND LOCATED IN THE W.F. THOMPSON SURVEY, ABSTRACT 565, BOWIE COUNTY, TEXAS. BEING A PART OF THAT CALLED 42.184 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, DATED AUGUST 4, 2005, TO MATHEW RAY ELLISOR AND WIFE, GWENDOLYN ANN ELLISOR RECORDED IN VOLUME 4690, PAGE 190, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 40.02 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A REINF BAR FOUND (N:7245591.63, E:3222575.71) IN THE SOUTH LINE OF COUNTY ROAD 2001 FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 42.184 ACRE TRACT OF LAND;

THENCE SOUTH 1°25'46" EAST 2272.02 FEET TO A REINF BAR FOUND IN THE NORTH RIGHT OF WAY LINE OF FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 86°15'31" WEST 821.71 FEET TO A REINF BAR FOUND IN THE NORTH RIGHT OF WAY LINE OF INTERSTATE 30 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 1°30'23" WEST 2192.83 FEET TO A REINF BAR SET IN THE SOUTH LINE OF COUNTY ROAD 2001 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 88°12'44" EAST 416.84 FEET TO A REINF BAR SET IN THE SOUTH LINE OF COUNTY ROAD 2001 FOR A CORNER OF THIS TRACT;

THENCE SOUTH 01°47'16" EAST 395.93 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 78°47'19" EAST 275.76 FEET TO A FENCE POST FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 72°39'15" EAST 16.27 FEET TO A FENCE POST FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 19°33'41" WEST 103.49 FEET TO A CORNER OF THIS TRACT;

THENCE NORTH 21°04'28" WEST 79.41 FEET TO A CORNER OF THIS TRACT;

THENCE NORTH 21°51'39" WEST 80.09 FEET TO A CORNER OF THIS TRACT;

THENCE NORTH 22°12'23" WEST 70.32 FEET TO A CORNER OF THIS TRACT;

THENCE NORTH 11°10'25" EAST 32.61 FEET TO A REINF BAR SET IN THE SOUTH LINE OF COUNTY ROAD 2001 FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°12'44" EAST 219.30 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.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.

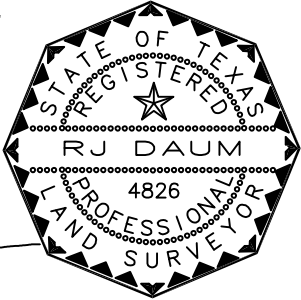
Surveyor Certification

TO THE LIENHOLDERS, MATHEW & GWENDOLYN ELLISOR

(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 HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 19TH DAY OF MAY, 2026

RJ DAUM
TEXAS RPLS 4826



LEGEND:

- Water Well
- Fence Line
- Overhead Electric
- Utility Pole
- Electric Meter
- Air Conditioner
- Monument as Described
- Property Line
- Adjoining Properties



Magrym Consulting, Inc.
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Midland, TX 79701
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www.magrym.com

SURVEY

A 40.02 ACRE TRACT OF LAND LOCATED IN THE W.F. THOMPSON SURVEY,
ABSTRACT 565, BOWIE COUNTY, TEXAS

JOB NO: 26-409
PROJECT: 26-409
SCALE: 1" = 200'