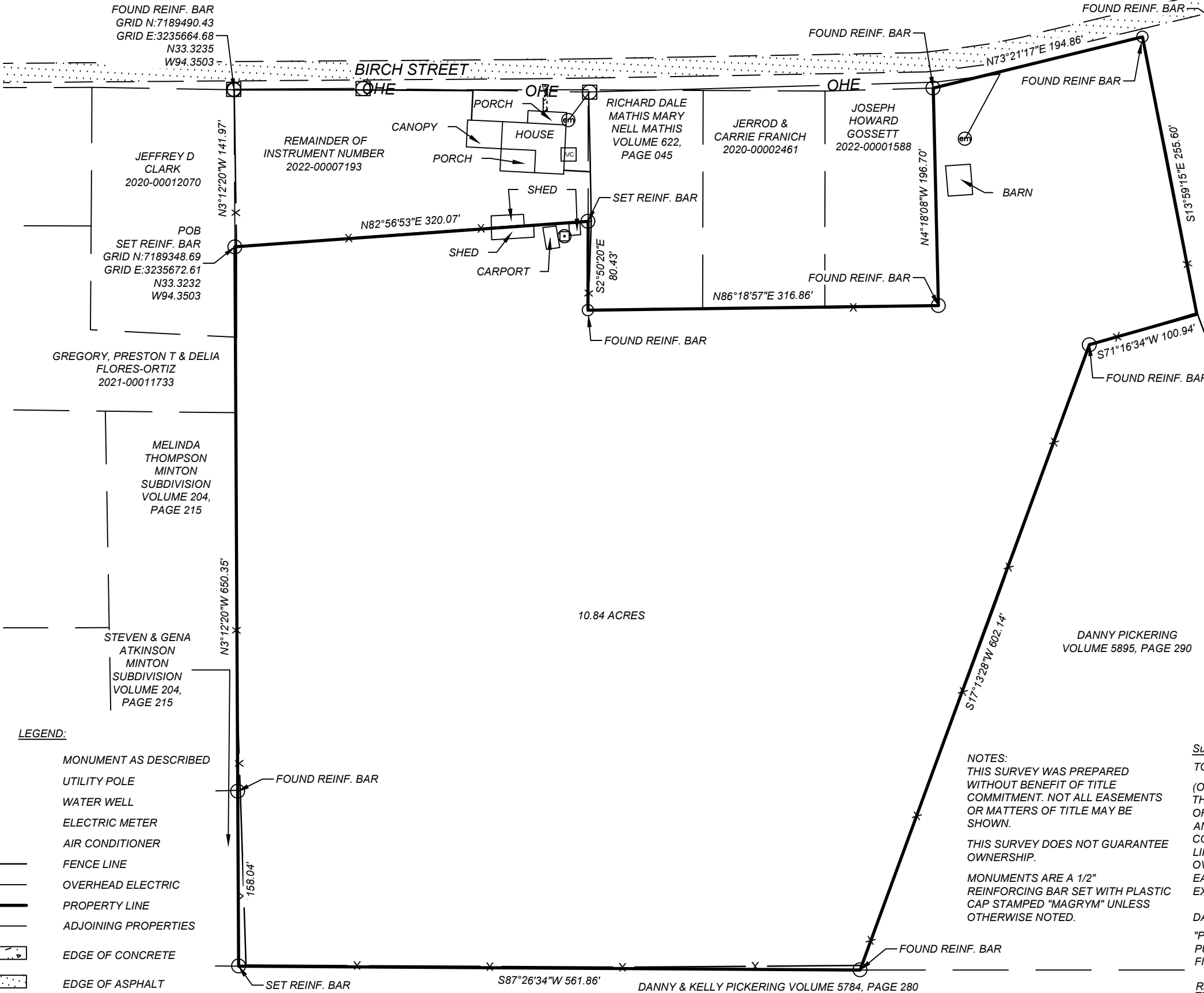




FIELD NOTE DESCRIPTION OF A 10.84 ACRE TRACT OF LAND, LOCATED IN J. S. HERRING SURVEY, ABSTRACT 263, BOWIE COUNTY, TEXAS. BEING ALL OF THAT CALLED 10.7762 ACRE TRACT OF LAND DESCRIBED IN THE THIRD PARTY DEED DATED JUNE 13, 2022, TO LINDSAY K HALL AND STEPHEN ALLEN HALL RECORDED IN INSTRUMENT NUMBER 2022-00007193, AND THOSE TRACTS DESCRIBED IN THE WARRANTY DEED DATED AUGUST 26, 2022, TO STEPHEN ALLEN HALL AND LINDSAY K. HALL, RECORDED IN INSTRUMENT NUMBER 2022-00010976, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 10.84 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:7189348.69, E:3235672.61) FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH A REINF BAR FOUND IN THE SOUTH LINE OF BIRCH STREET FOR THE NORTHWEST CORNER OF THAT CALLED 10.7762 ACRE TRACT BEARS NORTH 3°12'20" WEST 141.97 FEET;

THENCE NORTH 82°56'53" EAST 320.12 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 2°50'20" EAST 80.43 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 86°18'57" EAST 316.86 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 4°18'08" WEST 196.70 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF BIRVH STREET FOR A CORNER OF THIS TRACT;

THENCE NORTH 73°21'17" EAST 194.86 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF BIRCH STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 13°59'15" EAST 255.60 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 71°16'34" WEST 100.94 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 17°13'28" WEST 602.14 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87°26'34" WEST 561.86 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 3°12'20" WEST AT 158.04 FEET PASS A REINF BAR FOUND CONTINUING FOR A TOTAL DISTANCE OF 650.35 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.

JOHNNY C
DOWNS
VOLUME 4577,
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SHANNON
BARBER
2017-00009332

DANNY PICKERING
VOLUME 5895, PAGE 290

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LEGEND:

- MONUMENT AS DESCRIBED
- UTILITY POLE
- WATER WELL
- ELECTRIC METER
- AIR CONDITIONER
- FENCE LINE
- OVERHEAD ELECTRIC
- PROPERTY LINE
- ADJOINING PROPERTIES
- EDGE OF CONCRETE
- EDGE OF ASPHALT

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, LINDSAY 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 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 7TH DAY OF AUGUST, 2026
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".
RJ DAUM
TEXAS RPLS 4826



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(432) 684-5548
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A 10.84 ACRE TRACT OF LAND, LOCATED IN J. S. HERRING SURVEY, A-263,
BOWIE COUNTY, TEXAS

SURVEY					
JOB NO: 26-582					
PROJECT: 26-582					
SCALE: 1"=100'	REVISIONS				