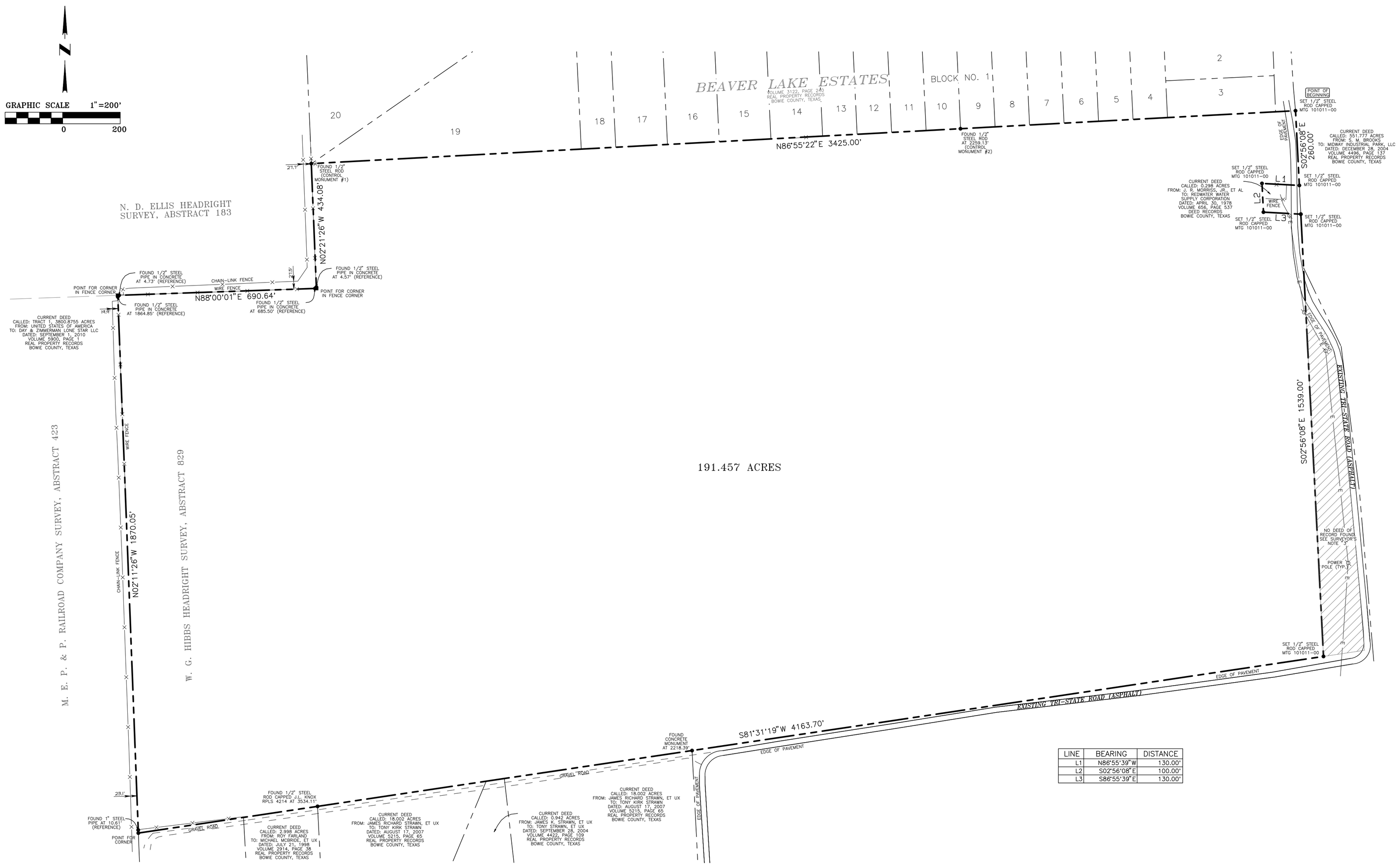

LINE	BEARING	DISTANCE
L1	N86°55'39"W	130.00'
L2	S02°56'08"E	100.00'
L3	S86°55'39"E	130.00'

Property Description
191.457 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the W. G. Hibbs Headright Survey, Abstract 829, Bowie County, Texas, being all of that certain tract of land described as 193.702 acres in the deed from Josh R. Morriss, Jr., et ux, Trustees of the J. R. Morriss, Jr. and Martha W. Morriss Revocable Trust to Josh R. Morriss, III, et al, dated December 29, 1988, recorded in Volume 1277, Page 77 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Northeast corner of the said 193.702 acre tract, lying in the West line of that certain tract of land described as 551.777 acres in the deed from S. M. Brooks to Midway Industrial Park, LLC, dated December 28, 2004, recorded in Volume 4496, Page 137 of the Real Property Records of Bowie County, Texas, and lying on the East side of Tri-State Road;

THENCE South 02 degrees 56 minutes 08 seconds East a distance of 260.00 feet along the East line of the said 193.702 acre tract, and the East side of the said Tri-State Road to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being and angle point in the East line of the said 193.702 acre tract, and the Northeast corner of that certain tract of land described as 0.298 acres in the deed from J. R. Morriss, Jr., et al to Redwater Water Supply Corporation, dated April 30, 1978, recorded in Volume 656, Page 537 of the Deed Records of Bowie County, Texas;

THENCE North 86 degrees 55 minutes 39 seconds West a distance of 130.00 feet crossing the said Tri-State Road, running along the East line of the said 193.702 acre tract, and the North line of the said 0.298 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being and angle point in the East line of the said 193.702 acre tract, and the Northwest corner of the said 0.298 acre tract;

THENCE South 02 degrees 56 minutes 08 seconds East a distance of 100.00 feet along the East line of the said 193.702 acre tract, and the West line of the said 0.298 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, being an angle point in the East line of the said 193.702 acre tract, and the Southwest corner of the said 0.298 acre tract;

THENCE South 86 degrees 55 minutes 39 seconds East a distance of 130.00 feet along the East line of the said 193.702 acre tract, the South line of the said 0.298 acre tract, and crossing the said Tri-State Road to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being and angle point in the East line of the said 193.702 acre tract, the Southeast corner of the said 0.298 acre tract, and lying on the East side of the said Tri-State Road;

THENCE South 02 degrees 56 minutes 08 seconds East a distance of 1539.00 feet crossing the said Tri-State Road, and running along the East line of the said 193.702 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Southeast corner of the said 193.702 acre tract, and lying on the North side of the said Tri-State Road;

THENCE South 81 degrees 31 minutes 19 seconds West, passing, at a distance of 2218.39 feet, a concrete monument found for a corner, being the Northeast corner of that certain tract of land described as 18.002 acres in the deed from James Richard Strawn, et ux to Tony Kirk Strawn, dated August 17, 2007, recorded in Volume 5215, Page 65 of the Real Property Records of Bowie County, Texas, then continuing along the said course, and passing, at a distance of 3534.11 feet, a 1/2 inch steel rod, capped J. L. Knox RPLS 4214, found for a corner, being the Northwest corner of the said 18.002 acre tract, and the Northeast corner of that certain tract of land described as 2.998 acres in the deed from Roy Farland to Michael McBride, et ux, dated July 21, 1998, recorded in Volume 2914, Page 38 of the Real Property Records of Bowie County, Texas, and continuing along the said course for a total distance of 4163.70 feet along the South line of the said 193.702 acre tract, generally and partially along the North line of the said Tri-State Road, the North line of the said 18.002 acre tract, the North line of that certain tract of land described as 0.942 acres in the deed from James K. Strawn, et ux to Tony Strawn, et ux, dated September 28, 2004, recorded in Volume 4422, Page 109 of the Real Property Records of Bowie County, Texas, the North line of the said 2.998 acre tract, and the North line of the said 4.01 acre tract to a point for a corner in a mound of debris, being the Southwest corner of the said 193.702 acre tract, the Northwest corner of the said 4.01 acre tract, lying in the West line of the said W. G. Hibbs survey, the East line of the M. E. P. & P. Railroad Company Survey, Abstract 423, and the East line of that certain tract of land described as Tract 1 with 3800.8755 acres in the deed from the United States of America to Day & Zimmerman Lone Star, LLC, dated September 1, 2010, recorded in Volume 5900, Page 1 of the Real Property Records of Bowie County, Texas;

THENCE North 02 degrees 11 minutes 26 seconds West, passing, at a distance of 10.61 feet, a 1 inch steel pipe found for a reference, then continuing along the said course, and passing, at a distance of 1864.85 feet, a 1/2 inch steel pipe in concrete found for a reference, and continuing along the said course for a total distance of 1870.05 feet along the West line of the said 193.702 acre tract, the West line of the said W. G. Hibbs survey, the East line of the said 3800.8755 acre tract, and the East line of the said M. E. P. & P. Railroad Company survey to a point for a corner in a fence corner, being an exterior ell corner in the West line of the said 193.702 acre tract and the W. G. Hibbs survey, an interior ell corner in the East line of the said 3800.8775 acre tract, the Northeast corner of the said M. E. P. & P. Railroad Company survey, and lying in the South line of the N. D. Ellis Headright Survey, Abstract 183;

THENCE North 88 degrees 00 minutes 01 seconds East, passing, at a distance of 4.73 feet, a 1/2 inch steel pipe in concrete found for a reference, then continuing along the said course and passing, at a distance of 685.50 feet, a 1/2 inch steel pipe in concrete found for a reference, and continuing along the said course for a total distance of 690.64 feet along the West line of the said 193.702 acre tract, the West line of the said W. G. Hibbs survey, the East line of the said 3800.8755 acre tract, and the South line of the said N. D. Ellis survey to a point for a corner in a fence corner, being an interior ell corner in the West line of the said 193.702 acre tract and the said W. G. Hibbs survey, an exterior ell corner in the East line of the said 3800.8755 acre tract, and the Southeast corner of the said N. D. Ellis survey;

THENCE North 02 degrees 21 minutes 26 seconds West, passing, at a distance of 4.57 feet, a 1/2 inch steel pipe in concrete found for a reference, then continuing along the said course for a total distance of 434.08 feet along the West line of the said 193.702 acre tract, the West line of the said W. G. Hibbs survey, the East line of the said 3800.8755 acre tract, and the East line of the said N. D. Ellis survey to a 1/2 inch steel rod (control monument) found for a corner, being the Northwest corner of the said 193.702 acre tract, and the Southwest corner of Lot 19, Block No. 1 of Beaver Lake Estates, according to the plot recorded in Volume 3122, Page 240 of the Real Property Records of Bowie County, Texas;

THENCE North 86 degrees 55 minutes 22 seconds East (basis of bearings), passing, at a distance of 2259.13 feet, a 1/2 inch steel rod (control monument) found for a corner, being the Southeast corner of Lot 10 of the said Block No.1 and the Southwest corner of Lot 9 of the said Block No. 1, then continuing along the said course for a total distance of 3425.00 feet along the North line of the said 193.702 acre tract, the South line of the said Block No. 1, and crossing the said Tri-State Road to the point of Beginning, and containing 191.457 acres of land at the time of this survey.

SURVEYOR'S NOTES:

1.) SURVEY RELIED ON TITLE COMMITMENT NO. 2230061, EFFECTIVE MAY 27, 2022 BY WFG NATIONAL TITLE INSURANCE COMPANY FOR EASEMENTS OF RECORD.

2) NORTH LINE OF THE SUBJECT PROPERTY IS HARMONIOUS WITH THE VERIFICATION OF BOUNDARY LOCATION, RECORDED IN VOLUME 478, PAGE 816 (SCHEDULE B., ITEM M)

2.) RECORD TITLE TO THE SUBJECT PROPERTY DOES NOT INCLUDE THE HATCHED AREA BETWEEN THE EAST BOUNDARY LINE DEPICTED IN THE SURVEY DRAWING AND TRI-STATE ROAD. RECORD TITLE FOR THE EASTERN ADJOINER, LOCATED IN VOLUME 1601, PAGE 1 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY TEXAS, REFERENCES BEING A PART OF THE LAND CONVEYED TO THE TEXAS AND PACIFIC RAILWAY COMPANY BY DEED DATED AUGUST 14, 1877, RECORDED IN VOLUME L, PAGE 509 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS. SURVEYOR WAS UNABLE TO OBTAIN A COPY OF THE DEED DUE TO DESTROYED RECORDS BY A FIRE IN THE BOWIE COUNTY CLERKS OFFICE.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 86 DEGREES 55 MINUTES 22 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999880014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7235852.1721
E=3283793.5009

CONTROL MONUMENT #2
N=7235973.4486
E=3286049.3756

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 13, 2022. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF JOSH R. MORRISS, III AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 16, 2022

STATE OF TEXAS
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY

191.457 ACRES IN THE W. G. HIBBS HEADRIGHT SURVEY, ABSTRACT 829
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
CW	JW	222193	6/15/2022

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File No. | Sheet No.

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Thu Jun 16, 2022 6:16PM