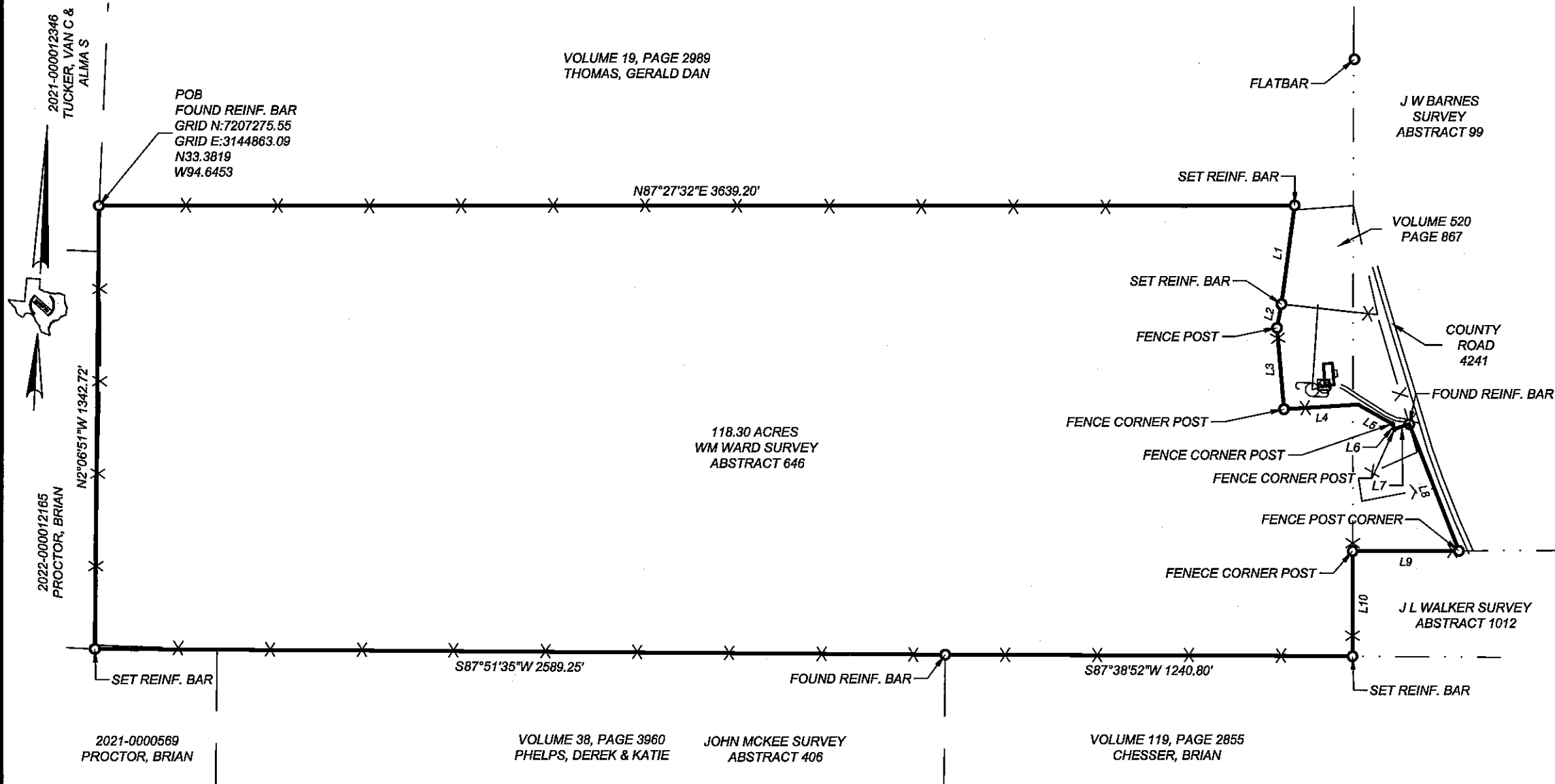




FIELD NOTE DESCRIPTION OF A 118.30 ACRE TRACT OF LAND, LOCATED IN WILLIAM WARD SURVEY ABSTRACT 646 AND J. W. BARNES SURVEY ABSTRACT 99, BOWIE COUNTY, TEXAS. BEING ALL THAT CALLED 115 ACRE TRACT OF LAND AND A PART OF THAT CALLED 3.5 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 16, 1999, TO DANIEL J. MARTINEZ AND WIFE BEATRICE SUE MARTINEZ RECORDED IN VOLUME 3083 PAGE 320, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. AND A PART OF THAT CALLED 3.1230 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED DATED DECEMBER 22, 1995, TO DANIEL J. MARTINEZ AND WIFE BEATRICE SUE MARTINEZ RECORDED IN VOLUME 2415, PAGE 102, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 118.23 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:7207275.55, E:3144863.09) FOR THE NORTHWEST CORNER OF THIS TRACT SAME BEING THE NORTHWEST CORNER OF THAT CALLED 115 ACRE TRACT OF LAND;
THENCE NORTH 87°27'32" EAST 3639.20 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 4°49'48" WEST 301.25 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;
THENCE SOUTH 8°18'59" WEST 73.64 FEET TO A FENCE CORNER FOR A CORNER OF THIS TRACT;
THENCE SOUTH 7°42'36" EAST 247.54 FEET TO A FENCE CORNER FOR A CORNER OF THIS TRACT;
THENCE NORTH 83°46'35" EAST 224.98 FEET TO A FENCE CORNER FOR A CORNER OF THIS TRACT;
THENCE SOUTH 63°33'10" EAST 120.35 FEET TO A FENCE CORNER FOR A CORNER OF THIS TRACT;
THENCE SOUTH 28°01'48" EAST 16.67 FEET TO A FENCE CORNER FOR A CORNER OF THIS TRACT;
THENCE NORTH 69°05'36" EAST 46.48 FEET TO A REINF BAR FOUND IN THE WEST LINE OF COUNTY ROAD 4241 FOR A CORNER OF THIS TRACT;
THENCE SOUTH 24°16'10" EAST 413.32 FEET TO A FENCE CORNER IN THE WEST LINE OF COUNTY ROAD 4241 FOR A CORNER OF THIS TRACT;
THENCE SOUTH 87°16'40" WEST 323.84 FEET TO A FENCE CORNER POST FOR A CORNER OF THIS TRACT;
THENCE SOUTH 2°40'33" EAST 318.03 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 87°38'52" WEST 1240.80 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;
THENCE SOUTH 87°51'35" WEST 2589.25 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 2°06'51" WEST 1342.72 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.

LEGEND:

- x — FENCE LINE
- OHE — OVERHEAD ELECTRIC
- U — UTILITY POLE
- EM — ELECTRIC METER
- AC — AIR CONDITIONER
- M — MONUMENT AS DESCRIBED
- PL — PROPERTY LINE
- AD — ADJOINING PROPERTIES

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.

LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L1	S4° 49' 48"W	301.25
L2	S8° 18' 59"W	73.64
L3	S7° 42' 36"E	247.54
L4	N83° 46' 35"E	224.98
L5	S63° 33' 10"E	120.35
L6	S28° 01' 48"E	16.67
L7	N69° 05' 36"E	46.48
L8	S24° 16' 10"E	413.32
L9	S87° 16' 40"W	323.84
L10	S2° 40' 33"E	318.03

Surveyor Certification

TO THE LIENHOLDERS, BEATRICE SUE MARTINEZ

(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 SEPTEMBER, 2025

RJ DAUM
TEXAS RPLS 4826



FIELD NOTE DESCRIPTION OF A 69.04 ACRE TRACT OF LAND, LOCATED IN B.
S. TIPTON SURVEY, ABSTRACT 566, BOWIE COUNTY, TEXAS. SAID 69.04
ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS
FOLLOWS:

BEGINNING AT A REINF BAR SET (N:7304130.26, E:3163410.06) FOR THE
SOUTHEAST CORNER OF THIS TRACT, SAME BEING A CORNER OF THAT
TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2019-00011510;
THENCE ALONG THE NORTH LINE OF THAT SAID TRACT DESCRIBED IN
INSTRUMENT NUMBER 2019-00011510 AS FOLLOWS;

THENCE SOUTH 41°59'21" WEST 123.64 FEET;
THENCE SOUTH 42°56'58" WEST 196.25 FEET;
THENCE SOUTH 41°47'16" WEST 170.83 FEET;
THENCE SOUTH 46°10'35" WEST 208.64 FEET;
THENCE SOUTH 45°31'55" WEST 195.91 FEET;
THENCE SOUTH 34°28'08" WEST 157.91 FEET;
THENCE SOUTH 30°07'47" WEST 152.92 FEET;
THENCE SOUTH 30°16'10" WEST 186.20 FEET;
THENCE SOUTH 25°38'06" WEST 161.04 FEET;
THENCE SOUTH 21°42'15" WEST 197.95 FEET;
THENCE SOUTH 25°52'23" WEST 308.89 FEET;
THENCE SOUTH 17°39'04" WEST 123.51 FEET;
THENCE SOUTH 28°32'58" WEST 233.93 FEET;
THENCE SOUTH 27°12'41" WEST 205.56 FEET;
THENCE SOUTH 34°18'35" WEST 173.68 FEET;
THENCE SOUTH 45°59'07" WEST 114.68 FEET;
THENCE SOUTH 39°49'29" WEST 209.05 FEET;
THENCE SOUTH 42°37'21" WEST 138.96 FEET;
THENCE SOUTH 41°55'22" WEST 151.40 FEET;
THENCE SOUTH 51°34'55" WEST 185.75 FEET TO A REINF BAR SET FOR THE
SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 2°24'32" WEST 2314.84 FEET TO THE NORTHWEST CORNER
OF THIS TRACT (N: 7303548.12, E: 3161256.21);
THENCE NORTH 59°35'28" EAST 1056.40 FEET TO A CORNER OF THIS TRACT
(N:7304082.84, E: 3162167.29);
THENCE NORTH 66°35'28" EAST 844.35 FEET TO A CORNER OF THIS TRACT
(N:7304418.29, E: 3162942.15);
THENCE SOUTH 58°23'08" EAST 549.45 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:

A GRADIENT BOUNDARY LINE THAT MARKS THE
BOUNDARY LINE BETWEEN PUBLIC AND PRIVATE
PROPERTY ALONG THE RED RIVER IN TEXAS IS NOT
THE EXISTING BOUNDARY LINE AS SHOWN AND
DESCRIBED WITH THIS LAND SURVEY.

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

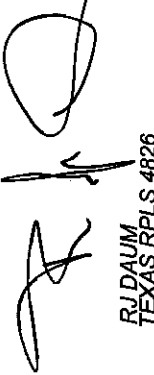
THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
MONUMENTS ARE A 1/2" REINFORCING BAR SET
WITH PLASTIC CAP STAMPED "MAGRYM" UNLESS
OTHERWISE NOTED.

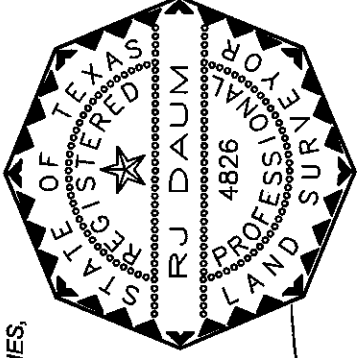
Surveyor Certification

TO THE LIENHOLDERS, TOMMY BATCHELOR

(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 16TH DAY OF SEPTEMBER, 2025


R.J. DAUM
TEXAS RPLS 4826



Magrym Consulting, Inc.
800 N. Marientfeld St. Ste 100
Midland, TX 79701
(432) 684-5548
www.magrym.com



TX FIRM# 10149500

SURVEY

A 69.04 ACRE TRACT OF LAND, LOCATED IN B.
S. TIPTON SURVEY,
ABSTRACT 566, BOWIE COUNTY, TEXAS

JOB NO: 25-447

PROJECT: 25-447

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