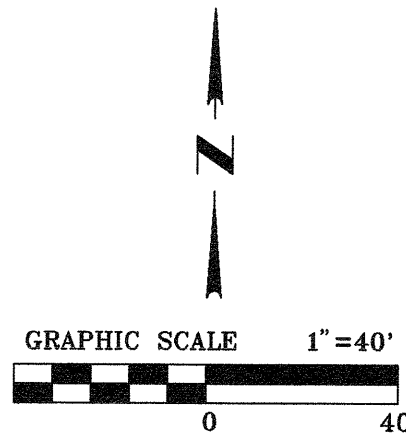
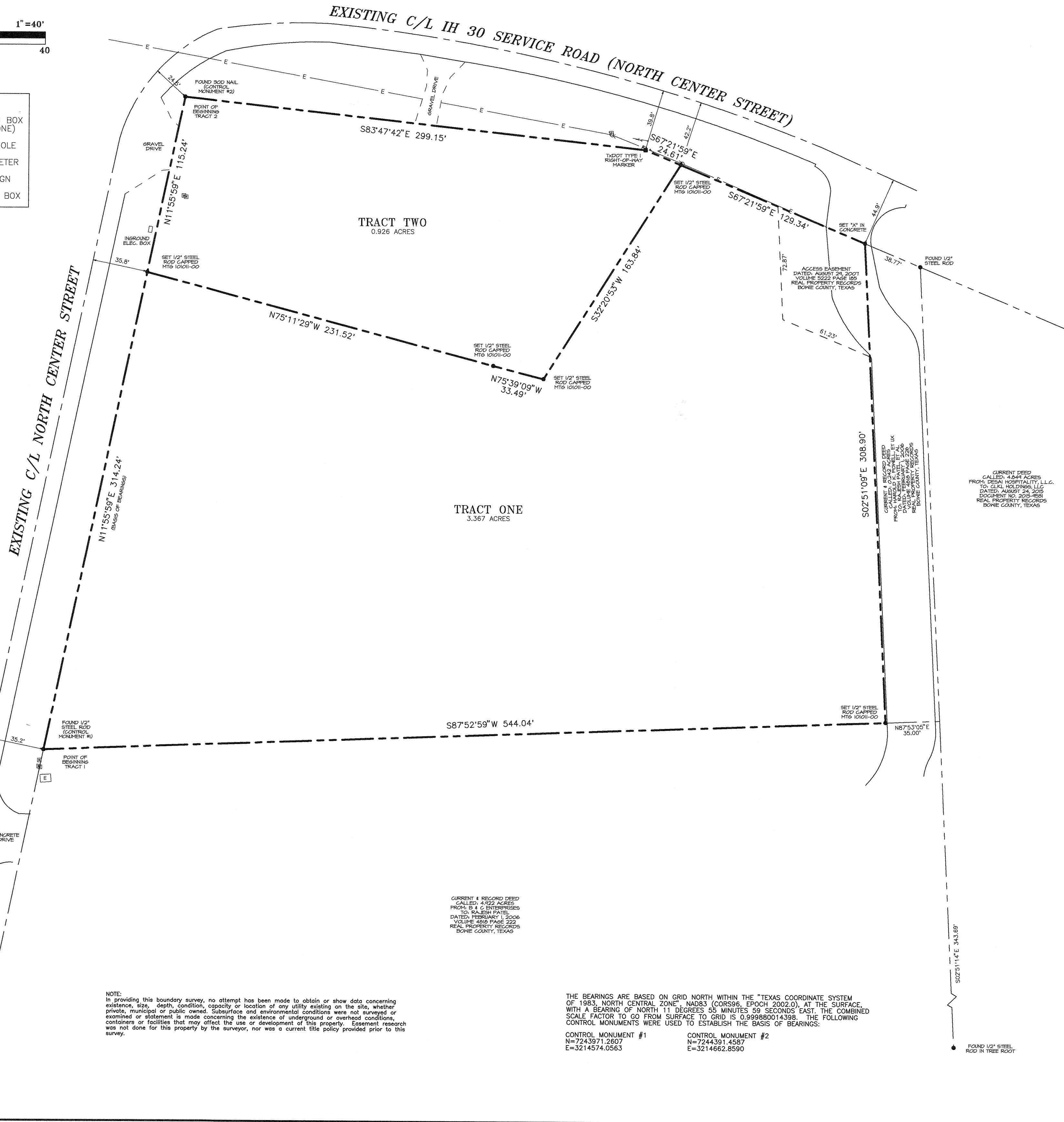


W. F. THOMPSON HEADRIGHT SURVEY, ABSTRACT 565



- LEGEND**
- ▣ JUNCTION BOX (TELEPHONE)
 - ⊕ POWER POLE
 - ⊕ WATER METER
 - ▲ CABLE SIGN
 - ⊞ ELECTRIC BOX



Property Description
4.233 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the W.F. Thompson Headright Survey, Abstract 565, Bowie County, Texas, being the remainder of that certain tract of land described as 13.1 acres in the deed from Nellie Mae McGee to Harold Roy Powell, dated October 19, 1969, recorded in Volume 499, Page 245 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), found for a corner, lying in the East right-of-way of North Center Street, the South line of the said 13.1 acre tract, and the Northwest corner of that certain tract of land described as 4.992 acres in the deed from B & C Enterprises to Rajesh Patel, dated February 1, 2006, recorded in Volume 4818, Page 222 of the Real Property Records of Bowie County, Texas;

THENCE North 11 degrees 55 minutes 59 seconds East a distance of 429.48 feet along the East right-of-way of North Center Street to a 300 nail (control monument), found for a corner at the intersection of the East right-of-way of North Center Street and the South right-of-way of Interstate Highway 30;

THENCE South 83 degrees 47 minutes 42 seconds East a distance of 299.15 feet along the South right-of-way of Interstate Highway 30 to a 1x60 Type 1 right-of-way monument, found for a corner, at an angle point;

THENCE South 67 degrees 21 minutes 59 seconds East a distance of 153.95 feet along the South right-of-way of Interstate Highway 30 to an (X) etched in a concrete drive, the Northwest corner of that certain tract of land described as 0.242 acres in the deed from Harold K. Powell, et al, dated February 1, 2006, recorded in Volume 4818, Page 222 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 51 minutes 09 seconds East a distance of 308.90 feet along the West line of the said 0.242 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South line of the said 13.1 acre tract and the North line of the said 4.992 acre tract, said corner bears North 87 degrees 53 minutes 05 seconds East a distance of 35.00 feet to a 1/2 inch steel rod, found for a corner, in a tree root, the Southeast corner of the said 4.992 acre tract;

THENCE South 87 degrees 52 minutes 59 seconds West a distance of 544.04 feet along the South line of the said 13.1 acre tract and the North line of the said 4.992 acre tract to the point of beginning and containing 4.293 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on January 31, 2018.

Property Description
Tract One w/3.367 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the W.F. Thompson Headright Survey, Abstract 565, Bowie County, Texas, being the remainder of that certain tract of land described as 13.1 acres in the deed from Nellie Mae McGee to Harold Roy Powell, dated October 19, 1969, recorded in Volume 499, Page 245 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), found for a corner, lying in the East right-of-way of North Center Street, the South line of the said 13.1 acre tract, and the Northwest corner of that certain tract of land described as 4.992 acres in the deed from B & C Enterprises to Rajesh Patel, dated February 1, 2006, recorded in Volume 4818, Page 222 of the Real Property Records of Bowie County, Texas;

THENCE North 11 degrees 55 minutes 59 seconds East (basis of bearings) a distance of 314.24 feet along the East right-of-way of North Center Street to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears North 11 degrees 55 minutes 59 seconds East a distance of 115.24 feet to a 300 nail (control monument), found for a corner at the intersection of the East right-of-way of North Center Street and the South right-of-way of Interstate Highway 30;

THENCE South 75 degrees 11 minutes 29 seconds East a distance of 231.52 feet along a new line across and through the said 13.1 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 75 degrees 39 minutes 09 seconds East a distance of 33.49 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 32 degrees 20 minutes 53 seconds East a distance of 163.84 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South right-of-way of North Center Street;

THENCE South 67 degrees 21 minutes 59 seconds East a distance of 129.34 feet along the South right-of-way of North Center Street to an (X) etched in a concrete drive, set for a corner, the Northwest corner of that certain tract of land described as 0.242 acres in the deed from Harold K. Powell, et al, dated February 1, 2006, recorded in Volume 4818, Page 222 of the Real Property Records of Bowie County, Texas, said corner bears North 87 degrees 53 minutes 05 seconds East a distance of 35.00 feet to a 1/2 inch steel rod, found for a corner, in a tree root, the Southeast corner of the said 4.992 acre tract;

THENCE South 02 degrees 51 minutes 09 seconds East a distance of 308.90 feet along the West line of the said 0.242 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South line of the said 13.1 acre tract and the North line of the said 4.992 acre tract, said corner bears North 87 degrees 53 minutes 05 seconds East a distance of 35.00 feet to a 1/2 inch steel rod, found for a corner, in a tree root, the Southeast corner of the said 4.992 acre tract;

THENCE South 87 degrees 52 minutes 59 seconds West a distance of 544.04 feet along the South line of the said 13.1 acre tract and the North line of the said 4.992 acre tract to the point of beginning and containing 3.367 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on January 31, 2018.

Property Description
Tract Two w/0.926 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the W.F. Thompson Headright Survey, Abstract 565, Bowie County, Texas, being a part of that certain tract of land described as 13.1 acres in the deed from Nellie Mae McGee to Harold Roy Powell, dated October 19, 1969, recorded in Volume 499, Page 245 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 300 nail (control monument), found for a corner at the intersection of the East right-of-way of North Center Street and the South right-of-way of Interstate Highway 30;

THENCE South 83 degrees 47 minutes 42 seconds East a distance of 299.15 feet along the South right-of-way of Interstate Highway 30 to a 1x60 Type 1 right-of-way monument, found for a corner, at an angle point;

THENCE South 67 degrees 21 minutes 59 seconds East a distance of 24.61 feet along the South right-of-way of Interstate Highway 30 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 67 degrees 21 minutes 59 seconds East a distance of 129.34 feet to an (X) etched in a concrete drive, the Northwest corner of that certain tract of land described as 0.242 acres in the deed from Harold K. Powell, et al, dated February 1, 2006, recorded in Volume 4818, Page 222 of the Real Property Records of Bowie County, Texas;

THENCE South 32 degrees 20 minutes 53 seconds West a distance of 163.84 feet along a new line across and through the 13.1 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 75 degrees 39 minutes 09 seconds West a distance of 33.49 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 75 degrees 11 minutes 29 seconds East a distance of 231.52 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the East right-of-way line of North Center Street, the South line of the said 13.1 acre tract, found for a corner, the Southwest corner of the said 13.1 acre tract;

THENCE North 11 degrees 55 minutes 59 seconds East (basis of bearings), a distance of 115.24 feet to the point of beginning and containing 0.926 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on January 31, 2018.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 23, 2018. 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 HAROLD POWELL AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE RESSUED 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 REPRODUCED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JANUARY 31, 2018
REVISED: FEBRUARY 13, 2018



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.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORSS6, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 11 DEGREES 55 MINUTES 59 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=7243871.2807
E=3214574.0563

CONTROL MONUMENT #2
N=7244391.4587
E=3214662.8590

BOUNDARY SURVEY

TWO TRACTS IN THE W.F. THOMPSON HEADRIGHT SURVEY, ABSTRACT 565, BOWIE COUNTY, TEXAS

Date	Revision/Description
2/13/18	REVISED TRACT ONE DESCRIPTION

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
BLB	JW	182007	1/31/2018		

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engineers & surveyors

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