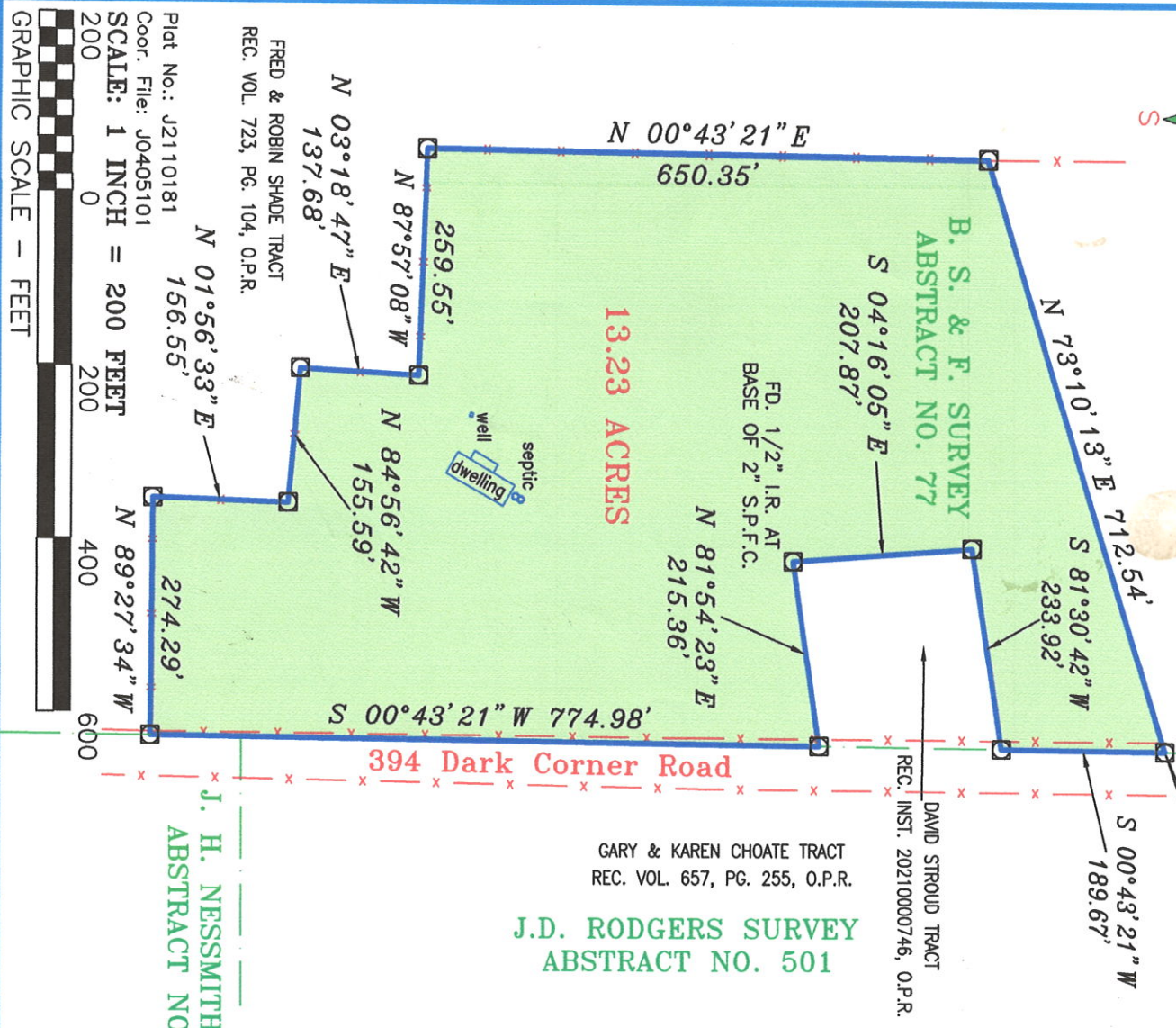




Bearings are based on NAD 83 and determined by G.P.S.

CORNERS ARE MARKED WITH FD. 2" CAP ON 5/8" I.R. UNLESS NOTED OTHERWISE

P.O.B. FD. 2" CAP ON 5/8" I.R.



Tract of land containing 13.23 Acres in the B. S. & F. Survey, Abstract No. 77, Jack County, Texas, being part of the tracts conveyed to Kirby and Taylor Stubbs in Volume 1034, Page 287, Official Public Records of Jack County and being more particularly described as follows.

BEGINNING at a 2 inch cap on a 5/8 inch iron rod found on the west side of Dark Corner Road (Gravel County Road), being the northeast corner of the said Stubbs Tracts and on a west line of the Gary and Karen Choate Tract recorded in Volume 657, Page 255, Official Public Records of Jack County.

THENCE South 00 degrees 43 minutes 21 seconds West for a distance of 189.67 feet to a 2 inch cap on a 5/8 inch iron rod found on the west side of the said road, being an ell corner of this tract, the northeast corner of the David Stroud Tract recorded in Instrument No. 20210000746, Official Public Records of Jack County and on an east line of the said Stubbs Tracts.

THENCE South 81 degrees 30 minutes 42 seconds West for a distance of 233.92 feet to a 2 inch cap on a 5/8 inch iron rod found, being an ell corner of this tract and the northwest corner of the said Stroud Tract.

THENCE South 04 degrees 16 minutes 05 seconds East for a distance of 207.87 feet to a 1/2 inch iron rod found at the base of a 2 inch steel pipe fence corner, being an ell corner of this tract and the southwest corner of the said Stroud Tract.

THENCE North 81 degrees 54 minutes 23 seconds East for a distance of 215.36 feet to a 2 inch cap on a 5/8 inch iron rod found on the west side of the said road, being a northeast corner of this tract, the southeast corner of the said Stroud Tract and on the east line of the said Stubbs Tracts.

THENCE South 00 degrees 43 minutes 21 seconds West for a distance of 774.98 feet to a 2 inch cap on a 5/8 inch iron rod found on the west side of the said road, being the southeast corner of the said Stubbs Tracts and a northeast corner of the Fred and Robin Shade Tract recorded in Volume 723, Page 104, Official Public Records of Jack County.

THENCE North 89 degrees 27 minutes 34 seconds West for a distance of 274.29 feet to a 2 inch cap on a 5/8 inch iron rod found, being the most southern southwest corner of the said Stubbs Tracts and an ell corner of the said Shade Tract.

THENCE North 01 degrees 56 minutes 33 seconds East for a distance of 156.55 feet to a 2 inch cap on a 5/8 inch iron rod found, being an ell corner of the said Stubbs Tracts and a northeast corner of the said Shade Tract.

THENCE North 84 degrees 56 minutes 42 seconds West for a distance of 155.59 feet to a 2 inch cap on a 5/8 inch iron rod found, being a southwest corner of the said Stubbs Tracts and an ell corner of the said Shade Tract.

THENCE North 03 degrees 18 minutes 47 seconds East for a distance of 137.68 feet to a 2 inch cap on a 5/8 inch iron rod found, being an ell corner of the said Stubbs Tracts and a northeast corner of the said Shade Tract.

THENCE North 87 degrees 57 minutes 08 seconds West for a distance of 259.55 feet to a 2 inch cap on a 5/8 inch iron rod found, being an ell corner of the said Stubbs Tracts and a northeast corner of the said Shade Tract.

THENCE North 03 degrees 18 minutes 47 seconds East for a distance of 137.68 feet to a 2 inch cap on a 5/8 inch iron rod found, being the most western southwest corner of the said Stubbs Tracts and an ell corner of the said Shade Tract.

THENCE North 00 degrees 43 minutes 21 seconds East for a distance of 650.35 feet to a 2 inch cap on a 5/8 inch iron rod found, being the northwest corner of the said Stubbs Tracts and on an east line of the said Shade Tract.

THENCE North 73 degrees 10 minutes 13 seconds East for a distance of 712.54 feet to the place of beginning.



J. H. NESSMITH SURVEY
ABSTRACT NO. 1484

Double Z Surveying LLC

Surveying & Mapping Services

Firm No. 10194391

P.O. BOX 305, JACKSBORO, TEXAS 76458

(940)-567-3962 zach@doublezsurveying.com

Thou Shall Not Remove Thy Neighbor's Landmark - Deut. 19:14

This plat represents a survey conducted on the ground under my supervision on October 18, 2021.

Clinton W. Farris, R.P.L.S.

This plat or description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. It is not intended to imply that any adjoining tracts referenced on this document have been actually surveyed on the ground. Any easements or record, restrictive covenants or encumbrances that may be shown are only from visible inspection and are not intended to reflect a survey based on a current title search.