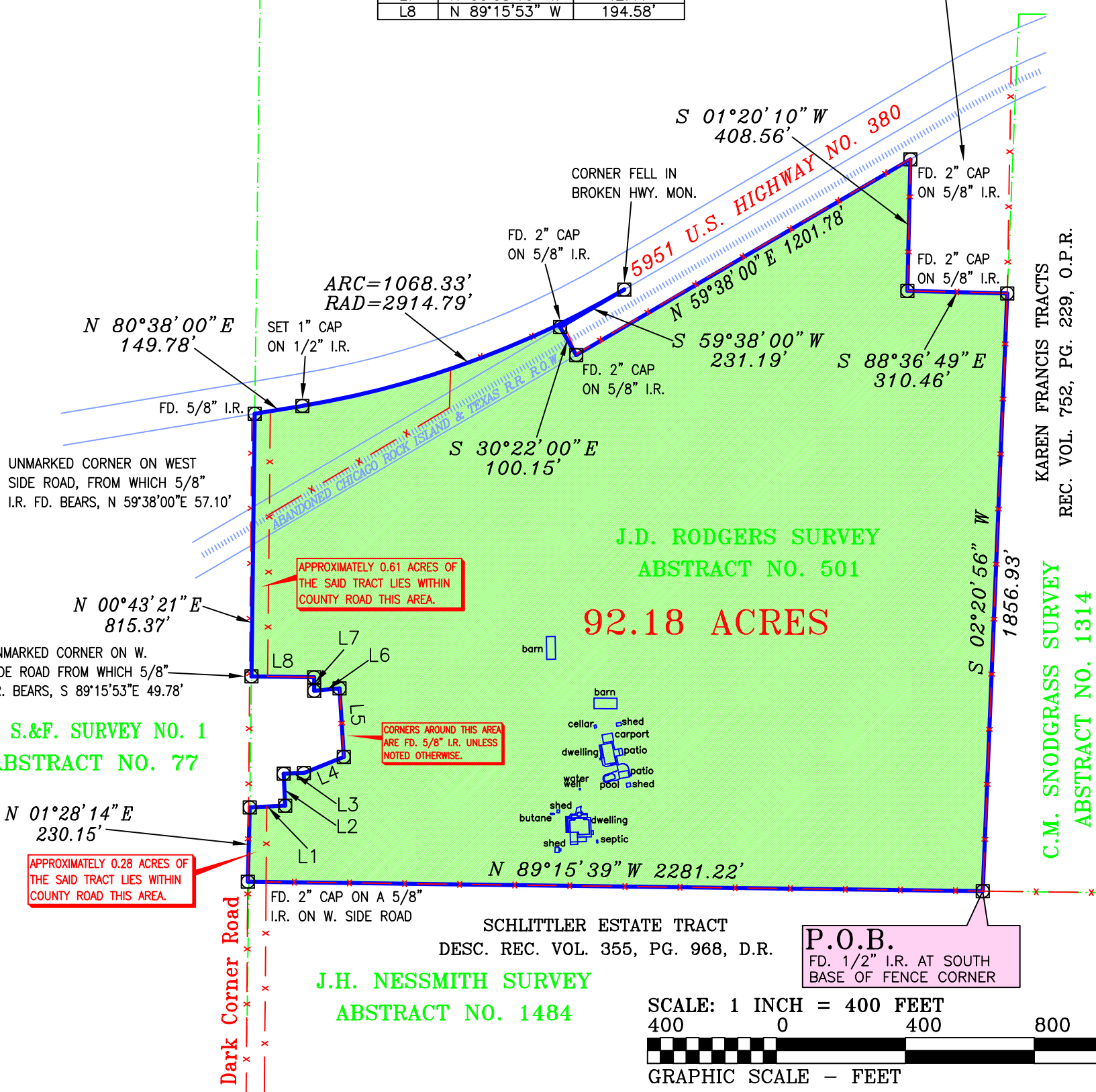


JACK COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 87°08'19" E	110.03'
L2	N 02°45'24" W	99.32'
L3	N 88°07'58" E	62.63'
L4	N 67°49'52" E	133.88'
L5	N 03°34'00" W	212.43'
L6	S 84°40'43" W	79.03'
L7	N 00°08'16" W	42.41'
L8	N 89°15'53" W	194.58'

OGLESBY ESTATE TRACT
REC. VOL. 593, PG. 206, D.R.



Tract of land containing 92.18 Acres in the J. D. Rodgers Survey, Abstract No. 501, Jack County, Texas, being the same tracts conveyed to Gary & Karen Choate recorded in Volume 657, Page 255, Volume 805, Page 594 & Volume 1032, Page 798, Official Public Records of Jack County and being more particularly described as follows.

BEGINNING at a 1/2 inch iron rod found at the south base of a fence corner, being the southeast corner of the said Choate Tracts, the southeast corner of the Rodgers Survey, a southwest corner of the Karen Francis Tract recorded in Volume 752, Page 229, Official Public Records of Jack County and on the north line of the Schlittler Estate Tract description thereof recorded in Volume 355, Page 968, Deed Records of Jack County.

THENCE North 89 degrees 15 minutes 39 seconds West for a distance of 2281.22 feet to 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 most southern southwest corner of the said Choate Tracts, a northwest corner of the said Schlittler Estate and the southwest corner of the said Rodgers Survey.

THENCE North 01 degrees 28 minutes 14 seconds East for a distance of 230.15 feet to a 2 inch cap on a 5/8 inch iron rod found on the west side of the said road, being a northwest corner of the said Choate Tracts and the southwest corner of the Mary Maxwell Tract recorded in Volume 364, Page 211, Deed Records of Jack County.

THENCE North 87 degrees 08 minutes 19 seconds East for a distance of 110.03 feet to a 5/8 inch iron rod found at the base of a fence corner, being an ell corner of the said Choate Tracts and the most southern southeast corner of the said Maxwell Tract.

THENCE North 02 degrees 45 minutes 24 seconds West for a distance of 99.32 feet to a 5/8 inch iron rod found at the base of a fence corner, being a northwest corner of the said Choate Tract and an ell corner of the said Maxwell Tract.

THENCE North 88 degrees 07 minutes 58 seconds East for a distance of 62.63 feet to a 5/8 inch iron rod found at the base of a fence corner, being a corner of the said Choate Tracts and the said Maxwell Tract.

THENCE North 67 degrees 49 minutes 52 seconds East for a distance of 133.88 feet to a 5/8 inch iron rod found at the base of a fence corner, being an ell corner of the said Choate Tracts and the most eastern southeast corner of the said Maxwell Tract.

THENCE North 03 degrees 34 minutes 00 seconds West for a distance of 212.43 feet to a 5/8 inch iron rod found at the base of a fence corner, being an ell corner of the said Choate Tracts and the most eastern northeast corner of the said Maxwell Tract.

THENCE South 84 degrees 40 minutes 43 seconds West for a distance of 79.03 feet to a 5/8 inch iron rod found at the base of a fence corner, being a southwest corner of the said Choate Tracts and an ell corner of the said Maxwell Tract.

THENCE North 00 degrees 08 minutes 16 seconds West for a distance of 42.41 feet to a 5/8 inch iron rod found at the base of a fence corner, being an ell corner of the said Choate Tracts and the most northern northeast corner of the said Maxwell Tract.

THENCE North 89 degrees 15 minutes 53 seconds West for a distance of 194.58 feet to an unmarked corner of the west side of the said road, being a southwest corner of the said Choate Tracts, the northwest corner of the said Maxwell Tract and on the west line of the said Rodgers Survey, from which a 5/8 inch iron rod found bears South 89 degrees 15 minutes 53 seconds East a distance of 49.78 feet.

THENCE North 00 degrees 43 minutes 21 seconds East for a distance of 815.37 feet to a 5/8 inch iron rod found on the west side of the said road and on the south line of US Highway No. 380, being the most northern northwest corner of the said Choate Tracts and on the west line of the said Rodgers Survey.

THENCE North 80 degrees 38 minutes 00 seconds East for a distance of 149.78 feet to a 1 inch cap on a 1/2 inch iron rod set at a point of curvature on the south line of the said highway, being a corner of the said Choate Tracts.

THENCE with a curve to the left, having a radius of 2914.79 feet and an arc length of 1068.33 feet, being subtended by a chord of North 70 degrees 08 minutes 00 seconds East for a distance of 1062.36 feet to a corner that fell in a broken concrete highway monument, found at a point of tangency on the south line of the said highway and the north line of the abandoned Chicago Rock Island & Texas Railroad Right of Way, being a northeast corner of the said Choate Tracts and a corner of the Oglesby Estate Tract recorded in Volume 593, Page 206, Deed Records of Jack County.

THENCE South 59 degrees 38 minutes 00 seconds West for a distance of 231.19 feet to a 2 inch cap on a 5/8 inch iron rod found on the north line of the said railroad right of way, being an ell corner of the said Choate Tracts and the most western northwest corner of the said Oglesby Estate Tract.

THENCE South 30 degrees 22 minutes 00 seconds East for a distance of 100.15 feet to a 2 inch cap on a 5/8 inch iron rod found on the south line of the said railroad right of way, being an ell corner of the said Choate Tracts and the most western southwest corner of the said Oglesby Estate Tract.

THENCE North 59 degrees 38 minutes 00 seconds East for a distance of 1201.78 feet to a 2 inch cap on a 5/8 inch iron rod found on the south line of the said railroad right of way, being the most northern northeast corner of the said Choate Tracts and an ell corner of the said Oglesby Estate Tract.

THENCE South 01 degrees 20 minutes 10 seconds West for a distance of 408.56 feet to a 2 inch cap on a 5/8 inch iron rod found, being an ell corner of the said Choate Tracts and a southwest corner of the said Oglesby Estate Tract.

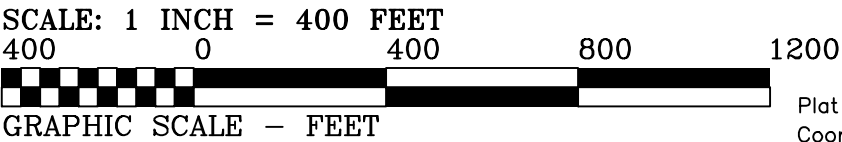
THENCE South 88 degrees 36 minutes 49 seconds East for a distance of 310.46 feet to a 2 inch cap on a 5/8 inch iron rod found, being the most eastern northeast corner of the said Choate Tracts, the southeast corner of the said Oglesby Estate Tract, on the east line of the said Rodgers Survey and on a west line of the said Francis Tract.

THENCE South 02 degrees 20 minutes 56 seconds West for a distance of 1856.93 feet to the place of beginning.



Double Z Surveying LLC
Surveying & Mapping Services
Firm No. 10194391
P.O. BOX 305, JACKSBORO, TEXAS 76458
(940)-282-9604 zach@doublezsurveying.com
"Thou Shalt Not Remove Thy Neighbor's Landmark" Deut. 19:14
This plat represents a survey conducted on the ground under my supervision on June 28, 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 of 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.



Plat No.: J2207211
Coord. File: J0001181