

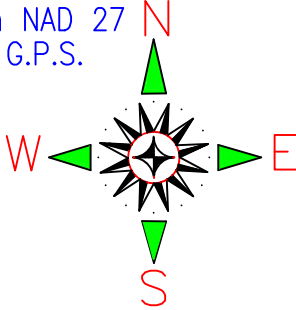
JACK COUNTY, TEXAS

LARRY SPURGEON TRACT
REC. VOL. 532, PG. 463, D.R.

P.O.B.
FOUND 3/8"
IRON ROD

LOUANN CRANFORD TRACT
REC. VOL. 616, PG. 168, D.R.

Bearings are based on NAD 27
and determined by G.P.S.



fence

KUHN FAMILY REVOCABLE TRUST TRACT
REC. VOL. 994, PG. 274, O.P.R.

N 00°38'06" E 958.72'

SET 1" CAP ON
1/2" IRON ROD

S 88°56'49" E 4502.13'

99.97 ACRES

JOHN W. FRAZIER SURVEY
ABSTRACT NO. 214

N 88°37'11" W 4566.97'

MT LAND LLC TRACT
REC. INST. #20220001491, O.P.R.

FOUND "PRICE"
CAPPED IRON ROD

S 06°14'38" W 813.29'

FOUND "PRICE"
CAPPED IRON ROD

S 88°45'02" E
161.22'

FOUND "PRICE"
CAPPED IRON ROD

S 06°15'28" W
175.00'

SET 1" CAP ON
1/2" IRON ROD

U.S. Highway No. 281

Surveyor's Description

Tract of land containing 99.97 acres in the John W. Frazier Survey, Abstract No. 214, Jack County, Texas, being part of the tract described in a deed to MT Land LLC in Instrument No. 20220001491, Official Public Records of Jack County and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found, being the northwest corner of the said MT Land LLC Tract, the southwest corner of the Louann Cranford Tract recorded in Volume 616, Page 168, Deed Records of Jack County and on an east line of the Larry Spurgeon Tract recorded in Volume 532, Page 463, Deed Records of Jack County.

THENCE South 88 degrees 56 minutes 49 seconds East for a distance of 4502.13 feet to a "PRICE" capped iron rod found at the northeast base of a 4 inch steel pipe fence corner, being the most northern northeast corner of the said MT Land LLC Tract and the southeast corner of the said Cranford Tract.

THENCE South 06 degrees 14 minutes 38 seconds West for a distance of 813.29 feet to a "PRICE" capped iron rod found at the northwest base of a 4 inch steel pipe fence corner, being an ell corner of the said MT Land LLC Tract.

THENCE South 88 degrees 45 minutes 02 seconds East for a distance of 161.22 feet to a "PRICE" capped iron rod found at the east base of a 4 inch steel pipe fence corner on the west line of US Highway No. 281, being the most eastern northeast corner of the said MT Land LLC Tract.

THENCE South 06 degrees 15 minutes 28 seconds West for a distance of 175.00 feet to a 1 inch cap on a 1/2 inch iron rod set on the west line of the said highway, being the southeast corner of this tract and on an east line of the said MT Land LLC Tract.

THENCE North 88 degrees 37 minutes 11 seconds West for a distance of 4566.97 feet, to a 1 inch cap on a 1/2 inch iron rod set, being the southwest corner of this tract, on a west line of the said MT Land LLC Tract and on an east line of the Kuhn Family Revocable Trust Tract recorded in Volume 994, Page 274, Official Public Records of Jack County.

THENCE North 00 degrees 38 minutes 06 seconds East for a distance of 958.72 feet to the place of beginning.



This plat is a true representation of a survey conducted on the ground under my supervision on March 10, 2025 and meets the standards set by the TBPELS.

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

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

SCALE: 1 INCH = 500 FEET

500 0 500 1000 1500



GRAPHIC SCALE - FEET

Plat No.: J2502161
Coord. File: DTE2706ALC