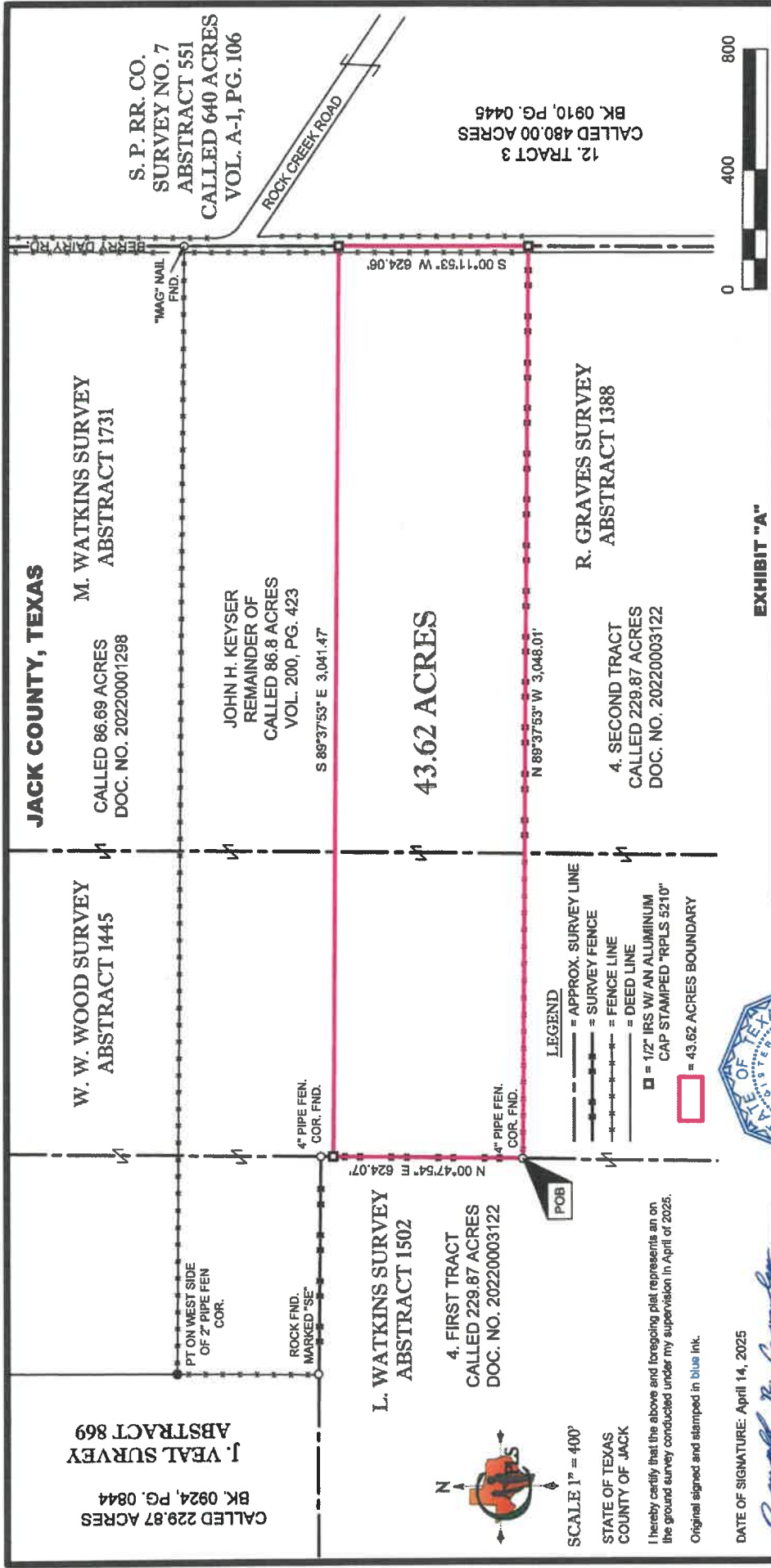




JACK COUNTY, TEXAS

43.62 ACRES

EXHIBIT "A"

LEGEND

- = APPROX. SURVEY LINE
- - - - - = SURVEY FENCE
- - - - - = FENCE LINE
- - - - - = DEED LINE
- = 1/2" IRS W/ AN ALUMINUM CAP STAMPED "RPLS 5210"
- = 43.62 ACRES BOUNDARY

STATE OF TEXAS

COUNTY OF JACK

I hereby certify that the above and foregoing plat represents an on the ground survey conducted under my supervision in April of 2025.

Original signed and stamped in blue ink.

DATE OF SIGNATURE: April 14, 2025

Donald R. Crowley

DONALD R. CROWLEY R.P.L.S. NO. 5210

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.

FRN:100465-00

117 W. ARCHER ST.

JACKSBORO, TX 78458

(840) 567-2234 OFFICE

(840) 567-2155 FAX

BEARINGS AND DISTANCES ARE

BASED ON U. S. STATE PLANE

NAD 1983 COORDINATES, TEXAS

NORTH CENTRAL ZONE - 4202

DRAWN BY: LAJ

DATE: April 11, 2025

DWG. NO.: SOUTH 43.62 AC.dwg

BOOK NO.: FS

TRACT NO.: -

PROJECT AFE.: -

REVISION: -

PROJECT: KEYSER 86.8 AC.

PLAT SHOWING A 43.62 ACRES TRACT

IN THE M. WATKINS SURVEY,

ABSTRACT 1731 AND THE W. W. WOOD

SURVEY, ABSTRACT 1445, LOCATED IN

JACK COUNTY, TEXAS.

PAGE #:

2 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION
43.62 ACRES

(STATE OF TEXAS)

(COUNTY OF JACK)

All that certain 43.62 acres tract or parcel of land being situated in the M. Watkins Survey, Abstract 1731 and the W. W. Wood Survey, Abstract 1445, in Jack County, Texas and being a part of a called 86.8 acres tract described in a Warranty Deed to John H. Keyser, as recorded in Vol. 200, Pg. 423 of the Deed Records of said county and said 43.62 acres tract being described by metes and bounds, as follows:

BEGINNING at a 4 inch pipe fence corner found on the east line of 4, First Tract, a called 229.87 acres tract recorded in Doc. No. 20220003122 of the Official Public Records of said county, the northwest corner of 4, Second Tract, a called 229.87 acres tract recorded in said Doc. No. 20220003122, for the southwest corner described herein (**NOTE: BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202**);

THENCE North 00°47'54" East, along said east line, a distance of 624.07 feet to a 1/2 inch iron rebar with an aluminum cap stamped "RPLS 5210", set for the northwest corner described herein;

THENCE South 89°37'53" East, leaving said east line, a distance of 3,041.47 feet to a 1/2 inch iron rebar with an aluminum cap stamped "RPLS 5210", set in Berry Dairy Road, on the west line of 12, Tract 3, a called 480.00 acres tract record in Bk. 0910, Pg. 0445 of said Official Public Records and the line dividing said Abstract 1731 and the S. P. RR. Co. Survey No. 7, Abstract 551, a called 640 acres tract recorded in Vol. A-1, Pg. 106 of said Deed Records, for the northeast corner described herein;

THENCE South 00°11'53" West, along said road and said dividing line, a distance of 624.06 feet to a 1/2 inch iron rebar with an aluminum cap stamped "RPLS 5210", set for the northeast corner of said Second Tract and the southeast corner described herein;

THENCE North 89°37'53" West, leaving said road, said dividing line and along the north line of said Second Tract, a distance of 3,048.01 feet to the **POINT OF BEGINNING** and containing 43.62 acres of land, of which approximately 0.31 acre lies within said Berry Dairy Road.

I hereby certify that the above and foregoing description represents an on the ground survey conducted under my supervision in April of 2025.

Original signed and stamped in blue ink.

Donald R. Crowley Date of Signature: April 14, 2025.
DONALD R. CROWLEY, R.P.L.S. No. 5210
FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
FRN:100465-00
117 WEST ARCHER STREET
JACKSBORO, TEXAS 76458
(940) 567-2234 Office
(940) 567-2155 Fax

