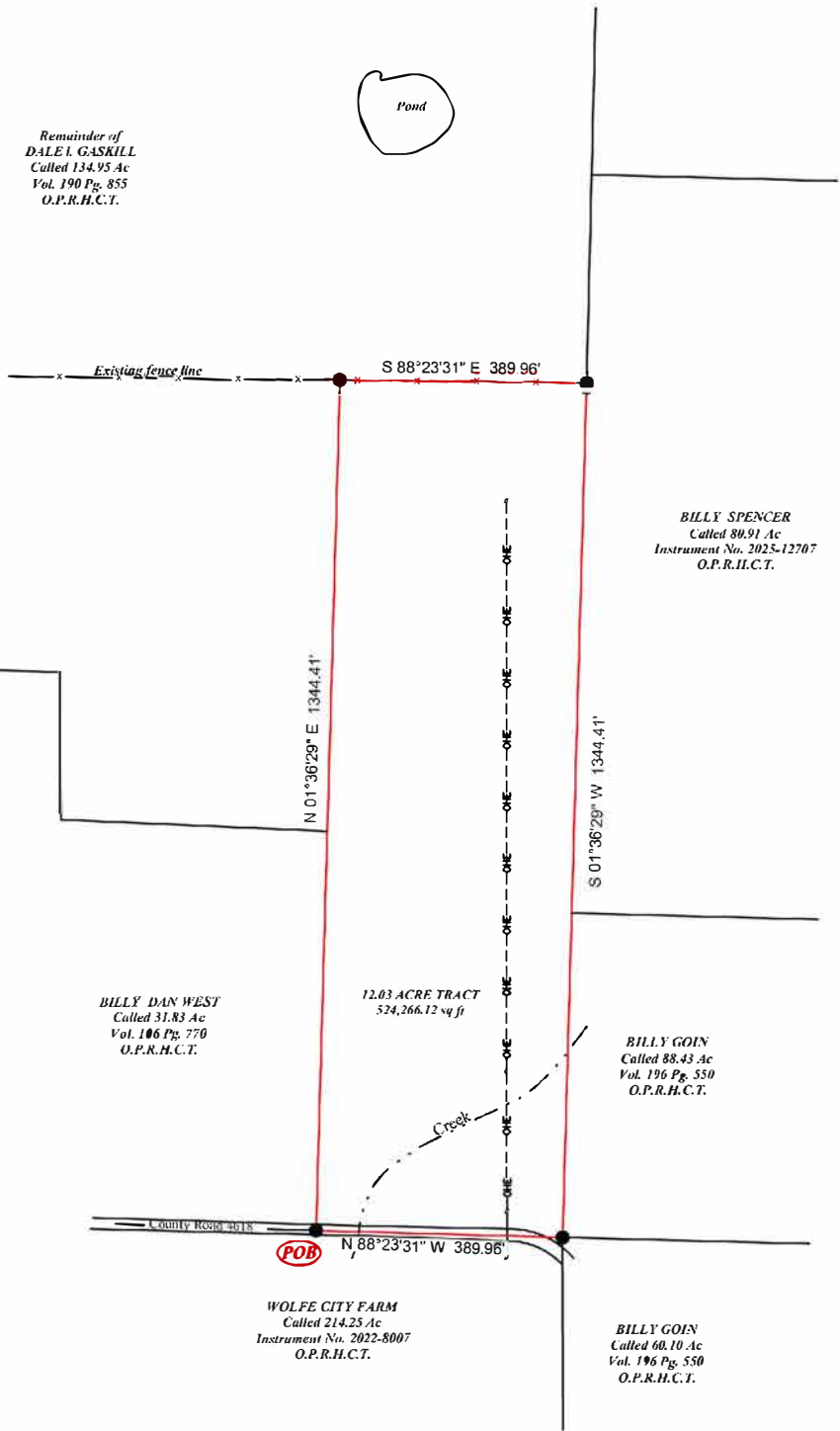


Hunt County,
J.D. Webb Survey
Abstract No. 1089



ABBREVIATION LEGEND:

G/M Gas Meter
E/M Electric Meter
A/C Air Conditioning Unit
C/O Clean out
IRF Iron Rod Found
IRS Iron Rod Set

LEGAL DESCRIPTION

Hunt, County, Texas
J.D.Webb Survey A-1089
12.03 acres

All that certain lot, tract, or parcel of land situated in the J.D. Webb Survey Abstract No. 1089 being a part of a called 134.95-acre tract described in a warranty deed to Dale L Gaskill recorded in vol. 190 Pg. 855 Official Public Records Hunt, County Texas (O.P.R.H.C.T.), being more particularly described as follows:

BEGINNING at Mag nail set in County Road 4616 for the Southwest corner of the herein described tract, said corner being the Southeast corner of a called 31.83-acre tract described in a warranty deed to Billy Dan West recorded in vol 106 pg. 770 O.P.R.H.C.T., and being in the North line of a called 214.25-acre tract described in a warranty deed to Wolfe City Farm recorded in instrument no. 2022-8007 O.P.R.H.C.T.

THENCE: N 01°36'29"E with the West line of the herein described tract, the East line of said West tract a distance of 1344.41' to a 1/2" iron rod set for the Northwest corner

THENCE: S 88°23'31" E with the North line of the herein described tract, a distance of 389.96' feet to a 1/2" iron rod set for the Northeast corner, said corner being on the West line of a called 80.91-acre tract described in a warranty deed to Billy Spencer recorded in instrument no. 2025-12707 O.P.R.H.C.T.

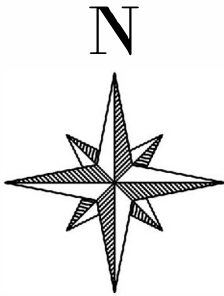
THENCE: S 01°36'29" W with the East line of the herein described tract a distance of 1344.41' feet to a 1/2" iron rod found for the Southeast corner, said corner being the Southwest corner of a called 88.43-acre tract described in a warranty deed to Billy Goin recorded in vol. 196 pg. 550, O.P.R.H.C.T. the Northwest corner of a called 60.10-acre tract described in a warranty deed to Billy Goin recorded in vol 196 pg. 550 O.P.R.H.C.T., and being the Northeast corner of said Wolfe City Farm called 214.25 acre tract.

THENCE: N 88°23'31"W with the South line of the herein described tract, the North line of said Wolfe City Farm called 214.25-acre tract, and along the center of County Road 4618 a distance of 389.96' feet to the Point of Beginning and containing 12.03 acres of land.

I, Stephen B. Young Registered Professional Land Surveyor No. 4712 do hereby certify that the Legal Description and the Plat hereon represent a survey done under my direct supervision during January 2026, there are no visible encroachments, or protrusions other than shown hereon.

GENERAL NOTES:

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, OWNERSHIP SHOWN IS BASED ON ONLINE APPRAISAL DISTRICT RECORDS, AND THERE MAY BE EASEMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
2. BEARING BASIS FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM, NAD83 (2011), TEXAS NORTH CENTRAL 4202, COORDINATES SHOWN ARE GRID.
3. ALL ABSTRACT SURVEY LINES SHOWN HEREON ARE APPROXIMATE, AND HAVE NOT BEEN LOCATED ON THE GROUND.
4. NO FLOOD INFORMATION WAS RESEARCHED REGARDING THE SUBJECT PROPERTY.



LEGEND

Barbwire fence	Concrete
4' Chainlink fence	Paved Surface
6' Cedar Fence	Bldg. Overhang
Overhead Elec	Point of Beginning
Power Pole	
Water Meter	
Guy Anchor	
Found 1/2" Iron Rod	
Set 1/2" Iron Rod	



Project No. 04-2601

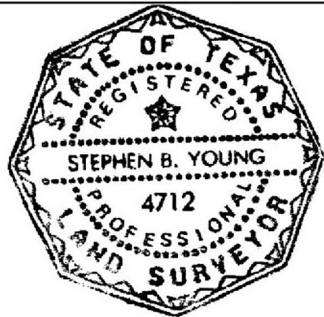
Hunt, County

YCS SERVICES LLC.

566 E. HWY 11
WOLFE CITY, TEXAS 75496
tyoung@ycsservices.com (903) 413 1643

0 150 300 FEET
Scale 1" = 300'

Page: 1
OF 1



Stephen B. Young
Registered Professional Land Surveyor
State of Texas No. 4712

Plat Date: 1/12/2026