

## SURVEYOR'S DESCRIPTION

Tract of land containing 445.94 Acres in the I.&G.N. RR. Co. Survey, Abstract No. 1326, the C. Hughes Survey, Abstract No. 139, the V. Crawford Survey, Abstract No. 2010 and the S. G. Newton Survey, Abstract No. 1498, Young County, Texas, being part of the tracts described as the Reeves Estate in Cause No. 7590, Probate Records of Young County and being more particularly described as follows:

BEGINNING at a corner that fell in a 6 inch steel pipe fence corner, being the most easterly east corner of the said Reeves Estate Tracts and a south corner of the Alavi Family Trust Tract recorded in Instrument No. 22001104, Official Public Records of Young County.

THENCE South 42 degrees 10 minutes 20 seconds West for a distance of 2836.56 feet to a 1 inch cap on a 1/2 inch iron rod set on the northwest side of Reeves Road (Gravel County Road), being a south corner of this tract and on a southeast line of the said Reeves Estate Tracts.

THENCE North 53 degrees 36 minutes 56 seconds West for a distance of 527.43 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being an ell corner of this tract.

THENCE South 86 degrees 57 minutes 19 seconds West for a distance of 15.04 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being an ell corner of this tract.

THENCE South 40 degrees 42 minutes 19 seconds West for a distance of 2149.05 feet to a corner that fell in a steel pipe fence corner, being a corner of this tract.

THENCE South 85 degrees 40 minutes 00 seconds West for a distance of 257.98 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

THENCE South 44 degrees 57 minutes 22 seconds West for a distance of 227.46 feet to a 3/8 inch iron rod set in Reeves Road, being the most southerly south corner of this tract.

THENCE North 48 degrees 26 minutes 02 seconds West for a distance of 896.59 feet to a 3/8 inch iron rod set in Reeves Road, being a west corner of this tract.

THENCE North 27 degrees 03 minutes 06 seconds East for a distance of 158.34 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being a corner of this tract.

THENCE North 01 degrees 55 minutes 23 seconds East for a distance of 125.76 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being a corner of this tract.

THENCE North 13 degrees 48 minutes 22 seconds West for a distance of 137.75 feet to a 1 inch cap on a 1/2

inch iron rod set at the base of a fence corner, being a corner of this tract.

THENCE North 42 degrees 23 minutes 58 seconds West for a distance of 402.12 feet to a 1 inch cap on a 1/2

inch iron rod set at the base of a fence corner, being a west corner of this tract.

THENCE North 39 degrees 54 minutes 29 seconds East for a distance of 327.78 feet to a 1 inch cap on a 1/2

inch iron rod set at the base of a fence corner, being an ell corner of this tract.

THENCE North 46 degrees 48 minutes 47 seconds West for a distance of 223.90 feet to a 1 inch cap on a 1/2

inch iron rod set at the base of a fence corner, being a west corner of this tract. THENCE North 42 degrees 17 minutes 27 seconds East for a distance of 1585.29 feet to a 1 inch cap on a 1/2

inch iron rod set at the base of a fence corner, being a corner of this tract.

THENCE North 10 degrees 39 minutes 03 seconds East for a distance of 790.90 feet to a 1 inch cap on a 1/2

inch iron rod set at the base of a fence corner, being an ell corner of this tract.

THENCE North 84 degrees 53 minutes 29 seconds West for a distance of 1476.64 feet to a 1 inch cap on a 1/2

inch iron rod set at the base of a fence corner, being a west corner of this tract.

THENCE North 03 degrees 46 minutes 21 seconds East for a distance of 452.18 feet to a 1 inch cap on a 1/2

inch iron rod set at the base of a fence corner, being an ell corner of this tract.

THENCE North 48 degrees 10 minutes 53 seconds West for a distance of 12 63 feet to a 1 inch can on a 1/2 inch

THENCE North 48 degrees 10 minutes 53 seconds West for a distance of 12.63 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being an ell corner of this tract.

THENCE South 88 degrees 58 minutes 03 seconds West for a distance of 221.74 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being the most westerly west corner of this tract, an ell corner of the said Reeves Estate Tracts and the most southern southeast corner of the Macleod Revocable Family Trust Tract recorded in Instrument No. 21003773, Official Public Records of Young County.

THENCE North 44 degrees 35 minutes 05 seconds East for a distance of 700.38 feet to a corner that fell in a 4 inch steel pipe fence corner, being an ell corner of the said Reeves Estate Tracts and a corner of the said Macleod Trust Tract.

THENCE North 00 degrees 11 minutes 13 seconds East for a distance of 1658.32 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being a north corner of the said Reeves Estate Tracts and an ell corner of the said Macleod Trust Tract.

THENCE South 60 degrees 02 minutes 31 seconds East for a distance of 1108.85 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being an ell corner of the said Reeves Estate Tracts and the most eastern southeast corner of the said Macleod Trust Tract.

THENCE North 42 degrees 17 minutes 12 seconds East for a distance of 1433.22 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being a corner of the said Reeves Estate Tracts and a corner of the said Macleod Trust Tract.

THENCE North 44 degrees 41 minutes 36 seconds East for a distance of 178.50 feet to a corner that fell in a wooden fence corner, being the most northerly north corner of this tract, a corner of the said Macleod Trust Tract and the most westerly west corner of the said Alavi Family Trust Tract.

THENCE South 41 degrees 36 minutes 27 seconds East for a distance of 2021.58 feet to a corner that fell in a 3 inch steel pipe fence corner, being an east corner of the said Reeves Estate Tracts and an ell corner of the said Alavi Family Trust Tract.

THENCE South 38 degrees 42 minutes 25 seconds West for a distance of 356.36 feet to a corner that fell in a 3 inch steel pipe fence corner, being an ell corner of the said Reeves Estate Tracts and a west corner of the said Alavi Family Trust Tract.

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 $THENCE\ South\ 47\ degrees\ 51\ minutes\ 33\ seconds\ East\ for\ a\ distance\ of\ 2437.12\ feet\ to\ the\ place\ of\ beginning.$ 

This plat represents a survey conducted on the ground under my supervision on August 17, 2022.

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.