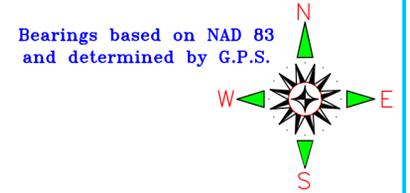


S 75°35'04"E 135.82'  
 S 89°41'16"E 149.70'  
 S 83°06'45"E 114.51'  
 S 89°34'41"E 353.91'  
 S 85°00'04"E 81.61'  
 S 85°48'58"E 320.39'  
 S 83°02'12"E 224.90'



**SURVEYOR'S DESCRIPTION**

Tract of land containing 269.26 Acres in the J. S. Lee Survey, Abstract No. 173, the M. V. Guest Survey, Abstract No. 1777 and the C. Hughes Survey, Abstract No. 139, 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 "CLEAR FORK" capped iron rod found on the south side of Reeves Road (Gravel County Road), being the southwest corner of this tract, a southwest corner of the said Reeves Estate Tracts, the southeast corner of the Joe & Barbara Lesok Tract recorded in Volume 1146, Page 306, Official Public Records of Young County and on a north line of the Penelope Chapman Tract recorded in Volume 1101, Page 435, Official Public Records of Young County.

THENCE North 00 degrees 17 minutes 34 seconds West at a distance of 7646.22 feet passing a "CLEAR FORK" capped iron rod found in a north-south fence and continuing in all for a total distance of 7858.26 feet to a point on the south bank of the Clear Fork of the Brazos River, being the northwest corner of this tract, a northwest corner of the said Reeves Estate Tracts and the northeast corner of the said Lesok Tract.

THENCE along the meanders of the south bank of the said river:  
 South 75 degrees 35 minutes 04 seconds East for a distance of 135.82 feet,  
 South 89 degrees 41 minutes 16 seconds East for a distance of 149.70 feet,  
 South 85 degrees 00 minutes 04 seconds East for a distance of 81.61 feet,  
 South 83 degrees 06 minutes 45 seconds East for a distance of 114.51 feet,  
 South 85 degrees 48 minutes 58 seconds East for a distance of 320.39 feet,  
 South 83 degrees 02 minutes 12 seconds East for a distance of 224.90 feet to and  
 South 89 degrees 34 minutes 41 seconds East for a distance of 353.91 feet to a point on the south bank of the said river, being the most northern northeast corner of this tract, a northeast corner of the said Reeves Estate Tracts and the northwest corner of the Macleod Revocable Family Trust Tract recorded in Instrument No. 21003773, Official Public Records of Young County.

THENCE leaving the south bank of the said river, South 00 degrees 17 minutes 52 seconds East at a distance of 150.00 feet passing a 1 inch cap on a 1/2 inch iron rod set for reference and continuing in all for a total distance of 5598.72 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of an old cedar fence corner, being a corner of this tract, an ell corner of the said Reeves Estate Tracts and the most southern southwest corner of the said Macleod Trust Tract.

THENCE South 00 degrees 41 minutes 35 seconds West for a distance of 816.66 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 South 32 degrees 42 minutes 34 seconds East for a distance of 258.03 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 South 00 degrees 04 minutes 51 seconds East for a distance of 134.19 feet to a corner that fell in a 3 inch steel pipe fence corner, being an ell corner of this tract.

THENCE South 89 degrees 52 minutes 02 seconds East for a distance of 1128.79 feet to a 1 inch cap on a 1/2 inch iron rod set at the base of a fence corner, being the most eastern northeast corner of this tract.

THENCE South 02 degrees 43 minutes 15 seconds East for a distance of 159.15 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 South 23 degrees 23 minutes 16 seconds West for a distance of 579.63 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 South 49 degrees 45 minutes 53 seconds West for a distance of 679.10 feet to a 3/8 inch iron rod set in Reeves Road, being the most southern southeast corner of this tract.

THENCE North 48 degrees 56 minutes 06 seconds West for a distance of 517.53 feet to a 3/8 inch iron rod set in Reeves Road, being an ell corner of this tract.

THENCE South 72 degrees 16 minutes 30 seconds West for a distance of 265.47 feet to a 3/8 inch iron rod set in Reeves Road, being a corner of this tract.

THENCE South 67 degrees 51 minutes 34 seconds West for a distance of 200.58 feet to a 3/8 inch iron rod set in Reeves Road, being an ell corner of this tract and the northwest corner of the Richard Bell Tract recorded in Volume 1190, Page 4459, Official Public Records of Young County.

THENCE South 00 degrees 30 minutes 53 seconds East for a distance of 43.95 feet to a 1 inch cap on a 1/2 inch iron rod set on the south side of Reeves Road, being a southeast corner of this tract, an ell corner of the said Reeves Estate Tracts and on the west line of the said Bell Tract.

THENCE North 89 degrees 28 minutes 08 seconds West for a distance of 1051.02 feet to the place of beginning.

J. S. LEE SURVEY  
ABSTRACT NO. 173

269.26 ACRES

S.A.&M.G. RR. CO. SURVEY  
ABSTRACT NO. 262

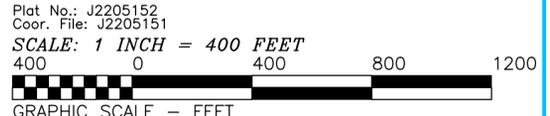
MACLEOD REVOCABLE FAMILY TRUST TRACT  
REC. INST. #21003773, O.P.R.

M. V. GUEST SURVEY  
ABSTRACT NO. 1777

REEVES ESTATE TRACTS  
REC. CAUSE #7590, P.R.

REEVES ESTATE TRACTS  
REC. CAUSE #7590, P.R.

C. HUGHES SURVEY  
ABSTRACT NO. 139



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 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.

P.O.B.  
FD. "CLEAR FORK" CAPPED  
IRON ROD SOUTH SIDE RD.

REEVES ROAD  
PENELOPE CHAPMAN TRACT  
REC. VOL. 1101, PG. 435

J. POITEVENT SURVEY  
ABSTRACT NO. 1548

RICHARD BELL TRACT  
REC. VOL. 1190, PG. 4459, O.P.R.

I.&G.N. RR. CO. SURVEY  
ABSTRACT NO. 1326

JOE & BARBARA LESOK TRACT  
REC. VOL. 1146, PG. 306, O.P.R.

N 00°17'34" W 7858.26'

S 00°17'52" E 5598.72'

S 00°41'35" W 816.66'

S 32°42'34" E 258.03'

S 00°04'51" E 134.19'

S 89°52'02" E 1128.79'

S 72°16'30" W 265.47'

S 00°30'53" E 43.95'

N 89°28'08" W 1051.02'

S 02°43'15" E 159.15'

S 23°23'16" W 579.63'

S 49°45'53" W 679.10'

S 3/8" I.R.

S 3/8" I.R.

SET 1" CAP ON 1/2" I.R.

SET 1" CAP ON 1/2" I.R.

SET 1" CAP ON 1/2" I.R.

CORNER FELL IN 3" S.P.F.C.

SET 1" CAP ON 1/2" I.R.

816.66'

258.03'

134.19'

1128.79'

265.47'

43.95'

1051.02'

159.15'

579.63'

679.10'

3/8" I.R.

3/8" I.R.

1/2" I.R.