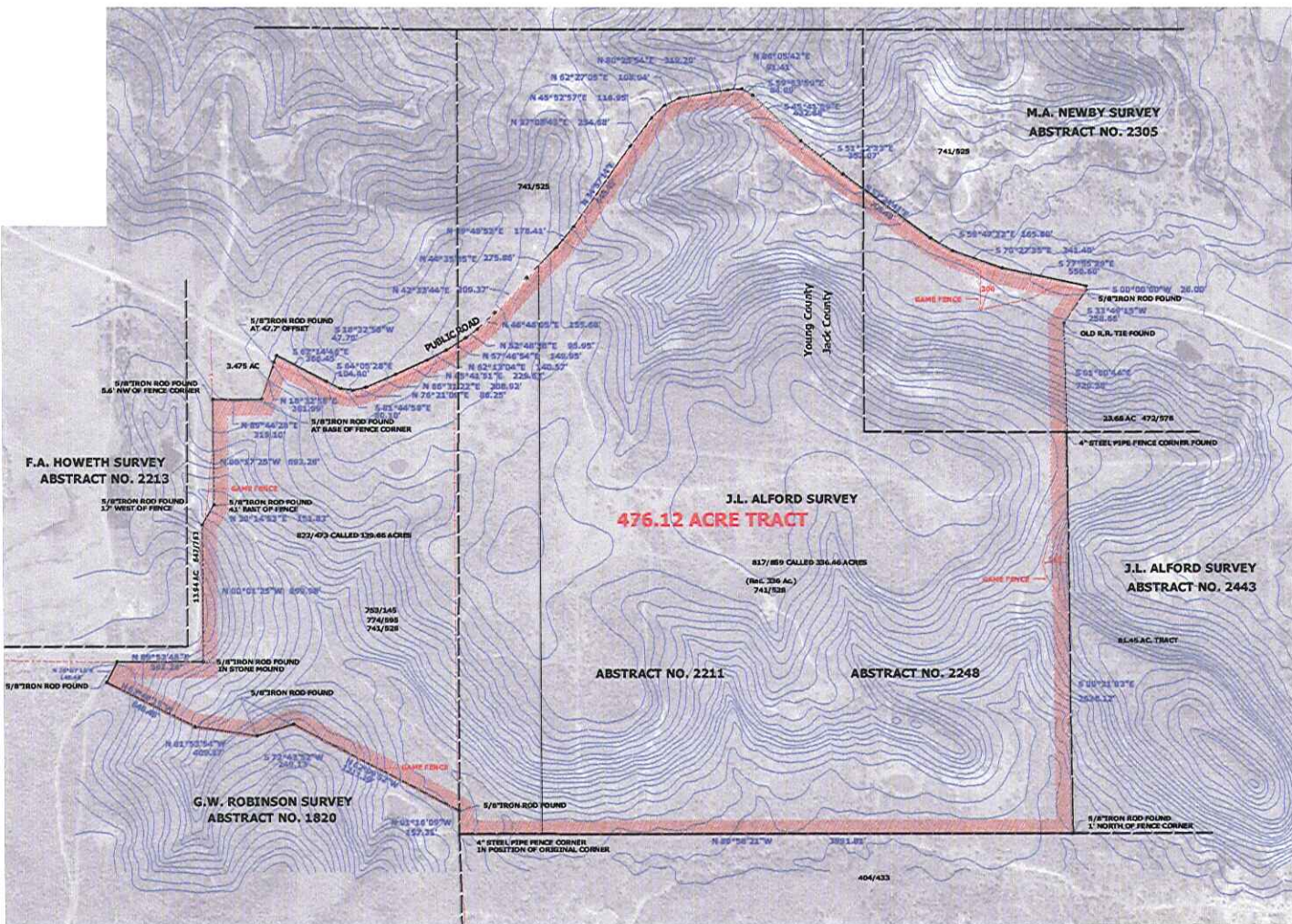


SCALE 1"=300'
 READINGS BASED ON SPCS HAZED TNCZ
 0 300 600 900 1200

NOTE: CONTOURS SHOWN ARE FROM 1988 SOURCES
 AND ARE TO BE CONSIDERED APPROXIMATE.

PLAT NO. 88-04012-1P WILLIAMCELLO, P.L.L.P. WILLIAMS.DWG
 UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE
 VISIBLY APPARENT AND FOUND DURING THE COURSE OF
 THE SURVEY OR OTHERWISE DISCLOSED OR FURNISHED TO
 BE PRIOR TO THE SURVEY.
 THE SURVEYOR HAS MADE NO INVESTIGATION OR
 INDEPENDENT SEARCH FOR EASEMENTS OR RECORDS,
 ENCUMBRANCES, RESTRICTIVE COVENANTS,
 OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS
 THAT A CURRENT TITLE SEARCH MAY DISCLOSE.



476.12 Acre Tract Description

A tract of land in Young and Jack Counties, Texas, containing 476.12 acres being within the M.A. Newby Survey, Abstract No. 2305, the J.L. Alford Survey, Abstract No. 2244 (Jack Co.) and the G.W. Robinson Survey, Abstract No. 1820 and being all of a called 130.66 acre tract described in a deed recorded in Volume 822, Page 273 of the Official Public Records of Young County, Texas, and being all of a called 336.46 acre tract described in a deed recorded in Volume 817, Page 899 of the Official Public Records of Young County, Texas and being more particularly described as follows:

Beginning at a 5/8" iron rod in the east line of a called 336.46 acre tract described in a deed recorded in Volume 817, Page 899 of the Official Public Records of Young County, held iron rod found being 1.5 feet north of a fence corner in the south S.W.1/4, line of a public road;

Thence with the east line of said 336.46 acre tract, South 33 degrees 49 minutes 15 seconds West for a distance of 238.66 feet to a railroad post found;

Thence with the east line of said 336.46 acre tract, South 88 degrees 09 minutes 44 seconds East for a distance of 728.36 feet to a 4 inch steel pipe fence corner marking the southwestern corner of the J.L. Alford Survey, Abstract No. 2244;

Thence with the east line of said 336.46 acre tract and the east line of the J.L. Alford Survey, Abstract No. 2244, South 00 degrees 31 minutes 03 seconds East for a distance of 268.12 feet to a 5/8" iron rod found for corner;

Thence with the south line of the J.L. Alford Survey, Abstract No. 2244 (Young Co.) Abstract No. 2248 (Jack Co.), North 09 degrees 59 minutes 21 seconds West for a distance of 3991.81 feet to a 4 inch steel pipe post found marking the southwest corner of said survey;

Thence with the southwest line of a called 130.666 acre tract described in a deed recorded in Volume 822, Page 473 of the Official Public Records of Young County, Texas, North 81 degrees 16 minutes 09 seconds West for a distance of 187.31 feet to a 5/8" iron rod found for corner;

Thence with the southwest line of said 130.66 acre tract, North 62 degrees 09 minutes 52 seconds West for a distance of 1211.19 feet to a 5/8" iron rod found for corner;

Thence with the southwest line of said 130.66 acre tract, South 72 degrees 43 minutes 54 seconds West for a distance of 408.17 feet to a 5/8" iron rod found for corner;

Thence with the southwest line of said 130.66 acre tract, North 62 degrees 08 minutes 15 seconds West for a distance of 648.68 feet to a 5/8" iron rod found for corner;

Thence with the west line of said 130.66 acre tract, North 81 degrees 53 minutes 54 seconds East for a distance of 561.26 feet to a 5/8" iron rod found for corner;

Thence with the west line of said 130.66 acre tract, North 60 degrees 31 minutes 25 seconds West for a distance of 899.98 feet to a 5/8" iron rod found for corner;

Thence with the west line of said 130.66 acre tract, North 62 degrees 14 minutes 53 seconds East for a distance of 181.83 feet to a 5/8" iron rod found for corner;

Thence with the west line of said 130.66 acre tract, North 03 degrees 17 minutes 23 seconds West for a distance of 693.28 feet to a 5/8" iron rod found for corner;

Thence with the west line of said 130.66 acre tract, North 89 degrees 44 minutes 28 seconds East for a distance of 139.10 feet to a 5/8" iron rod found for corner;

Thence with the west line of said 130.66 acre tract, North 18 degrees 32 minutes 58 seconds East for a distance of 361.09 feet to an unmarked corner in a public road from which a 5/8" iron rod was set at an offset North 18 degrees 32 minutes 58 seconds West for a distance of 477 feet;

Thence with the center of a public road and with the north line of said 130.66 acre tract and with the north line of said 566.66 acre tract the following calls:

South 62 degrees 14 minutes 46 seconds East for a distance of 366.48 feet
 South 64 degrees 05 minutes 28 seconds East for a distance of 104.40 feet
 South 81 degrees 04 minutes 58 seconds East for a distance of 80.92 feet
 North 76 degrees 21 minutes 09 seconds East for a distance of 366.25 feet
 North 66 degrees 41 minutes 22 seconds East for a distance of 238.02 feet
 North 65 degrees 41 minutes 51 seconds East for a distance of 228.63 feet
 North 62 degrees 03 minutes 04 seconds East for a distance of 148.57 feet
 North 97 degrees 46 minutes 54 seconds East for a distance of 149.95 feet
 North 52 degrees 48 minutes 26 seconds East for a distance of 95.95 feet
 North 46 degrees 40 minutes 05 seconds East for a distance of 155.68 feet
 North 42 degrees 35 minutes 44 seconds East for a distance of 309.37 feet
 North 44 degrees 35 minutes 39 seconds East for a distance of 275.06 feet
 North 39 degrees 49 minutes 53 seconds East for a distance of 178.41 feet
 North 34 degrees 07 minutes 14 seconds East for a distance of 64.65 feet
 North 37 degrees 08 minutes 43 seconds East for a distance of 234.68 feet
 North 45 degrees 52 minutes 57 seconds East for a distance of 116.95 feet
 North 02 degrees 27 minutes 05 seconds East for a distance of 108.04 feet
 North 80 degrees 25 minutes 54 seconds East for a distance of 319.20 feet
 North 86 degrees 07 minutes 42 seconds East for a distance of 91.4 feet
 North 59 degrees 41 minutes 09 seconds East for a distance of 84.09 feet
 North 45 degrees 41 minutes 09 seconds East for a distance of 432.48 feet
 South 51 degrees 12 minutes 33 seconds East for a distance of 352.07 feet
 South 53 degrees 24 minutes 41 seconds East for a distance of 785.48 feet
 South 59 degrees 07 minutes 32 seconds East for a distance of 165.80 feet
 South 70 degrees 27 minutes 36 seconds East for a distance of 741.46 feet
 South 77 degrees 05 minutes 29 seconds East for a distance of 654.60 feet

Thence North 00 degrees 00 minutes 00 seconds West for a distance of 24.00 feet to the point of beginning.

PRELIMINARY PLAT

YOUNG/JACK COUNTY, TEXAS
J.L. ALFORD SURVEY, ABSTRACT NO. 2211/2248
G.W. ROBINSON SURVEY, ABSTRACT NO. 1820
M.A. NEWBY SURVEY, ABSTRACT NO. 2305

A Survey of a
476.12 ACRE TRACT
for
MATT HUBBARD

CLEAR FOLIAGE REMOVING & MAPPING CO., INC.
 428 WEST FOURTH ST
 GRANAH, TX 75458
 940-564-0790



Traversed on the ground on 6/21/2014
 Closed 14 Hours by 10:37 P.M. 2014