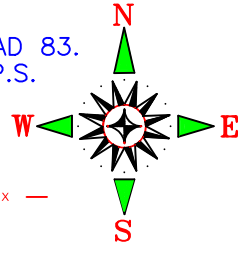


WISE COUNTY, TEXAS

RALEY LIVING TRUST TRACT
REC. INST. #201705091, O.P.R.

JANIS & MICHAEL MCNICHOLAS TRACT
REC. INST. #202014410, O.P.R.

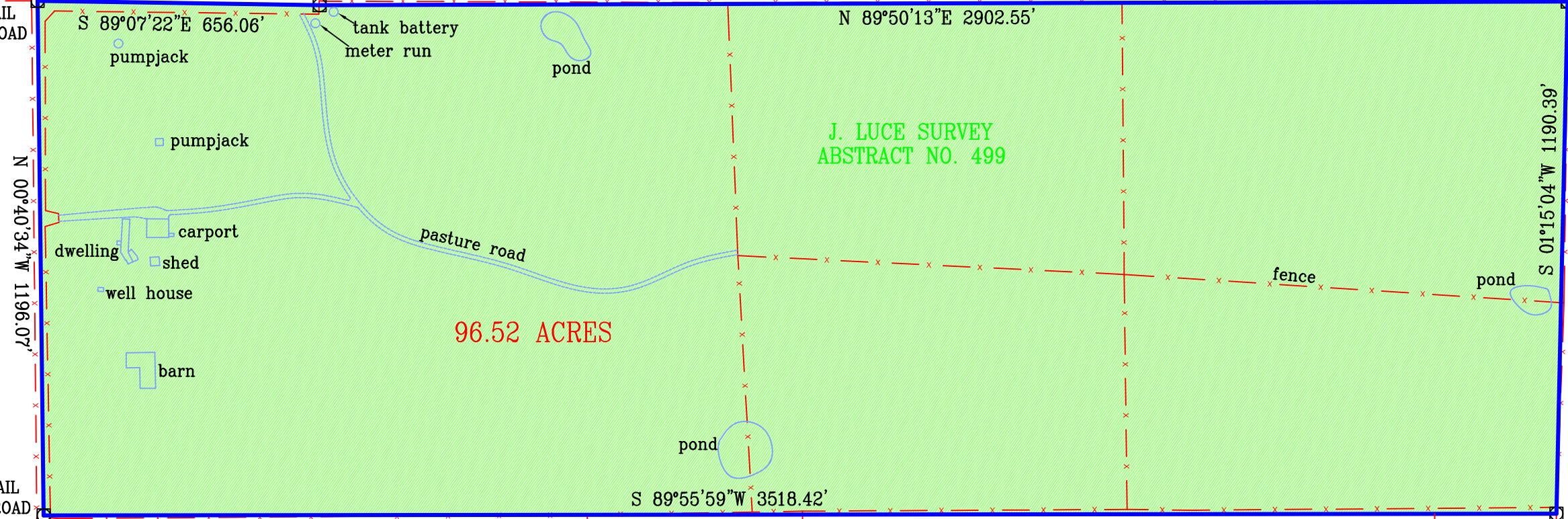
Bearings are based on NAD 83.
and determined by G.P.S.



P.O.B.
FD. "WALTERS" CAPPED
IRON ROD AT F.C.

UNMARKED CORNER FROM
WHICH LEANING 1/2" I.R. FD
BEARS S 88°21'13"W 0.99'

C.R. NO. 1886



96.52 ACRES

J. LUCE SURVEY
ABSTRACT NO. 499

THOMPSON CATTLE & LAND LP TRACTS
REC. INST. #202408339, O.P.R.

BROWN ESTATE TRACTS
REC. INST. #201807442, O.P.R.

N 00°40'34\"/>

C.R. NO. 1886

SET MAG NAIL
IN COUNTY ROAD

JERRY CONLEY TRACT
REC. INST. #201709972, O.P.R.

JUANITA RODRIGUEZ TRACT
REC. VOL. 1548, PG. 79, O.P.R.

JAMES & LYNN DAKE TRUST TRACT
REC. INST. #202502924, O.P.R.

SET 1" CAP ON
1/2" IRON ROD

Surveyor's Description

Tract of land containing 96.52 Acres in the J. Luce Survey, Abstract No. 499, Wise County, Texas, being the same tract described in a deed to Teresa Littlefield ET AL recorded in Volume 2028, Page 575, Official Public Records of Wise County, and being more particularly described as follows:

BEGINNING at a "WALTERS" capped iron rod found at the base of an old wood fence corner, being the northeast corner of the said Littlefield ET AL Tract, a northwest corner of the Thompson Cattle & Land LP Tracts recorded in Instrument No. 202408339, Official Public Records of Wise County and on the south line of the Janis and Michael McNicholas Tract recorded in Instrument No. 202014410, Official Public Records of Wise County.

THENCE South 01 degrees 15 minutes 04 seconds West for a distance of 1190.39 feet to a 1 inch cap on a 1/2 inch iron rod set, being the southeast corner of the said Littlefield ET AL Tract and on a west line of the said Thompson Cattle Tracts.

THENCE South 89 degrees 55 minutes 59 seconds West at a distance of 10.44 feet passing a "HARRIS" capped iron rod found being the northeast corner of the James and Lynn Dake Trust Tract recorded in Instrument No. 202502924, Official Public Records of Wise County, at a distance of 1752.89 feet passing a "HARRIS" capped iron rod found being the northeast corner of the Jerry Conley Tract recorded in Instrument No. 201709972, Official Public Records of Wise County and continuing in all for a total distance of 3518.42 feet to a MAG nail set in County Road No. 1886, being the southwest corner of the said Littlefield ET AL Tract, the northwest corner of the Juanita Rodriguez Tract recorded in Volume 1548, Page 79, Official Public Records of Wise County and on an east line of the Brown Estate Tracts recorded in Instrument No. 201807442, Official Public Records of Wise County, from which a wood fence corner bears South 71 degrees 44 minutes 24 seconds East a distance of 16.80 feet.

THENCE North 00 degrees 40 minutes 34 seconds West for a distance of 1196.07 feet to a MAG nail set in the said road, being the northwest corner of the said Littlefield ET AL Tract, a northeast corner of the said Brown Estate Tracts and a corner of the Raley Living Trust Tract recorded in Instrument No. 201705091, Official Public Records of Wise County from which a 3 inch steel fence corner bears South 89 degrees 17 minutes 36 seconds West a distance of 13.80 feet.

THENCE South 89 degrees 07 minutes 22 seconds East for a distance of 656.06 feet to an unmarked corner in the said road, being a corner of the said Littlefield ET AL Tract, the southeast corner of the said Raley Trust Tract and the southwest corner of the said McNicholas Tract, from which a leaning 1/2 inch iron rod found bears South 88 degrees 21 minutes 13 seconds West a distance of 0.99 feet.

THENCE North 89 degrees 50 minutes 13 seconds East for a distance of 2902.55 feet to the place of beginning.



This plat represents a survey conducted on the ground under my supervision on December 22, 2025 and meets the standards set by the TBPELS.

Clinton W. Farris
Clinton W. Farris, R.P.L.S.

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
Plat No.: J2512091
Coord. File: J2512091

