

**SURVEYOR'S NOTE.**

1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

2. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

3. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

4. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

5. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

6. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

7. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

8. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

9. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF JACK COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.

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**LEGEND**

— BARRIED WIRE

○ CORNER MONUMENT SIZE & TYPE

○ F = FOUND, S = SET

○ CABLE FENCE

○ CHAIN LINK FENCE

○ ELECTRICAL METER

○ GAS METER

○ POWER POLE

○ SANITARY SEWER MANHOLE OR SEWER SYSTEM

○ SANITARY SEWER CLEANOUT

○ TELEPHONE FENCE

○ WATER METER

○ WOODEN FENCE

**SUBJECT TRACT**

29.00 ACRES OUT OF BLOCK 50  
WOOD COUNTY SCHOOL LANDS  
ABSTRACT 875  
JACK COUNTY, TEXAS  
(DOC: 2022001568, O.P.R.C.)

**20' ELECTRICAL EASEMENT**

JACK COUNTY, TEXAS  
VOL. 589, PG. 594, O.P.R.C. &  
VOL. 1031, PG. 631, O.P.R.C.

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JACK COUNTY, TEXAS  
VOL. 589, PG. 594, O.P.R.C. &  
VOL. 1031, PG. 631, O.P.R.C.

**SUBJECT TRACT FIELD NOTES.**

A TRACT OF LAND IN JACK COUNTY, TEXAS, OUT OF BLOCK 50 OF THE DON MONTGOMERY REAL ESTATE L.P., RECORDED IN VOLUME 1045 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION, IN THE EAST LINE OF A TRACT OF LAND DEEDED TO DON MONTGOMERY REAL ESTATE L.P., RECORDED IN VOLUME 1045 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE NORTH 00°35'26" WEST 1903.46 FEET ALONG THE WEST LINE OF SAID BLOCK 50 AND THE EAST LINE OF SAID MONTGOMERY TRACT TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; OUT OF A TRACT OF LAND DEEDED TO R.D.L. MONTGOMERY REAL ESTATE L.P., RECORDED IN VOLUME 721 PAGE 956 O.P.R.C. FOR THE NORTHWEST CORNER OF THIS DESCRIPTION, A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 50 BEARS SOUTH 00°35'26" EAST 717.99 FEET;

THENCE NORTH 89°52'46" EAST 663.67 FEET ALONG THE SOUTH LINE OF SAID R.D.L. MONTGOMERY TRACT AND THE APPARENT CENTERLINE OF SAID SPARKMAN ROAD TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°35'26" EAST 1903.46 FEET PARALLEL WITH THE WEST LINE OF SAID BLOCK 50 TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID BLOCK 50 FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°52'46" WEST 663.67 FEET ALONG THE SOUTH LINE OF SAID BLOCK 50 TO THE PLACE OF BEGINNING AND CONTAINING 29.00 ACRES OF LAND, BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**ELECTRICAL EASEMENT FIELD NOTES:**

A 20' WIDE ELECTRICAL EASEMENT IN JACK COUNTY, TEXAS, OUT OF A TRACT OF LAND DEEDED TO R.D.L. MONTGOMERY REAL ESTATE L.P., RECORDED IN VOLUME 721 PAGE 956 O.P.R.C. FOR THE NORTHWEST CORNER OF THIS DESCRIPTION, A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 50 BEARS SOUTH 00°35'26" EAST 717.99 FEET;

THENCE NORTH 89°52'46" EAST 663.67 FEET ALONG THE SOUTH LINE OF SAID R.D.L. MONTGOMERY TRACT AND THE APPARENT CENTERLINE OF SAID SPARKMAN ROAD TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°35'26" EAST 1903.46 FEET PARALLEL WITH THE WEST LINE OF SAID BLOCK 50 TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID BLOCK 50 FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°52'46" WEST 663.67 FEET ALONG THE SOUTH LINE OF SAID BLOCK 50 TO THE PLACE OF BEGINNING AND CONTAINING 29.00 ACRES OF LAND, BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50 AT THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PARK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

## **EXHIBIT A**



**PROVEN**  
SURVEYING

2406 Kell Boulevard  
Wichita Falls, TX 76309-5326  
Phone: (940) 322-6450  
TBPLS FIRM# 10015000

### **SUBJECT TRACT FIELD NOTES:**

A TRACT OF LAND IN JACK COUNTY, TEXAS; OUT OF BLOCK 50 OF THE WOOD COUNTY SCHOOL LANDS ABSTRACT 875; LYING 1.4 MILES WEST OF THE INTERSECTION OF SPARKMAN ROAD AND OLD POST PAK ROAD; OUT OF A TRACT OF LAND RECORDED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.J.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION, IN THE EAST LINE OF A TRACT OF LAND DEEDED TO DON MONTGOMERY RECORDED IN VOLUME 1045 PAGE 591 O.P.R.J.C. AND AT THE SOUTHWEST CORNER OF SAID BLOCK 50;

THENCE NORTH 00°35'26" WEST 1903.46 FEET ALONG THE WEST LINE OF SAID BLOCK 50 AND THE EAST LINE OF SAID MONTGOMERY TRACT TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO R.D.L. MONTGOMERY REAL ESTATE L.P. RECORDED IN VOLUME 721 PAGE 956 O.P.R.J.C. FOR THE NORTHWEST CORNER OF THIS DESCRIPTION, A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 50 BEARS SOUTH 00°35'26" EAST 717.99 FEET;

THENCE NORTH 89°52'46" EAST 663.68 FEET ALONG THE SOUTH LINE OF SAID R.D.L. MONTGOMERY TRACT AND THE APPARENT CENTERLINE OF SAID SPARKMAN ROAD TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°35'26" EAST 1903.46 FEET PARALLEL WITH THE WEST LINE OF SAID BLOCK 50 TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID BLOCK 50 FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°52'46" WEST 663.67 FEET ALONG THE SOUTH LINE OF SAID BLOCK 50 TO THE PLACE OF BEGINNING AND CONTAINING 29.00 ACRES OF LAND MORE OR LESS OF WHICH 0.65 ACRE LIES IN THE OCCUPIED RIGHT-OF-WAY OF SPARKMAN ROAD.

*THESE FIELD NOTES WERE PREPARED FROM SURVEY FIELD WORK PERFORMED BY  
PROVEN SURVEYING APRIL 20, 2022 WORK ORDER 220266-0.*

*Bearings Based on GPS observation. SPSC83, TX4204, US SURVEY FEET, 2018 GEOID.*

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