

"Thou Shalt Not Remove Thy Neighbor's Landmark" Deut. 19:14

GRAPHIC SCALE - FEET

Surveyor's Descriptions

Tract No. 1

Tract of land containing 40.00 acres in the M. Putman Survey, Abstract No. 465 Jack County, Texas, being part of the same tract described in a deed to Sagewind Enterprises Inc. recorded in Volume 657, Page 575, Deed Records of Jack County and being more particularly described as follows:

BEGINNING at a corner that fell inside a 3 inch steel pipe fence corner in a curve on the south line of Texas Farm Road No. 175, being the northeast corner of this tract and on the north line of the said Sagewind Enterprises Inc. Tract, also being South 73 degrees 13 minutes 36 seconds West a distance of 1345.94 feet from a 2 inch cap on a 5/8 inch iron rod found being the northeast corner of the said Sagewind Enterprises Inc. Tract.

THENCE South 00 degrees 21 minutes 55 seconds West for a distance of 1381.54 feet to a corner that fell in a 3 inch steel pipe fence corner, being a corner that fell in a 3 inch steel pipe fence corner, being a corner of this treat

THENCE South 03 degrees 49 minutes 58 seconds West for a distance of 309.04 feet to a 1 inch cap on a 1/2 inch iron rod set, being the southeast corner of this tract.

THENCE North 90 degrees 00 minutes 00 seconds West for a distance of 1692.23 feet to a 1 inch cap on a 1/2 inch iron rod set in a curve on the east line of the said highway, being the southwest corner of this tract and on the west line of the said Sagewind Enterprises Inc. Tract.

THENCE with a curve to the right, having a radius of 1869.86 feet and an arc length of 1119.54 feet, being subtended by a chord of North 35 degrees 40 minutes 22 seconds East for a distance of 1102.89 feet, to a 1 inch cap on a 1/2 inch iron rod set at a point of tangency on the east line of the said highway, being a corner of the said Sagewind Enterprises Inc. Tract.

THENCE North 52 degrees 50 minutes 30 seconds East for a distance of 1013.49 feet to a 1 inch cap on a 1/2 inch iron rod set at a point of curvature on the east line of the said highway, being a corner of the said Sagewind Enterprises Inc. Tract.

THENCE with a curve to the right, having a radius of 2824.79 feet and an arc length of 326.33 feet, being subtended by a chord of North 56 degrees 08 minutes 04 seconds East for a distance of 326.15 feet, to the place of beginning.

Tract No. 2

Tract of land containing 54.93 acres in the M. Putman Survey, Abstract No. 465 Jack County, Texas, being part of the same tract described in a deed to Sagewind Enterprises Inc. recorded in Volume 657, Page 575, Deed Records of Jack County and being more particularly described as follows:

BEGINNING at a 1 inch cap on a 1/2 inch iron rod set in a curve on the east line of Texas Farm Road No. 175, being the northwest corner of this tract and on the west line of the said Sagewind Enterprises Inc. Tract, also being South 55 degrees 22 minutes 47 seconds West a distance of 3658.08 feet from a 2 inch cap on a 5/8 inch iron rod found being the northeast corner of the said Sagewind Enterprises Inc. Tract.

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 1692.23 feet to a 1 inch cap on a 1/2 inch iron rod set, being the northeast corner of this tract.

THENCE South 03 degrees 49 minutes 58 seconds West for a distance of 1392.24 feet to a 1 inch cap on a 1/2 inch iron rod set, being the southeast corner of this tract.

THENCE North 89 degrees 24 minutes 58 seconds West for a distance of 1710.78 feet to a 1 inch cap on a 1/2 inch iron rod set on the east line of the said highway, being the southwest corner of this tract and on the west line of the said Sagewind Enterprises Inc. Tract.

THENCE North 01 degrees 03 minutes 30 seconds East for a distance of 812.42 feet to a 2 inch cap on a 5/8 inch iron rod found at a point of curvature on the east line of the said highway, being a corner of the said Sagewind Enterprises Inc. Tract.

THENCE with a curve to the right, having a radius of 1869.86 feet and an arc length of 569.88 feet, being subtended by a chord of North 09 degrees 47 minutes 22 seconds East for a distance of 567.68 feet to the place of beginning.

Tract No. 3

Tract of land containing 48.14 acres in the M. Putman Survey, Abstract No. 465 Jack County, Texas, being part of the same tract described in a deed to Sagewind Enterprises Inc. recorded in Volume 657, Page 575, Deed Records of Jack County and being more particularly described as follows:

BEGINNING at a corner that fell inside a fence corner on the east line of Texas Farm Road No. 175, being the southwest corner of the said Sagewind Enterprises Inc. Tract and a northwest corner of the Oliver Clerihew Tract recorded in Volume 340, Page 831, Deed Records of Jack County, from which a 2 inch cap on a 5/8 inch iron rod found bears North 89 degrees 25 minutes 12 seconds West a distance of 5.03 feet.

THENCE North 01 degrees 03 minutes 30 seconds East for a distance of 1247.61 feet to a 1 inch cap on a 1/2 inch iron rod set on the east line of the said highway, being the northwest corner of this tract and on the west line of the said Sagewind Enterprises Inc. Tract.

THENCE South 89 degrees 24 minutes 58 seconds East for a distance of 1710.78 feet to a 1 inch cap on a 1/2 inch iron rod set, being the northeast corner of this tract.

THENCE South 03 degrees 48 minutes 08 seconds West for a distance of 1249.42 feet to a 1 inch cap on a 1/2 inch iron rod set, being the southeast corner of this tract, on the south line of the said Sagewind Enterprises Inc. Tract and on a north line of the said Clerihew Tract.

THENCE North 89 degrees 25 minutes 12 seconds West for a distance of 1650.97 feet to the place of beginning.

Tract No. 4

Tract of land containing 140.12 acres in the M. Putman Survey, Abstract No. 465 Jack County, Texas, being part of the same tract described in a deed to Sagewind Enterprises Inc. recorded in Volume 657, Page 575, Deed Records of Jack County and being more particularly described as follows:

BEGINNING at a 2 inch cap on a 5/8 inch iron rod found on the south line of Texas Farm Road No. 175, being the northeast corner of the said Sagewind Enterprises Inc. Tract and a northwest corner of the Oliver Clerihew Tract recorded in Volume 560, Page 893, Deed Records of Jack County.

THENCE South 00 degrees 39 minutes 08 seconds West for a distance of 4728.96 feet to a 1 inch cap on a 1/2 inch iron rod set, being the southeast corner of the said Sagewind Enterprises Inc. Tract, a southwest corner of the said Clerihew Tract and on a north line of the Oliver Clerihew Tract recorded in Volume 340, Page 831, Deed Records of Jack County.

THENCE North 89 degrees 25 minutes 12 seconds West for a distance of 1440.29 feet to a 1 inch cap on a 1/2 inch iron rod set, being the southwest corner of this tract, on the south line of the said Sagewind Enterprises Inc. Tract and on a north line of the said Clerihew Tract Volume 340, Page 831.

THENCE North 03 degrees 48 minutes 08 seconds East for a distance of 1249.42 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

THENCE North 03 degrees 49 minutes 58 seconds East for a distance of 1701.28 feet to a corner that fell in a 3 inch steel pipe fence corner, being a corner of this tract.

THENCE North 00 degrees 21 minutes 55 seconds East for a distance of 1381.54 feet to a corner that fell in a 3 inch steel pipe fence corner in a curve on the south line of the said highway, being the northwest corner of this tract and on a north line of the said Sagewind Enterprises Inc. Tract.

THENCE with a curve to the right, having a radius of 2824.79 feet and an arc length of 1359.01 feet, being subtended by a chord of North 73 degrees 13 minutes 36 seconds East for a distance of 1345.94 feet to the place of beginning.

This plat represents a survey conducted on the ground under my supervision on June 18, 2023.

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.