

TOMMY McELROY
L. 819, PG. 405, O.P.R.
00°34'51"W
18.44'

GARY ELLARD HOLMEN
S 89°15'56"E
1737.07'
REC. VOL. 718, PG. 924, O.P.R.

H & G. N. SURVEY NO. 1 ABSTRACT NO. 297

NOTE: TRACT AS SHOWN IS SUBJECT TO THE FOLLOWING EASEMENTS:
CITIES SERVICE OIL & GAS CORPORATION, REC. VOL. 402, PG. 625, D.R. (BLANKET)
FEMA maps showing flood plain data are not available for this area.

BLOCK NO. 12

WOOD COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 875

Bloodworth Road
gravel county road



Bearings based on NAD 27.

Clinton W. Farris
REGISTERED PROFESSIONAL LAND SURVEYOR
SURVEYING & MAPPING SERVICES
BOX 335, JACKSONBORO, TEXAS 76451 940/587-3962
"Don't Pull Out Unless You Know Your Neighbor's Landmark" Dec. 19:14
Lot No.: J1212191
Cor. File: POSTOAK



P.O.B.
FD. 2" CAP ON 5/8" I.R.
3' NORTH OF OLD CEDAR F.C.

MATTHEW MILLER SURVEY ABSTRACT NO. 418

149.39 ACRES

DON DUFFY TRACT
REC. VOL. 273, PG. 173, D.R.

DREXEL WEST TRACT REC. VOL. 786, PG. 418, O.P.R.

THOMAS HARRISON TRACT
REC. VOL. 568, PG. 608, O.P.R.

GARY ELLARD HOLMEN
REC. VOL. 718, PG. 924, O.P.R.

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REC. VOL. 718, PG. 924, O.P.R.

THOMAS HARRISON TRACT
REC. VOL. 568, PG. 608, O.P.R.

30 foot wide easement described in Warranty
Deed to Harold Johnson recorded Vol. 708, Pg.
316, Official Public Records of Jack County. Also
further described in a Declaration of Easement
Agreement recorded in Volume 565, Page 370,
Deed Records of Jack County.

SURVEYOR'S DESCRIPTION

Tract of land containing 149.39 acres in the H. & G. N. Survey No. 1, Abstract No. 297, the Matthew Miller Survey, Abstract No. 418 and Block No. 11 of the Wood County School Land Survey, Abstract No. 875, Jack County, Texas, being the same tract conveyed to Harold Johnson recorded in Volume 708, Page 316, Official Public 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 3 feet north of an old cedar fence corner being the most southern southwest corner of the said Johnson Tract and the southeast corner of the Don Duffy Tract recorded in Volume 273, Page 173, Deed Records of Jack County on the north line of the Drexel West Tract recorded in Volume 786, Page 418, Official Public Records of Jack County.

THENCE North 01 degrees 21 minutes 41 seconds East for a distance of 2828.37 feet to a 1 inch pipe found being an ell corner of the said Johnson Tract and the northeast corner of the said Duffy Tract.

THENCE North 89 degrees 15 minutes 54 seconds West for a distance of 608.38 feet to a 2 inch cap on a 5/8 inch iron rod set on the southwest bank of a creek being the most western southwest corner of the said Johnson Tract and the southeast corner of the Tommy McElroy Tract recorded in Volume 819, Page 405, Official Public Records of Jack County on the north line of the said Duffy Tract.

THENCE North 00 degrees 34 minutes 51 seconds West for a distance of 298.44 feet to a bent 1 inch pipe found under a fence being the northwest corner of the said Johnson Tract and a southwest corner of the Gary Ellard Holmen Tract recorded in Volume 718, Page 924, Official Public Records of Jack County on the east line of the said McElroy Tract.

THENCE South 89 degrees 15 minutes 56 seconds East for a distance of 1737.07 feet to a 2 inch cap on a 5/8 inch iron rod found under a fence being a northeast corner of the said Johnson Tract and an ell corner of the said Holmen Tract.

THENCE along the common line between the said Johnson Tract and the said Holmen Tract,

South 01 degrees 04 minutes 37 seconds East for a distance of 343.44 feet to a 2 inch cap on a 5/8 inch iron rod found at the west base of a 4 inch steel pipe fence corner, North 86 degrees 12 minutes 16 seconds East for a distance of 127.47 feet to a 2 inch cap on a 5/8 inch iron rod found at the north base of a post oak tree,

South 00 degrees 02 minutes 53 seconds East for a distance of 535.44 feet to a 2 inch cap on a 5/8 inch iron rod found in a fence, South 00 degrees 09 minutes 48 seconds East for a distance of 213.73 feet to a 2 inch cap on a 5/8 inch iron rod found,

South 00 degrees 10 minutes 24 seconds West for a distance of 277.95 feet to a 2 inch cap on a 5/8 inch iron rod found at the west edge of a trash dump, North 80 degrees 07 minutes 26 seconds East for a distance of 664.66 feet to a 2 inch cap on a 5/8 inch iron rod found at a fence corner,

South 01 degrees 01 minutes 12 seconds East for a distance of 49.77 feet to a 2 inch cap on a 5/8 inch iron rod found at a fence corner, South 84 degrees 31 minutes 52 seconds East for a distance of 63.50 feet to a 2 inch cap on a 5/8 inch iron rod found,

South 73 degrees 26 minutes 40 seconds East for a distance of 148.00 feet to a 2 inch cap on a 5/8 inch iron rod found at an old cedar fence corner and South 60 degrees 45 minutes 31 seconds East for a distance of 528.75 feet to a corner which fell within a 4 inch steel pipe fence corner being a northeast corner of the said Johnson Tract and a northwest corner of the Thomas Harrison Tract recorded in Volume 568, Page 608, Official Public Records of Jack County on a south line of the said Holmen Tract.

THENCE South 00 degrees 52 minutes 28 seconds West for a distance of 1551.30 feet to a corner which fell in concrete on the west side of a 4 inch steel pipe fence corner being the southeast corner of the said Johnson Tract and an ell corner of the said Harrison Tract.

THENCE North 89 degrees 02 minutes 30 seconds West for a distance of 2625.47 feet to the place of beginning.

LEGEND:

- Boundary: —
- Corners: □
- Fence: - - -
- Surveys: - - -

SCALE: 1 INCH = 400 FEET



This plat represents a survey conducted on the ground under my supervision December 19, 2012.

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 or described herein have been actually surveyed on the ground. Any easements, covenants, restrictive covenants or encumbrances that may be shown are only as visible inspection and are not intended to reflect a survey based on a plat.