



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

JACK COUNTY, TEXAS

T. ROBBINS SURVEY
ABSTRACT NO. 489

SURVEYOR'S DESCRIPTION

Tract of land containing 7.09 Acres in the T. Robbins Survey, Abstract No. 489, Jack County, Texas, being the same tract conveyed to Jeanne Richardson recorded in Volume 677, Page 866, Official Public Records of Jack County, also known as Lot No. 19 of the Synterra Estates Addition (Unrecorded Subdivision) and being more particularly described as follows:

BEGINNING at a corner that fell inside a 4 inch steel pipe fence corner, being the southeast corner of the said Richardson Tract, the northeast corner of the Rodney & Kathy Hammond Tract recorded in Volume 376, Page 262, Deed Records of Jack County and the southwest corner of the Beauford Hart Tract recorded in Volume 679, Page 405, Official Public Records of Jack County.

THENCE North 63 degrees 23 minutes 26 seconds West for a distance of 694.69 feet to a 1 inch cap on a 1/2 inch iron rod set in Synterra Estates Loop, being the southwest corner of the said Richardson Tract and the northwest corner of the said Hammond Tract.

THENCE North 38 degrees 25 minutes 01 seconds East for a distance of 255.62 feet to an old nail found in the said road, being a corner of the said Richardson Tract.

THENCE North 38 degrees 07 minutes 46 seconds East for a distance of 140.23 feet to an old nail found at a point of curvature in the said road and being a corner of the said Richardson Tract and a corner of the Jason Edens Tract recorded in Volume 843, Page 22, Official Public Records of Jack County.

THENCE with a curve to the right, having a radius of 204.36 feet and an arc length of 218.08 feet, being subtended by a chord of North 68 degrees 42 minutes 01 seconds East for a distance of 207.88 feet, to a 5/8 inch iron rod found at a point of tangency in the said road, being a corner of the said Richardson Tract, the southeast corner of the said Edens Tract and the southwest corner of the Casey Conway Tract recorded in Volume 657, Page 266, Official Public Records of Jack County.

THENCE South 80 degrees 43 minutes 44 seconds East for a distance of 291.57 feet to a bent nail found in the said road, being the northeast corner of the said Richardson Tract, the northwest corner of the said Hart Tract and on the south line of the said Conway Tract.

THENCE South 09 degrees 14 minutes 11 seconds West for a distance of 658.82 feet to the place of beginning.

BENNY GARRETT TRACT
REC. VOL. 584, PG. 079, D.R.

JASON EDENS TRACT
REC. VOL. 843, PG. 22, O.P.R.

CASEY CONWAY TRACT
REC. VOL. 657, PG. 266, O.P.R.

N 38°07'46"E
140.23'
FD. OLD NAIL

N 38°25'01"E
255.62'
FD. OLD NAIL

SET 1" CAP
ON 1/2" I.R.

60 FOOT GRAVEL COUNTY ROAD
PLAT REC. VOL. 2, PG. 102, P.R.

7.09 ACRES

N 63°23'26" W
694.69'

RODNEY & KATHY HAMMOND TRACT
REC. VOL. 376, PG. 262, D.R.

BEAUFORD HART TRACT
REC. VOL. 679, PG. 405, O.P.R.

P.O.B.
CORNER FELL
IN 4" S.P.F.C.

Plat No.: J2208091
Coord. File: SYNTERLC

SCALE: 1 INCH = 200 FEET

200 0 200 400 600

GRAPHIC SCALE - FEET

Double Z Surveying LLC

Surveying & Mapping Services

Firm No. 1019499

P.O. BOX 305, JACKSBORO, TEXAS 76458

(940) 282-3604

zach@doublezsurveying.com

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



This plat represents a survey conducted on the ground under my supervision
on August 10, 2022.

Clinton W. Farris
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.