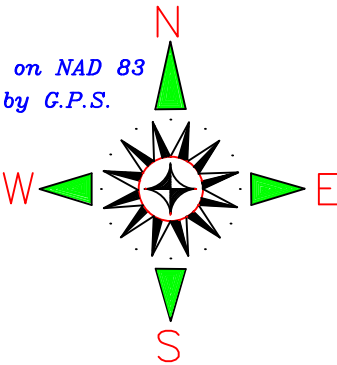


JACK COUNTY, TEXAS

RICHARD & REBA PIPPIN TRACT  
REC. VOL. 1014, PG. 569, O.P.R.

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



Surveyor's Description

Tract of land containing 25.42 Acres in Block No. 3 of the Navarro County School Land Survey, Abstract No. 443, Jack County, Texas, being part of the tract conveyed to Robert and Roxanna Maddox in Volume 1047, Page 565, 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 in Brown Road (Gravel County Road) being the most eastern northeast corner of the said Maddox Tract, the southeast corner of the Richard and Reba Pippin Tract recorded in Volume 1014, Page 569, Official Public Records of Jack County and on the west line of the Johnny Swafford Tract recorded in Volume 1007, Page 4, Official Public Records of Jack County, from which a 2 inch steel pipe fence corner bears South 86 degrees 21 minutes 22 seconds West a distance of 20.93 feet.

THENCE South 00 degrees 41 minutes 24 seconds West for a distance of 692.73 feet to a 2 inch cap on a 5/8 inch iron rod set in Brown Road, being the southeast corner of this tract, on an east line of the said Maddox Tract and on the west line of the said Swafford Tract.

THENCE North 86 degrees 16 minutes 58 seconds West for a distance of 1721.56 feet to a 2 inch cap on a 5/8 inch iron rod set, being the southwest corner of this tract.

THENCE North 00 degrees 56 minutes 43 seconds East for a distance of 596.62 feet to a 2 inch cap on a 5/8 inch iron rod set in an east-west fence, being the northwest corner of this tract, on a north line of the said Maddox Tract and on the south line of the said Pippin Tract.

THENCE South 89 degrees 29 minutes 02 seconds East for a distance of 1716.51 feet to the place of beginning.

SET 2" CAP  
ON 5/8" I.R.

S 89°29'02"E  
1716.51'

P.O.B.  
FD. 2" CAP ON 5/8" I.R.  
FROM WHICH 2" S.P.F.C.  
BEARS S 86°21'22"W 20.93'

N 00°56'43"E  
596.62'

25.42 ACRES  
INCLUDES 0.34 ACRE IN COUNTY ROAD

NAVARRO COUNTY SCHOOL LAND SURVEY  
ABSTRACT NO. 443

BLOCK NO. 3

SET 2" CAP  
ON 5/8" I.R.

1721.56'  
N 86°16'58"W

SET 2" CAP  
ON 5/8" I.R.

BROWN ROAD (gravel county road)

JOHNNY SWAFFORD TRACT  
REC. VOL. 1007, PG. 4, O.P.R.

ROBERT & ROXANNA MADDOX TRACT  
REC. VOL. 1047, PG. 565, O.P.R.

LOOP ROAD (gravel county road)

BLOCK NO. 4

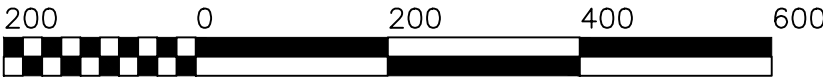
This plat represents a survey conducted on the ground under my supervision  
on August 24, 2018.

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.

Plat No: J1807043  
Coord File: J0305221

SCALE: 1 INCH = 200 FEET



GRAPHIC SCALE - FEET

Double Z Surveying LLC

Surveying & Mapping Services

Firm No. 10194391

P.O. BOX 305, JACKSBORO, TEXAS 76458

(940)-567-3962 zach@doublezsurveying.com

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