

JACK COUNTY, TEXAS

Surveyor's Descriptions

Tract No. 1

Tract of land containing 6.28 acres in the G. Simon Survey, Abstract No. 537, Jack County, Texas, being part of the tract described in a deed to Lorena Gutierrez recorded in Volume 1083, Page 180, 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, being the southwest corner of the said Gutierrez Tract, the southeast corner of the Maria Torres & Hector Amador Tract recorded in Volume 1087, Page 757, Official Public Records of Jack County and on a north line of the David & Teresa Barton Tract recorded in Volume 1086, Page 36, Official Public Records of Jack County.

THENCE North 00 degrees 23 minutes 28 seconds East for a distance of 1289.34 feet to a 2 inch cap on a 5/8 inch iron rod found on the south line of Texas Highway No. 114, being the northwest corner of the said Gutierrez Tract and the northeast corner of the Torres & Amador Tract.

THENCE South 78 degrees 03 minutes 42 seconds East for a distance of 145.95 feet to a 1 inch cap on a 1/2 inch iron rod set on the south line of the said highway, being the most northern northeast corner of this tract and on the north line of the said Gutierrez Tract.

THENCE South 01 degrees 28 minutes 52 seconds East for a distance of 74.96 feet to a 1 inch cap on a 1/2 inch iron rod set, being an ell corner of this tract.

THENCE South 43 degrees 12 minutes 28 seconds East for a distance of 18.76 feet to a 1 inch cap on a 1/2 inch iron rod set, being the most eastern northeast corner of this tract.

THENCE South 06 degrees 33 minutes 15 seconds East for a distance of 637.68 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

THENCE South 05 degrees 13 minutes 15 seconds West for a distance of 217.69 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

THENCE South 29 degrees 42 minutes 35 seconds East for a distance of 103.45 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 234.05 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 Gutierrez Tract and on a north line of the Mark & Debra Albersen Tract recorded in Volume 825, Page 660, Official Public Records of Jack County.

THENCE North 89 degrees 13 minutes 01 seconds West for a distance of 270.65 feet to the place of beginning.

Tract No. 2

Tract of land containing 7.03 acres in the G. Simon Survey, Abstract No. 537, Jack County, Texas, being part of the tract described in a deed to Lorena Gutierrez recorded in Volume 1083, Page 180, 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, being the southeast corner of the said Gutierrez Tract, a southwest corner of the Timothy & Trenton Guice "First Tract" recorded in Volume 883, Page 393, Official Public Records of Jack County and on a north line of the Mark and Debra Albersen Tract recorded in Volume 825, Page 660, Official Public Records of Jack County.

THENCE North 89 degrees 13 minutes 01 seconds West for a distance of 195.68 feet to a 1 inch cap on a 1/2 inch iron rod set, being the most southern southwest corner of this tract, on the south line of the said Gutierrez Tract and on a north line of the said Albersen Tract.

THENCE North 00 degrees 00 minutes 00 seconds West for a distance of 234.05 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

THENCE North 29 degrees 42 minutes 35 seconds West for a distance of 103.45 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

THENCE North 05 degrees 13 minutes 15 seconds East for a distance of 217.69 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

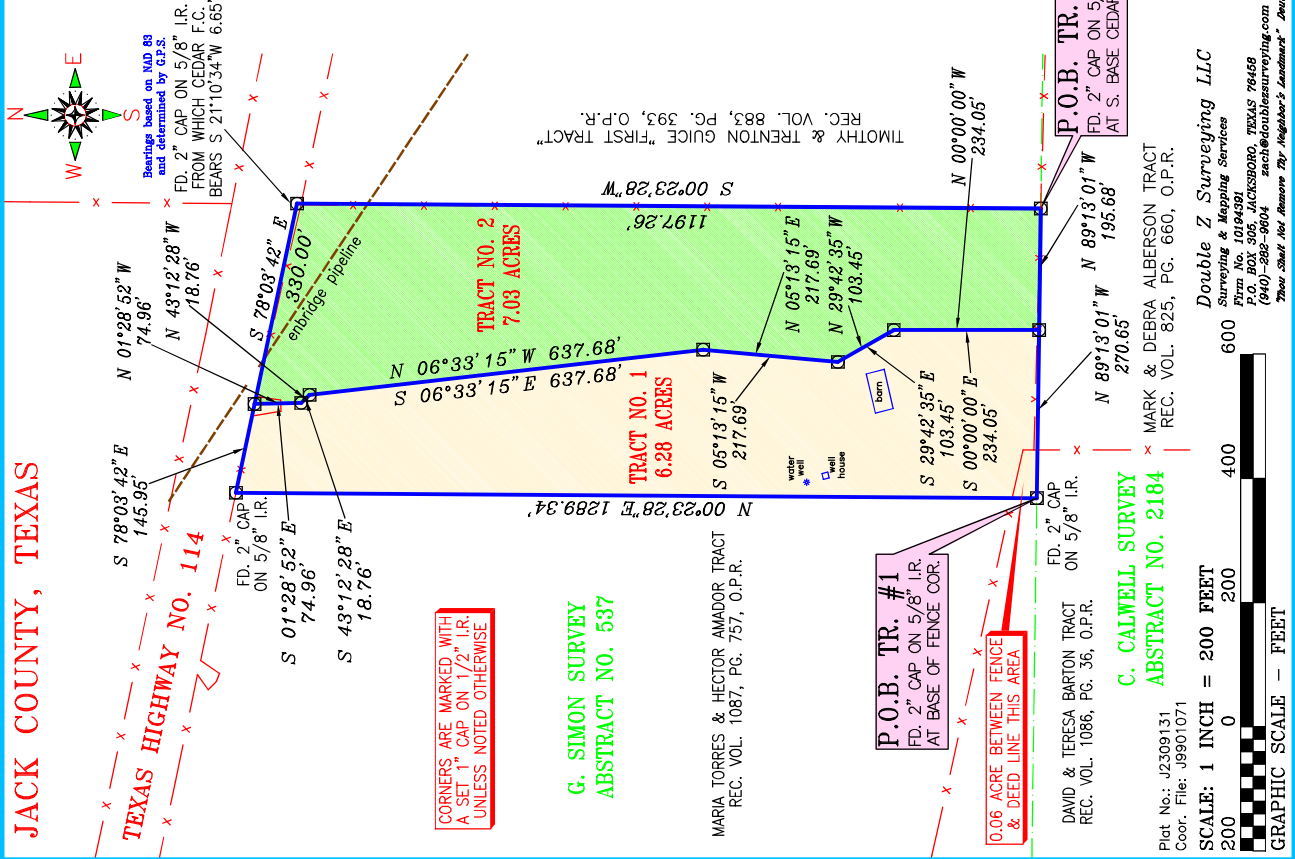
THENCE North 06 degrees 33 minutes 15 seconds West for a distance of 637.68 feet to a 1 inch cap on a 1/2 inch iron rod set, being an ell corner of this tract.

THENCE North 43 degrees 12 minutes 28 seconds West for a distance of 18.76 feet to a 1 inch cap on a 1/2 inch iron rod set, being the most western southwest corner of this tract.

THENCE North 01 degrees 28 minutes 52 seconds West for a distance of 74.96 feet to a 1 inch cap on a 1/2 inch iron rod set on the south line of Texas Highway No. 114, being the northwest corner of this tract and on the north line of the said Gutierrez Tract.

THENCE South 78 degrees 03 minutes 42 seconds East for a distance of 330.00 feet to a 2 inch cap on a 5/8 inch iron rod found on the south line of the said highway, being the northeast corner of the said Gutierrez Tract and a northwest corner of the said Guice "First Tract".

THENCE South 00 degrees 23 minutes 28 seconds West for a distance of 1197.26 feet to the place of beginning.



This plat represents a survey conducted on the ground under my supervision on September 28, 2023.



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 assessments of the accuracy of the survey or the correctness of the plat or description are solely from visible inspection and are not intended to reflect a survey based on a current title search.

Clinton W. Farris
Clinton W. Farris, R.P.L.S.