

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

JACK COUNTY, TEXAS

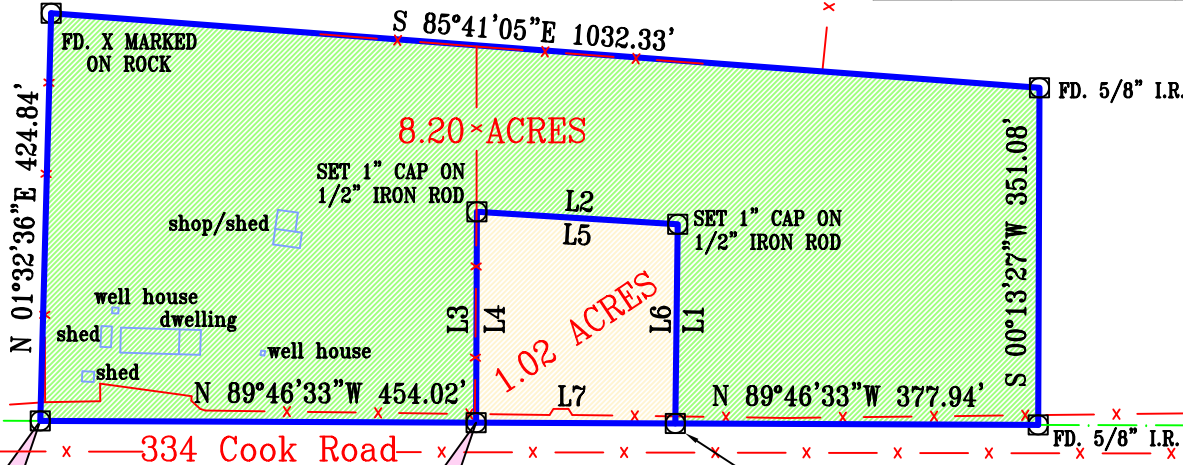
BRENDA NEVAREZ, ET AL TRACTS
REC. VOL. 988, PG. 675, O.P.R.

ROCKFORD & AMY SCHAFER TRACT
REC. INST. #20250001987, O.P.R.

GEORGE HARDESTY SURVEY
ABSTRACT NO. 294

LINE	BEARING	DISTANCE
L1	N 00°41'36" E	207.42'
L2	N 86°26'47" W	209.58'
L3	S 00°13'27" W	219.59'
L4	N 00°13'27" E	219.59'
L5	S 86°26'47" E	209.58'
L6	S 00°41'36" W	207.42'
L7	N 89°46'33" W	207.53'

BRENDA NEVAREZ, ET AL TRACTS
REC. VOL. 988, PG. 675, O.P.R.



P.O.B. 8.20 AC
FD. 5/8" IRON ROD
IN COUNTY ROAD

P.O.B. 1.02 AC
FD. 5/8" IRON ROD
IN COUNTY ROAD

THOMAS TOBY SURVEY
ABSTRACT NO. 849

SCALE: 1 INCH = 200 FEET

200 0 200 400 600



GRAPHIC SCALE — FEET

Double Z Surveying LLC
Surveying & Mapping Services

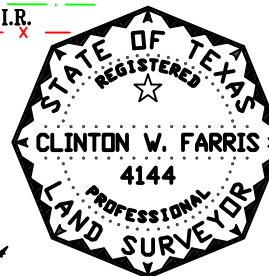
Firm No. 10194391
P.O. BOX 305, JACKSBORO, TEXAS 76458
(940)-282-9604 zach@doublezsurveying.com

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

This plat represents a survey conducted on the ground under my supervision
on October 16, 2025 and meets the standards set by the TBPELS.

Plat No.: J2509231
Coord. File: J9902221

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



SURVEYOR'S DESCRIPTION

8.20 Acre Tract

Tract of land containing 8.20 Acres in the George Hardesty Survey, Abstract No. 294, Jack County, Texas, being part of the tract described in deed to the William Birdwell Estate in Volume 300, Page 445, Deed Records of Jack County and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in Cook Road, being the southwest corner of the said Birdwell Estate Tract, a southeast corner of the Brenda Nevarez ET AL Tracts recorded in Volume 988, Page 675, Official Public Records of Jack County and on the south line of Abstract No. 294.

THENCE North 01 degrees 32 minutes 36 seconds East for a distance of 424.84 feet to an "X" found marked in a rock, being the northwest corner of this tract, the most western southwest corner of the Rockford and Amy Schafer Tract recorded in Instrument No. 20250001987, Official Public Records of Jack County, on the west line of the said Birdwell Estate Tract and on an east line of the said Nevarez ET AL Tracts.

THENCE South 85 degrees 41 minutes 05 seconds East for a distance of 1032.33 feet to a 5/8 inch iron rod found, being the northeast corner of this tract and an ell corner of the said Schafer Tract.

THENCE South 00 degrees 13 minutes 27 seconds West for a distance of 351.08 feet to a 5/8 inch iron rod found in the said road, being the most eastern southeast corner of this tract, the most southern southwest corner of the said Schafer Tract, on the south line of the said Birdwell Estate Tracts and on the south line of Abstract No. 294.

THENCE North 89 degrees 46 minutes 33 seconds West for a distance of 377.94 feet to a 3/8 inch iron rod set in the said road, being a southwest corner of this tract, on the south line of the said Birdwell Estate Tracts and on the south line of Abstract No. 294.

THENCE North 00 degrees 41 minutes 36 seconds East for a distance of 207.42 feet to a 1 inch cap on a 1/2 inch iron rod set, being an ell corner of this tract.

THENCE North 86 degrees 26 minutes 47 seconds West for a distance of 209.58 feet to a 1 inch cap on a 1/2 inch iron rod set, being an ell corner of this tract.

THENCE South 00 degrees 13 minutes 27 seconds West for a distance of 219.59 feet to a 5/8 inch iron rod found in the said road, being a southeast corner of this tract, on the south line of the said Birdwell Estate Tract and on the south line of Abstract No. 294.

THENCE North 89 degrees 46 minutes 33 seconds West for a distance of 454.02 feet to the place of beginning.

SURVEYOR'S DESCRIPTION

1.02 Acre Tract

Tract of land containing 1.02 Acres in the George Hardesty Survey, Abstract No. 294, Jack County, Texas, being part of the tract described in deed to the William Birdwell Estate in Volume 300, Page 445, Deed Records of Jack County and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in Cook Road, being the southwest corner of this tract, on the south line of the said Birdwell Estate Tract and on the south line of Abstract No. 294, from which a 5/8 inch iron rod found being the southwest corner of the said Birdwell Estate Tract bears North 89 degrees 46 minutes 33 seconds West a distance of 454.02 feet.

THENCE North 00 degrees 13 minutes 27 seconds East for a distance of 219.59 feet to a 1 inch cap on a 1/2 inch iron rod set, being an ell corner of this tract.

THENCE South 86 degrees 26 minutes 47 seconds East for a distance of 209.58 feet to a 1 inch cap on a 1/2 inch iron rod set, being an ell corner of this tract.

THENCE South 00 degrees 41 minutes 36 seconds West for a distance of 207.42 feet to a 3/8 inch iron rod set in the said road, being the southeast corner of this tract, on the south line of the said Birdwell Estate Tracts and on the south line of Abstract No. 294.

THENCE North 89 degrees 46 minutes 33 seconds West for a distance of 207.53 feet to the place of beginning.