

# JACK COUNTY, TEXAS

## PROPERTY DESCRIPTION

Being a tract of land situated in the D. Norton Survey, Abstract No. 1151, and in the W. Smith Survey, Abstract No. 546, Jack County, Texas and being part of a called 469.365 acres tract of land described in Deed to N.S. Marrow and KY-TEX Properties, Inc. as recorded in Volume 416, Page 643, Deed Records, Jack County, Texas, and being more particularly described herein as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set in the North line of said Marrow tract and on the South side of Mansfield Road (a public road) for the Northeast corner of the herein described tract, from which a 2 inch steel fence corner post found for the Northeast corner of said Marrow tract bears South 89 degrees 06 minutes 35 seconds East, a distance of 795.69 feet;

THENCE South 00 degrees 30 minutes 27 seconds East, with the East line of the herein described tract, severing said Marrow tract, a distance of 1,378.73 feet to a 5/8 inch iron rod set for the Southeast corner of the herein described tract, from which the Southeast corner of said Marrow tract bears South 31 degrees 58 minutes 37 seconds East, a distance of 1.523.74 feet;

THENCE South 89 degrees 29 minutes 33 seconds West, with the South line of the herein described tract, severing said Marrow tract, a distance of 785.03 feet to a 5/8 inch iron rod set for the Southwest corner of the herein described tract;

THENCE North 00 degrees 01 minutes 08 seconds East, with the West line of the herein described tract, severing said Marrow tract, a distance of 1,413.93 feet to a Mag spike set in the North line of said Marrow tract and in said Mansfield Road (a public road) for the Northwest corner of the herein described tract;

THENCE South 89 degrees 43 minutes 47 seconds East, with the North line of said Marrow tract, along said Mansfield Road, a distance of 434.63 feet to a 5/8 inch capped iron rod found for corner;

THENCE South 00 degrees 16 minutes 47 seconds East, a distance of 21.00 feet to a 5/8 inch capped iron rod found on the South side of said Mansfield Road for corner;

THENCE South 89 degrees 06 minutes 35 seconds East, with the North line of said Marrow tract, along the South side of said Mansfield Road, a distance of 337.64 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 25.000 acres of land, more or less.

## FLOOD NOTE

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

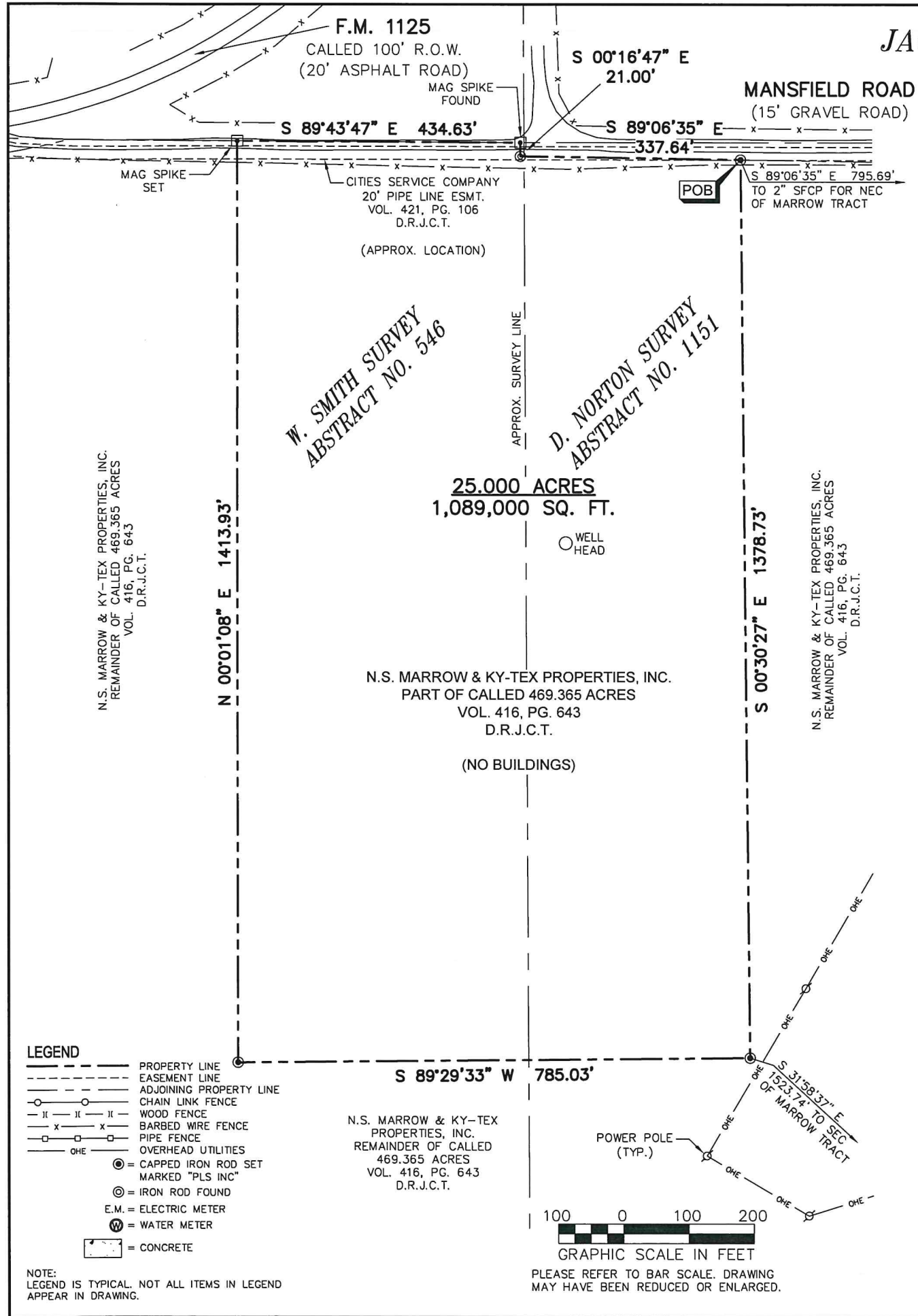
## GENERAL NOTES

- ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON SEPTEMBER 22, 2020.
- ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

## SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

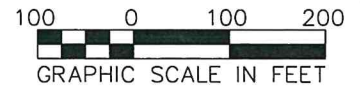
*Joe C. Vaughn, Jr.*  
 JOE C. VAUGHN, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926  
 DECEMBER 3, 2020  
 FIRM REGISTRATION NO. 10129300



**LEGEND**

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	ADJOINING PROPERTY LINE
—○—○—	CHAIN LINK FENCE
—  —  —	WOOD FENCE
—x—x—	BARBED WIRE FENCE
—□—□—	PIPE FENCE
—○—	OVERHEAD UTILITIES
●	CAPPED IRON ROD SET MARKED "PLS INC"
⊙	IRON ROD FOUND
E.M.	ELECTRIC METER
⊕	WATER METER
■	CONCRETE

N.S. MARROW & KY-TEX PROPERTIES, INC.  
 PART OF CALLED 469.365 ACRES  
 VOL. 416, PG. 643  
 D.R.J.C.T.



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

**PLS**  
 PIPELINE LAND SERVICES, INC.  
 1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205  
 PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	CMW
CHECKED BY:	JCV
DATE:	12/3/20
SHEET:	1 OF 1
SCALE:	AS SHOWN

**LAND TITLE SURVEY**  
 TBD MANSFIELD ROAD

25.000 ACRES  
 D. NORTON SURVEY, A-1151  
 W. SMITH SURVEY, A-546  
 JACK COUNTY, TEXAS

25.000 ACRES FM 1125 - WEST