

JACK COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the I. Farris Survey, Abstract No. 221, the A.L. Ham Survey, Abstract No. 964, and the T.C. Snalum Survey, Abstract No. 517, Jack County, Texas and being all of a called 377.77 acres tract of land described in Deed to R.J.W. Brown Sibling, LLC as recorded in Volume 920, Page 766, Official Public Records, Jack County, Texas, and being more particularly described herein as follows:

BEGINNING at a 5/8 inch iron rod found in Reeves Road (a public road) and in the East line of a called 79.13 acres tract of land described in Deed to George N. Faddul as recorded in Volume 1020, Page 553, said Official Public Records for the Northwest corner of said Farris Survey and said R.J.W. tract and the Southwest corner of a called 95.61 acres tract of land described in Deed to Kraig Hollingsworth as recorded in Volume 1024, Page 160, said Official Public Records;

THENCE South 88 degrees 59 minutes 05 seconds East, with the North line of said R.J.W. tract, leaving said Reeves Road, and entering Burwick Road (a public road) at 852 feet, and continuing along said Burwick Road, a distance of 3,530.81 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set in said Burwick Road for the Northeast corner of said R.J.W. tract;

THENCE with the East line of said R.J.W. tract, the following courses and distances:

South 00 degrees 45 minutes 56 seconds West, along said Burwick Road, leaving said Burwick Road at 690 feet, and continuing for a total distance of 1,624.15 feet to a 6 inch wood fence corner post for corner;

South 89 degrees 03 minutes 16 seconds East, along and near a fence, a distance of 1,540.26 feet to a 8 inch wood fence corner post found for corner;

South 06 degrees 02 minutes 51 seconds West, along and near a fence, passing at 1062.19 feet a 6 inch wood fence corner post, and continuing for a total distance of 1,184.56 feet to a 5/8 inch iron rod set for corner;

North 89 degrees 23 minutes 05 seconds West, a distance of 75.36 feet to a 5/8 inch iron rod set for corner;

South 01 degrees 14 minutes 17 seconds West, passing at 119.92 feet a 6 inch wood fence corner post, and continuing along and near a fence, a total distance of 989.79 feet to a 4 inch wood fence corner post found for corner;

South 89 degrees 14 minutes 42 seconds West, along and near a fence, a distance of 198.69 feet to a 6 inch wood fence corner post found for corner;

South 04 degrees 46 minutes 37 seconds West, along and near a fence, a distance of 334.38 feet to a 6 inch wood fence corner post found for corner;

North 89 degrees 50 minutes 55 seconds West, along and near a fence, a distance of 577.74 feet to a 6 inch wood fence corner post found for corner;

South 00 degrees 24 minutes 48 seconds West, along and near a fence, a distance of 656.82 feet to a tree fence corner post found for the Southeast corner said R.J.W. tract;

THENCE with the South line of said R.J.W. tract, along and near a fence, the following courses and distances:

South 89 degrees 31 minutes 24 seconds West, a distance of 362.67 feet to a point in fence for corner;

South 88 degrees 32 minutes 18 seconds West, a distance of 497.67 feet to a point in fence for corner;

South 83 degrees 18 minutes 15 seconds West, a distance of 661.27 feet to a 4 inch wood fence corner post found for the most Southerly Southwest corner of said R.J.W. tract;

THENCE North 00 degrees 50 minutes 10 seconds East, along and near a fence, a distance of 1,692.77 feet to a 4 inch wood fence corner post found for an ell corner of said R.J.W. tract;

THENCE North 88 degrees 54 minutes 17 seconds West, a distance of 2,144.10 feet to a 6 inch wood fence corner post found for the Southwest corner of said R.J.W. tract;

THENCE North 00 degrees 04 minutes 01 seconds East, with the East line of said R.J.W. tract, along and near a fence, a distance of 1,540.09 feet to a 6 inch wood fence corner post found for an ell corner of said R.J.W. tract;

THENCE South 83 degrees 50 minutes 25 seconds West, with the South line of said R.J.W. tract, along and near a fence, a distance of 418.99 feet to a 6 inch wood fence corner post found for the most Northerly Southwest corner of said R.J.W. tract;

THENCE North 01 degrees 04 minutes 44 seconds East, with the West line of said R.J.W. tract, a distance of 1,734.22 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 371.465 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.

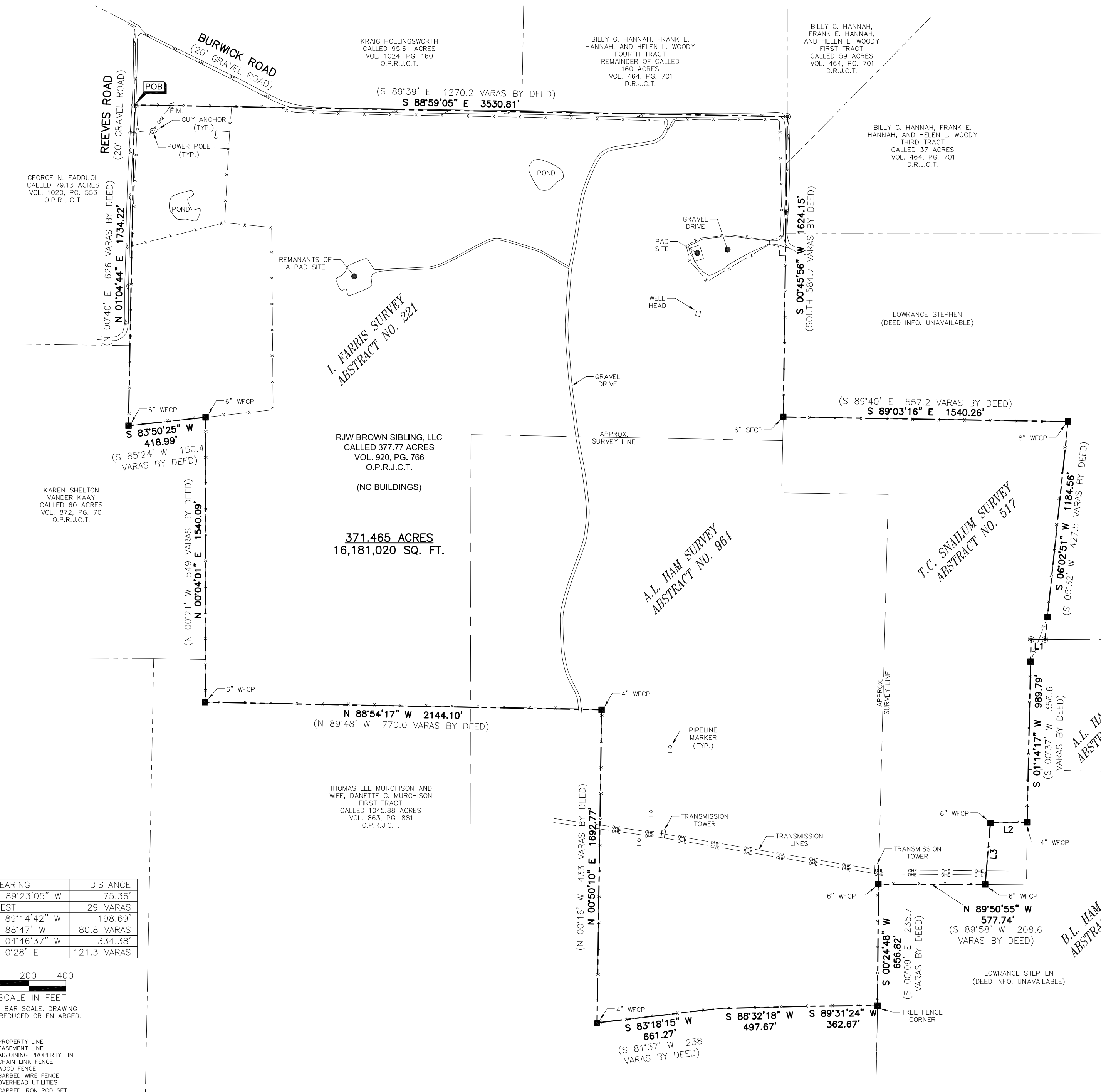
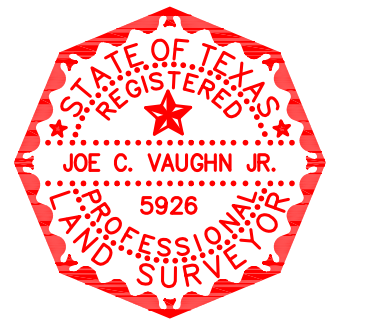
GENERAL NOTES

- 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 MARCH 19, 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.

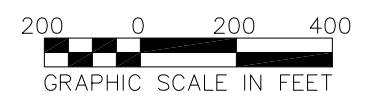
SURVEYOR'S CERTIFICATION

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 plot 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 plot; 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 plot. 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
 MARCH 26, 2020
 FIRM REGISTRATION NO. 10129300



LINE	BEARING	DISTANCE
L1	N 89°23'05\" W	75.36'
PER DEED	WEST	29 VARAS
L2	S 89°14'42\" W	198.69'
PER DEED	S 88°47' W	80.8 VARAS
L3	S 04°46'37\" W	334.38'
PER DEED	S 0°28' E	121.3 VARAS



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

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - OVERHEAD UTILITIES
 - CAPPED IRON ROD SET MARKED "PLS INC"
 - IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - W = WATER METER
 - CONCRETE

NOTE: LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

LAND TITLE SURVEY
 TBD BURWICK ROAD
 371.465 ACRES
 I. FARRIS SURVEY, A-221,
 A.L. HAM SURVEY, A-964, &
 T.C. SNALUM SURVEY, A-517
 JACK COUNTY, TEXAS
 TBD BURWICK ROAD

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:	3/26/20
SHEET:	1 OF 1
SCALE:	AS SHOWN

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