



Bearings based on NAD 27 (TNCZ) JACK COUNTY, TEXAS and determined by G.P.S.

J. W. FRAZIER SURVEY ABSTRACT NO. 214

CHARLES & DONALD GARDNER TRACT REC. INST. #20210000187, O.P.R.

CORNER FELL IN 2" S.P.F.C.

PERRIN-WHITT CONSOLIDATED I.S.D. TRACT REC. VOL. 851, PG. 23, O.P.R.

TRACT NO. 1 38.37 ACRES

TRACT NO. 2 36.42 ACRES

P.O.B. TR. 1 SET 1" CAP ON 1/2" IRON ROD

P.O.B. TR. 2 SET 1" CAP ON 1/2" IRON ROD

Plat No.: J2207201  
Coord. File: DTE2706ALC

SCALE: 1 INCH = 500 FEET

500 0 500 1000 1500



GRAPHIC SCALE - FEET

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

Surveyor's Description

Tract No. 1

Tract of land containing 38.37 acres in the John W. Frazier Survey, Abstract No. 214, Jack County, Texas, being part of the tract conveyed to Donald Cranford recorded in Volume 790, Page 519, Official Public Records of Jack County and being more particularly described as follows:

BEGINNING at a 1 inch cap on a 1/2 inch iron rod set on the north line of Texas Farm Road No. 2210, being the southwest corner of this tract, the southeast corner of the Perrin-Whitt Consolidated I.S.D. Tract recorded in Volume 851, Page 23, Official Public Records of Jack County and on the south line of the said Cranford Tract.

THENCE North 00 degrees 04 minutes 57 seconds West for a distance of 2068.79 feet to a 3/8 inch iron rod found, being the northwest corner of this tract, the northeast corner of the said Perrin-Whitt Consolidated I.S.D. Tract, on a north line of the said Cranford Tract and on the south line of the Charles and Donald Gardner Tract recorded in Instrument No. 20210000187, Official Public Records of Jack County.

THENCE North 88 degrees 00 minutes 30 seconds East for a distance of 1468.22 feet to a corner that fell in a 2 inch steel pipe fence corner, being the northeast corner of this tract, the most northern northeast corner of the said Cranford Tract, the southeast corner of the said Gardner Tract and on a west line of the Randall McDaniel Tract recorded in Volume 623, Page 530, Deed Records of Jack County.

THENCE South 00 degrees 11 minutes 04 seconds West for a distance of 572.89 feet to a 1 inch cap on a 1/2 inch iron rod set, being the most eastern southeast corner of this tract, an ell corner of the said Cranford Tract and a southwest corner of the said McDaniel Tract. THENCE North 89 degrees 48 minutes 56 seconds West for a distance of 748.67 feet to a 1 inch cap on a 1/2 inch iron rod set, being an ell corner of this tract.

THENCE South 11 degrees 07 minutes 38 seconds West for a distance of 1578.88 feet to a 1 inch cap on a 1/2 inch iron rod set on the north line of the said highway, being the most southern southeast corner this tract and on a south line of the said Cranford Tract.

THENCE South 89 degrees 58 minutes 51 seconds West for a distance of 409.14 feet to the place of beginning.

Tract No. 2

Tract of land containing 36.42 acres in the John W. Frazier Survey, Abstract No. 214, Jack County, Texas, being part of the tract conveyed to Donald Cranford recorded in Volume 790, Page 519, Official Public Records of Jack County and being more particularly described as follows:

BEGINNING at a 1 inch cap on a 1/2 inch iron rod set on the north line of Texas Farm Road No. 2210, being the southeast corner of the said Cranford Tract and the southwest corner of the Randall McDaniel Tract recorded in Volume 623, Page 530, Deed Records of Jack County.

THENCE North 88 degrees 32 minutes 16 seconds West for a distance of 986.91 feet to a 1 inch cap on a 1/2 inch iron rod set on the north line of the said highway, being a corner of the said Cranford Tract.

THENCE South 89 degrees 58 minutes 51 seconds West for a distance of 165.39 feet to a 1 inch cap on a 1/2 inch iron rod set on the north line of the said highway, being the southwest corner of this tract and on the south line of the said Cranford Tract.

THENCE North 11 degrees 07 minutes 38 seconds East for a distance of 1578.88 feet to a 1 inch cap on a 1/2 inch iron rod set, being the northwest corner of this tract.

THENCE South 89 degrees 48 minutes 56 seconds East for a distance of 881.43 feet to a 3/8 inch iron rod found, being the northeast corner of this tract, the most eastern northeast corner of the said Cranford Tract and an ell corner of the said McDaniel Tract.

THENCE South 01 degrees 14 minutes 41 seconds West for a distance of 1571.86 feet to the place of beginning.

This plat is a true representation of a survey conducted on the ground under my supervision on September 19, 2022.

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.