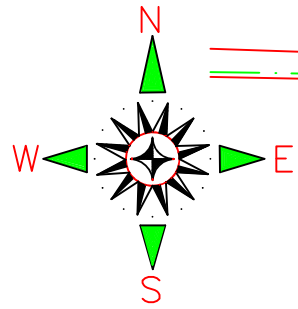


# JACK COUNTY, TEXAS



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

SET 2" CAP ON 5/8" I.R.

CALLAHAN IRREVOCABLE TRUST TRACT  
REC. VOL. 1055, PG. 127, O.P.R.

DEIDRA CALLAHAN TRACT  
REC. VOL. 1055, PG. 127, O.P.R.

LOT NO. 1

HENDERSON COUNTY SCHOOL LAND SURVEY  
ABSTRACT NO. 257  
BLOCK NO. 2

51.61 ACRES

LOT NO. 2

LECIA CALLAHAN TRACT  
REC. VOL. 1055, PG. 127, O.P.R.

P.O.B.  
FD. 2" CAP  
ON 5/8" I.R.

FD. 2" CAP  
ON 5/8" I.R.

N 70°49'44" W 1450.45'  
U.S. Highway 199

### Surveyor's Description

Tract of land containing 51.61 Acres in the Lot No. 1 and Lot No. 2, Block No. 2 of the Henderson County School Land Survey, Abstract No. 257, Jack County, Texas, being the part of the Tract One conveyed to the Callahan Revocable Trust in Volume 1055, Page 127, 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 on the north line of U.S. Highway No. 199, being the southwest corner of this tract, the southwest corner of the said Callahan Revocable Trust "Tract One" and the southeast corner of the Deidra Callahan Tract recorded in Volume 1055, Page 127, Official Public Records of Jack County.

THENCE North 19 degrees 10 minutes 16 seconds East for a distance of 1550.00 feet to a 2 inch cap on a 5/8 inch iron rod set, being the northwest corner of this tract, on the west line of the said Callahan Revocable Trust "Tract One" and on the east line of the said Deidra Callahan Tract.

THENCE South 70 degrees 49 minutes 44 seconds East for a distance of 1450.45 feet to a 2 inch cap on a 5/8 inch iron rod set, being the northeast corner of this tract, on the east line of the said Callahan Revocable Trust "Tract One" and on the west line of the Lecia Callahan Tract recorded in Volume 1055, page 127, Official Public Records of Jack County.

THENCE South 19 degrees 10 minutes 16 seconds West for a distance of 1550.00 feet to a 2 inch cap on a 5/8 inch iron rod found on the north line of the said highway, being the southeast corner of this tract, the southeast corner of the said Callahan Revocable Trust "Tract One" and the southwest corner of the said Lecia Callahan Tract.

THENCE North 70 degrees 49 minutes 44 seconds West for a distance of 1450.45 feet to the place of beginning.

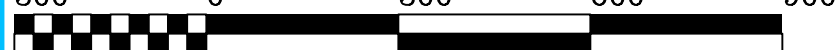
This plat represents a survey conducted on the ground under my supervision on January 28, 2021.

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.

Plat No.: J2101081  
Coord. File: J0605081

SCALE: 1 INCH = 300 FEET



GRAPHIC SCALE - FEET

Double Z Surveying LLC

Surveying & Mapping Services

Firm No. 10194391

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