



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

MARTHA MOXON TRACT
REC. VOL. 621, PG. 242, D.R.

UNMARKED CORNER
IN ROAD FROM WHICH
3/8" I.R. FD. BEARS
S 89°15'18"E 29.35'

UNMARKED CORNER
IN ROAD FROM WHICH
3/8" I.R. FD. BEARS
N 89°15'18"W 37.70'

JACK COUNTY, TEXAS

Surveyor's Description

Tract of land containing 19.89 acres in the John Harrison Survey, Abstract No. 259, Jack County, Texas, being the same tract conveyed to Richard and Sherye Zomper recorded in Volume 833, Page 760, 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 in Erwin Road (Gravel County Road) being the southwest corner of the said Zomper Tract, the southeast corner of the Richard and Jeremy Killion Tract recorded in Volume 994, Page 649, Official Public Records of Jack County and on the north line of the Lendon and Anne Dutton Tract recorded in Volume 338, Page 85, Deed Records of Jack County.

THENCE North 02 degrees 03 minutes 43 seconds East for a distance of 1461.37 feet to an unmarked corner in Erwin Road, being the northwest corner of the said Zomper Tract, the southwest corner of the Martha Moxon Tract recorded in Volume 621, Page 242, Deed Records of Jack County and on the east line of the said Killion Tract, from which a 3/8 inch iron rod found at the west base of a steel pipe fence corner bears South 89 degrees 15 minutes 18 seconds East a distance of 29.35 feet.

THENCE South 89 degrees 15 minutes 18 seconds East for a distance of 576.41 feet to an unmarked corner in Shawver Road (Gravel County Road) being the northeast corner of the said Zomper Tract, the southeast corner of the said Moxon Tract and on a west line of the said Dutton Tract, from which a 3/8 inch iron rod found at the east base of a steel pipe fence corner bears North 89 degrees 15 minutes 18 seconds West a distance of 37.70 feet.

THENCE South 00 degrees 29 minutes 42 seconds West for a distance of 1445.68 feet to a 2 inch cap on a 5/8 inch iron rod set in Erwin Road and Shawver Road, being the southeast corner of the said Zomper Tract and an ell corner of the said Dutton Tract.

THENCE South 89 degrees 19 minutes 16 seconds West for a distance of 616.49 feet to the place of beginning.

RICHARD & JEREMY KILLION TRACT
REC. VOL. 994, PG. 649, O.P.R.

LENDON & ANNE DUTTON TRACT
REC. VOL. 338, PG. 85, D.R.

JOHN HARRISON SURVEY
ABSTRACT NO. 259

19.89 ACRES
INCLUDES 2.70 ACRES
IN COUNTY ROADS

storage building

septic tanks

dwelling

metal barn
& water well

shed

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

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

Plat No.: J2001081
Coor. File: J0310211

LENDON & ANNE DUTTON TRACT
REC. VOL. 338, PG. 85, D.R.

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)-282-9804 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 January 7, 2020.

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.