

A. FRY
V. 646, P. 236

V. 814, P. 183

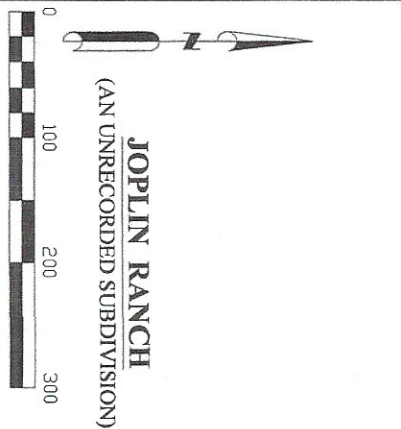
T. HORNE
V. 952, P. 33

G. POPE
V. 987, P. 070

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM, MAP NO. 48237C0500A,
DATED FEBRUARY 12, 2021

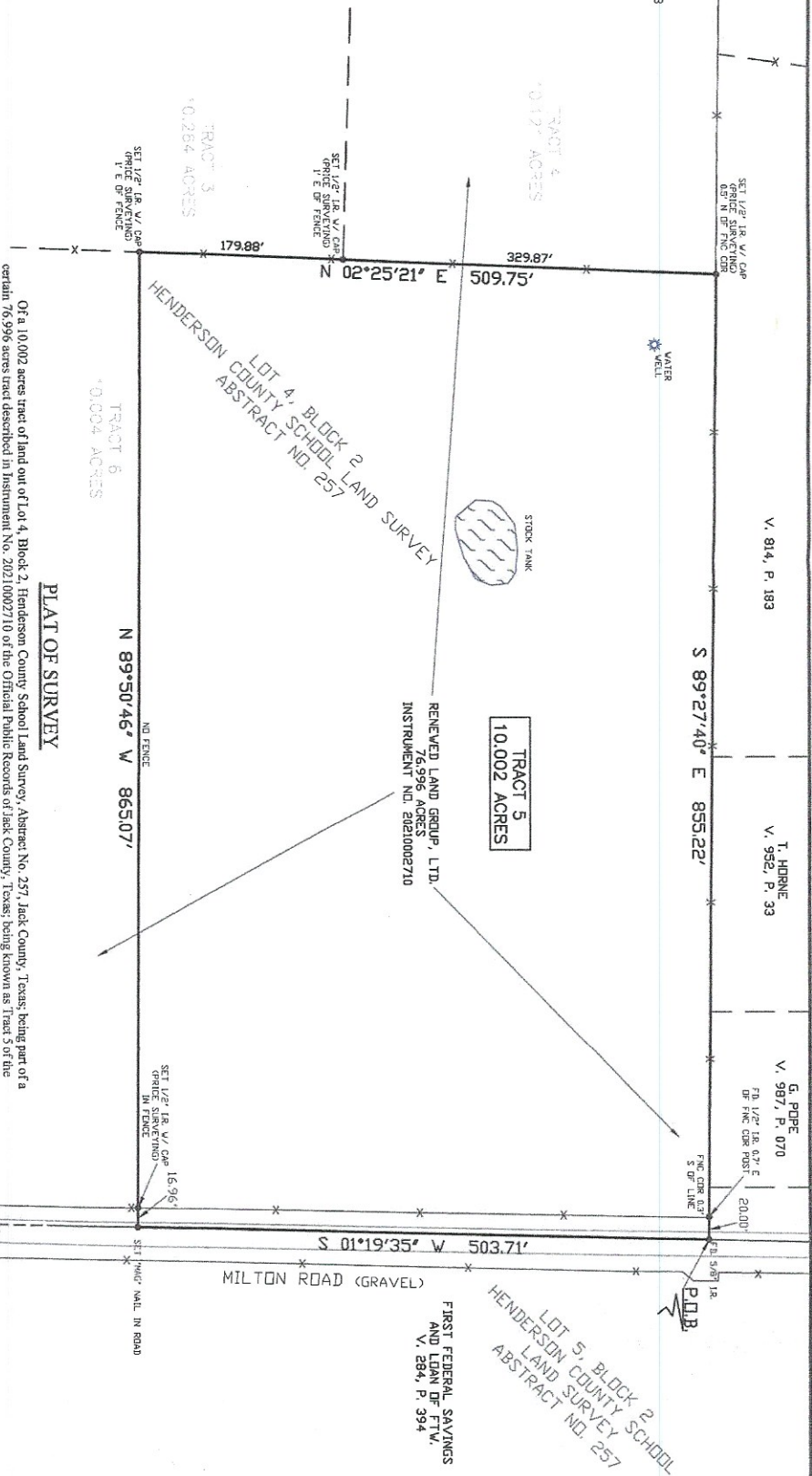
NOTE: THERE IS APPROXIMATELY 0.21 ACRE IN
MILTON ROAD R.O.W.



JOPLIN RANCH
(AN UNRECORDED SUBDIVISION)



MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
PRICE SURVEYING, L.P. FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 MJ211178 211178B.dwg 21715.cad FN211010



PLAT OF SURVEY

Of a 10.002 acres tract of land out of Lot 4, Block 2, Henderson County School Land Survey, Abstract No. 257, Jack County, Texas; being part of certain 76,996 acres tract described in Instrument No. 2021.0002710 of the Official Public Records of Jack County, Texas; being known as Tract 5 of the Joplin Ranch, an unrecorded subdivision; and being further described by metes and bounds as follows:
Beginning at a round 5/8" iron rod in Milton Road (Gravel) and in the east line of said Lot 4 and at the northeast corner of said 76,996 acres tract for the north and beginning corner of this tract, Whence a round 3/8" iron rod with aluminum cap at the intersection of said Milton Road with East Joplin Road (Gravel) and at the southeast corner of said Lot 4 bears S. 01 deg. 19 min. 55 sec. W. 1007.81 feet.
Thence S. 01 deg. 19 min. 55 sec. W. 505.71 feet along the east line of said Lot 4 and said 76,996 to a set "WAG" nail in said Milton Road for the southeast corner of this tract.
Thence N. 89 deg. 50 min. 46 sec. W. at 16.96 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way fence of said Milton Road and in all 865.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.
Thence N. 02 deg. 25 min. 21 sec. E. 509.75 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 76,996 acres tract for the northwest corner of this tract.
Thence S. 89 deg. 27 min. 40 sec. E. at 855.22 feet pass a round 1/2" iron rod in the west right of way fence of said Milton Road and in all 855.22 feet to the place of beginning.

FD 326 1/8" V.I. ALUMINUM CAP
AT ROAD INTERSECTION AND
AT THE SET OF LOT 4, BLOCK 2

FIRST FEDERAL SAVINGS
AND LOAN OF FT.W.
V. 284, P. 394

LOT 5, BLOCK 2
HENDERSON COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 257