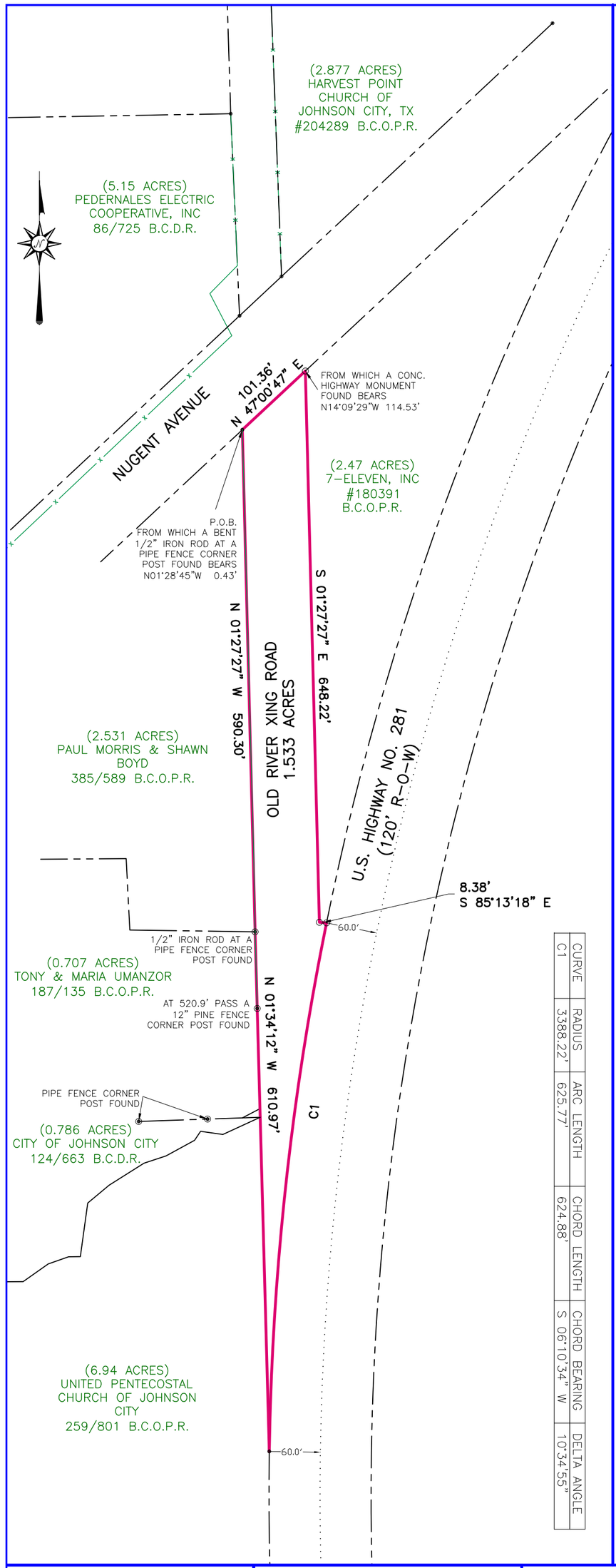

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3388.22'	625.77'	624.88'	S 06°10'34" W	10°34'55"

LEGAL DESCRIPTION: BEING 1.533 ACRES OF LAND OUT OF THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF OLD RIVER XING ROAD IN SAID BLANCO COUNTY, TEXAS; SAID 1.533 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JULY- SEPTEMBER 2021:

BEGINNING AT A CALCULATED POINT IN THE SOUTHEAST LINE OF NUGENT AVENUE FOR THE NORTHEAST CORNER OF THAT CERTAIN 2.531 ACRE TRACT DESCRIBED IN VOLUME 389, PAGE 589 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS AND THE NORTHWEST CORNER HEREOF AND FROM WHICH A BENT ½" IRON ROD AT A PIPE FENCE CORNER POST FOUND BEARS NORTH 01°28'45" WEST A DISTANCE OF 0.43 FEET;

THENCE NORTH 47°00'47" EAST A DISTANCE OF 101.36 FEET ALONG THE SOUTH LINE OF SAID NUGENT AVENUE TO A ½" IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THAT CERTAIN 2.47 ACRE TRACT DESCRIBED IN DOC. #180391 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A CONCRETE HIGHWAY MONUMENT FOUND BEARS NORTH 14°09'29" WEST A DISTANCE OF 114.53 FEET;

THENCE ALONG THE WEST LINE OF SAID 2.47 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. SOUTH 01°27'27" EAST A DISTANCE OF 648.22 FEET TO A ½" IRON ROD WITH CAP SET;
2. SOUTH 85°13'18" EAST A DISTANCE OF 8.38 FEET TO A ½" IRON ROD WITH CAP SET IN THE WEST LINE OF U.S. HIGHWAY NO. 281 FOR THE SOUTHWEST CORNER OF SAID 2.47 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF SAID HIGHWAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 625.77 FEET, A RADIUS OF 3388.22 FEET AND A CHORD OF SOUTH 06°10'34" WEST A DISTANCE OF 624.88 FEET TO A CALCULATED POINT IN THE EAST LINE OF THAT CERTAIN 6.94 ACRE TRACT DESCRIBED IN VOLUME 259, PAGE 801 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 01°34'12" WEST, AT A DISTANCE OF 520.9 FEET PASS A 12" PINE FENCE CORNER POST FOUND, IN ALL A TOTAL DISTANCE OF 610.97 FEET ALONG THE EAST LINE OF SAID 6.94 ACRE TRACT, THE EAST LINE OF THAT CERTAIN 0.786 ACRE TRACT DESCRIBED IN VOLUME 124, PAGE 663 OF THE DEED RECORDS OF SAID BLANCO COUNTY, TEXAS AND THE EAST LINE OF THAT CERTAIN 0.707 ACRE TRACT DESCRIBED IN VOLUME 187, PAGE 135 OF SAID OFFICIAL PUBLIC RECORDS TO A ½" IRON ROD AT A PIPE FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 0.707 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 2.531 ACRE TRACT;

THENCE NORTH 01°27'27" WEST A DISTANCE OF 590.30 FEET ALONG THE EAST LINE OF SAID 2.531 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 1.533 ACRES MORE OR LESS, AND AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
MARK R. WATSON
5740
PROFESSIONAL
LAND SURVEYOR

CTLS
Cross Texas Land Services, Inc
2938 WESTLAKE COVE · AUSTIN, TEXAS 78746
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

9-28-2021
DATE

MARK R. WATSON RPLS#5740

0' 120' 240' 360'

NOTE:
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)--HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

4. THIS SURVEY A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED OIL/GAS PIPELINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- FENCE
- ROAD
- WATERLINE
- RAILROAD TRACK
- POINT
- MONUMENT FOUND
- MONUMENT SET
- A/C UNIT
- UTILITY POLE/RISER
- LIGHTPOST
- MAILBOX
- CLEAN OUT
- FIRE HYDRANT
- TELEPHONE/CABLE PEDESTAL
- GAS METER
- MANHOLE
- ELECTRIC BOX/METER
- BENCH MARK
- FLAG POLE
- SIGN
- DRAINAGE STRUCTURE
- GAS VALVE
- WATER METER
- WATER WELL
- WATER VALVE
- SEWER VALVE
- CARVED "X" IN CONCRETE

B.C.D.R. - BLANCO COUNTY DEED RECORDS
B.C.O.P.R. - BLANCO COUNTY OFFICIAL PUBLIC RECORDS
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING SETBACK LINE
(BRG.-DIST.) RECORD CALL

REFERENCE: CITY OF JOHNSON CITY

TYPE OF SURVEY - BOUNDARY

LEGAL DESCRIPTION:
1.533 ACRES OF LAND OUT OF THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561 IN BLANCO COUNTY, TEXAS.

JOB NO. 21-50108

DRAWN BY: MRW