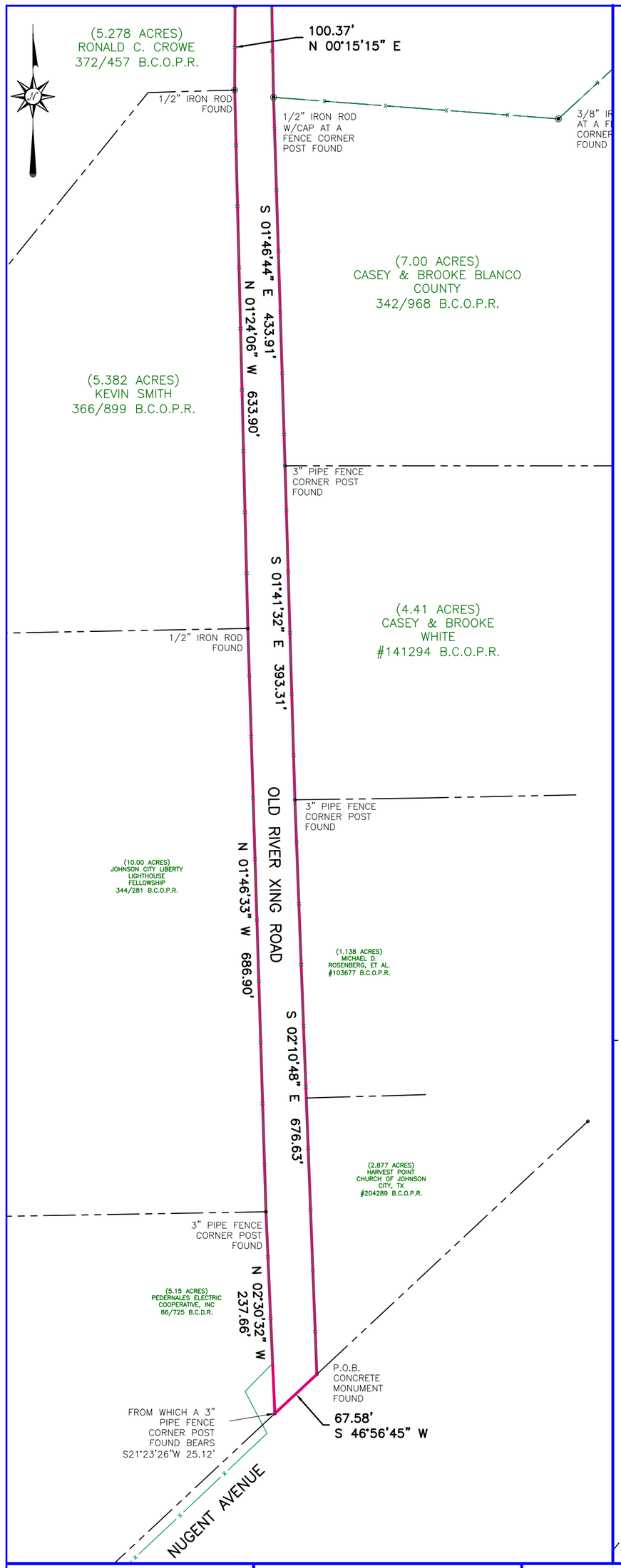

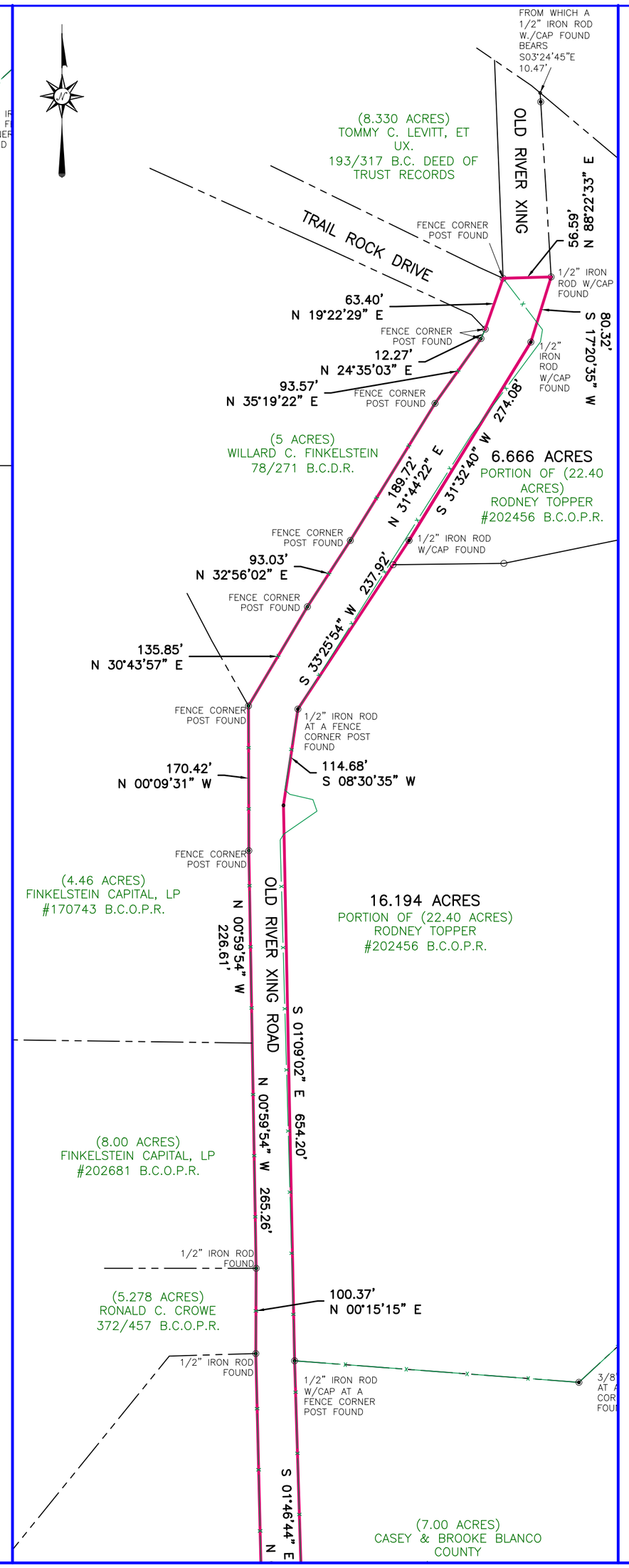

LEGAL DESCRIPTION: BEING 3.266 ACRES OF LAND OUT OF THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF OLD RIVER XING ROAD IN SAID BLANCO COUNTY, TEXAS; SAID 3.266 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JULY 2021:

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE NORTHWEST LINE OF NUGENT ROAD FOR THE SOUTHWEST CORNER OF THAT CERTAIN 2.877 ACRE TRACT DESCRIBED IN DOC. #204289 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID OLD RIVER XING ROAD AND THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 46°56'45" WEST A DISTANCE OF 67.58 FEET ALONG THE COMMON LINE OF SAID NUGENT ROAD AND SAID OLD RIVER XING ROAD TO A CALCULATED PINT FOR THE SOUTHEAST CORNER OF THAT CERTAIN 5.15 ACRE TRACT DESCRIBED IN VOLUME 86, PAGE 725 OF THE DEED RECORDS OF SAID BLANCO COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID OLD RIVER XING ROAD AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH A 3" PIPE FENCE CORNER POST FOUND BEARS SOUTH 21°23'26" WEST A DISTANCE OF 25.12 FEET;

THENCE ALONG THE WEST LINE OF SAID OLD RIVER XING ROAD, THE FOLLOWING 13 COURSES:

1. NORTH 02°30'32" WEST A DISTANCE OF 237.66 FEET ALONG THE EAST LINE OF SAID 5.15 ACRE TRACT TO A 3" PIPE FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 5.15 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 10.00 ACRE TRACT DESCRIBED IN VOLUME 344, PAGE 281 OF SAID OFFICIAL PUBLIC RECORDS;
2. NORTH 01°46'33" WEST A DISTANCE OF 686.90 FEET ALONG THE EAST LINE OF SAID 10.00 ACRE TRACT TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 5.32 ACRE TRACT DESCRIBED IN VOLUME 366, PAGE 899 OF SAID OFFICIAL PUBLIC RECORDS;
3. NORTH 01°24'06" WEST A DISTANCE OF 633.90 FEET ALONG THE EAST LINE OF SAID 5.32 ACRE TRACT TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.32 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 5.278 ACRE TRACT DESCRIBED IN VOLUME 372, PAGE 457 OF SAID OFFICIAL PUBLIC RECORDS;
4. NORTH 00°15'15" EAST A DISTANCE OF 100.37 FEET ALONG THE EAST LINE OF SAID 5.278 ACRE TRACT TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.278 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 8.00 ACRE TRACT DESCRIBED IN DOC.#202681 OF SAID OFFICIAL PUBLIC RECORDS;
5. NORTH 00°59'54" WEST A DISTANCE OF 265.26 FEET ALONG THE EAST LINE OF SAID 8.00 ACRE TRACT TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID 8.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 4.46 ACRE TRACT DESCRIBED IN DOC. #170743 OF SAID OFFICIAL PUBLIC RECORDS;
6. NORTH 00°59'54" WEST A DISTANCE OF 226.61 FEET ALONG THE EAST LINE OF SAID 4.46 ACRE TRACT TO A FENCE CORNER POST FOUND;
7. NORTH 00°09'31" WEST A DISTANCE OF 170.42 FEET ALONG THE EAST LINE OF SAID 4.46 ACRE TRACT TO A FENCE CORNER POST FOUND FOR A CORNER OF SAID 4.46 ACRE TRACT AND A CORNER OF THAT CERTAIN 5 ACRE TRACT DESCRIBED IN VOLUME 78, PAGE 271 OF SAID DEED RECORDS;
8. NORTH 30°43'57" EAST A DISTANCE OF 135.85 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND;
9. NORTH 32°56'02" EAST A DISTANCE OF 93.03 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND;
10. NORTH 31°44'22" EAST A DISTANCE OF 189.72 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND;
11. NORTH 35°19'22" EAST A DISTANCE OF 93.57 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND;
12. NORTH 24°35'03" EAST A DISTANCE OF 12.27 FEET ALONG THE SOUTHEAST LINE OF SAID 5 ACRE TRACT TO A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF TRAIL ROCK DRIVE AND THE NORTHEAST CORNER OF SAID 5 ACRE TRACT;
13. NORTH 19°22'29" EAST A DISTANCE OF 63.40 FEET ALONG THE SOUTHEAST LINE OF SAID TRAIL ROCK DRIVE TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID TRAIL ROCK DRIVE, THE SOUTHEAST CORNER OF THAT CERTAIN 8.330 ACRE TRACT DESCRIBED IN VOLUME 193, PAGE 317 OF THE DEED OF TRUST RECORDS OF SAID BLANCO COUNTY, TEXAS AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 88°22'33" EAST A DISTANCE OF 56.59 FEET CROSSING SAID OLD RIVER XING ROAD TO A ½" IRON ROD WITH CAP FOUND IN THE WEST LINE OF THAT CERTAIN 22.40 ACRE TRACT DESCRIBED IN DOC. #202456 OF SAID OFFICIAL PUBLIC RECORDS AND THE EAST LINE OF SAID OLD RIVER XING ROAD FOR THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID OLD RIVER XING ROAD, THE FOLLOWING 8 COURSES:

1. SOUTH 17°20'35" WEST A DISTANCE OF 80.32 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A ½" IRON ROD WITH CAP FOUND;
2. SOUTH 31°32'40" WEST A DISTANCE OF 274.08 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A ½" IRON ROD WITH CAP FOUND;
3. SOUTH 33°25'54" WEST A DISTANCE OF 237.92 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A ½" IRON ROD WITH CAP FOUND;
4. SOUTH 08°30'35" WEST A DISTANCE OF 114.68 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A CALCULATED POINT;
5. SOUTH 01°09'02" EAST A DISTANCE OF 654.20 FEET ALONG THE WEST LINE OF SAID 22.40 ACRE TRACT TO A ½" IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 22.40 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 7.00 ACRE TRACT DESCRIBED VOLUME 342, PAGE 968 OF SAID OFFICIAL PUBLIC RECORDS;
6. SOUTH 01°46'44" EAST A DISTANCE OF 433.91 FEET ALONG THE WEST LINE OF SAID 7.00 ACRE TRACT TO A 3" PIPE FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 7.00 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 4.41 ACRE TRACT DESCRIBED DOC. #141294 OF SAID OFFICIAL PUBLIC RECORDS;
7. SOUTH 01°41'32" EAST A DISTANCE OF 393.31 FEET ALONG THE WEST LINE OF SAID 4.41 ACRE TRACT TO A 3" PIPE FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 4.41 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 1.138 ACRE TRACT DESCRIBED DOC. #103677 OF SAID OFFICIAL PUBLIC RECORDS;
8. SOUTH 02°10'48" EAST A DISTANCE OF 676.63 FEET ALONG THE WEST LINE OF SAID 1.138 ACRE TRACT AND SAID 2.877 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 3.266 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.

8-17-2021
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:

3.266 ACRES OF LAND OUT OF THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561 IN BLANCO COUNTY, TEXAS.

JOB NO. 21-50077

DRAWN BY: MRW