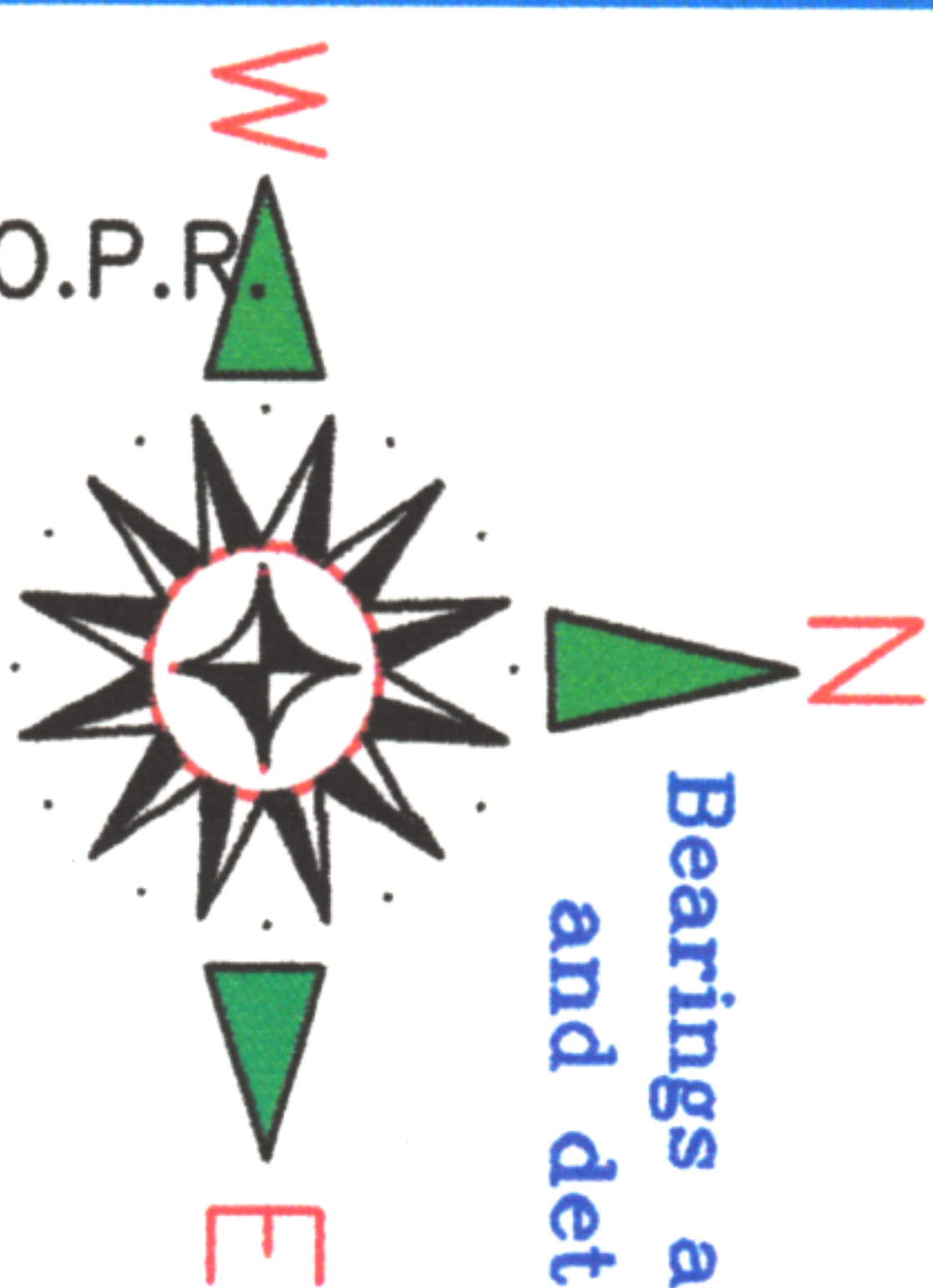


JACK COUNTY, TEXAS

Bearings are based on NAD 27
and determined by G.P.S.



CORNERS ARE MARKED WITH A SET 2" CAP
ON 5/8" I.R. UNLESS NOTED OTHERWISE

GEORGE TAYLOR SURVEY
ABSTRACT NO. 843

GAMAPO, LLC TRACT
REC. VOL. 942, PG. 657, O.P.R.

ROUNDROCK REALTY LLC TRACT
REC. INST. #20210002459, O.P.R.

P.O.B.
SET 2" CAP ON 5/8" I.R.
BEING S 06°35'22"W
2902.89' FROM N.W. COR
ROUNDROCK TRACT

40'x40' SHARED ACCESS
EASEMENT 20' ON EACH
SIDE OF THE NORTH LINE
& PARALLEL TO THE EAST
& NORTH BOUNDARY LINES

TEXAS FARM ROAD NO. 1156

12.97 ACRES

N 06°35'22" E 356.98'
S 89°29'25" E 1634.18'
N 89°29'25" W 1548.06'
S 19°45'20" W 375.99'

COLT MIDSTREAM PIPELINE

20' DRAINAGE &
UTILITY EASEMENT

L. BONILETTE SURVEY
ABSTRACT NO. 920

ROUNDROCK REALTY LLC TRACT
REC. INST. #20210002459, O.P.R.

Plot No.: J2111051
Coord. File: J8912051

SCALE: 1 INCH = 300 FEET

300 0 300 600 900

GRAPHIC SCALE - FEET

Surveyor's Descriptions

12.97 Acre Tract

Tract of land containing 12.97 acres in the L. Bonilette Survey, Abstract No. 920 and the George Taylor Survey, Abstract No. 843, Jack County, Texas, being part of the tract conveyed to Roundrock Realty LLC recorded in Instrument No. 20210002459, 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 set, being the northwest corner of this tract, on the west line of the said Roundrock Realty Tract and on an east line of the GAMAPO LLC Tract recorded in Volume 942, Page 657, Official Public Records of Jack County, also being South 06 degrees 35 minutes 22 seconds West a distance of 2902.89 feet from the northwest corner of the said Roundrock Realty Tract.

THENCE South 89 degrees 29 minutes 25 seconds East for a distance of 1634.18 feet to a 2 inch cap on a 5/8 inch iron rod set on the west line of Texas Farm Road No. 1156, being the northeast corner of this tract and on the east line of the said Roundrock Realty Tract.

THENCE South 19 degrees 45 minutes 20 seconds West for a distance of 375.99 feet to a 2 inch cap on a 5/8 inch iron rod set on the west line of the said highway, being the southeast corner of this tract and on the east line of the said Roundrock Realty Tract.

THENCE North 89 degrees 29 minutes 25 seconds West for a distance of 1548.06 feet to a 2 inch cap on a 5/8 inch iron rod found, being the southwest corner of this tract, on the west line of the said Roundrock Realty Tract and on an east line of the said GAMAPO LLC Tract.

THENCE North 06 degrees 35 minutes 22 seconds East for a distance of 356.98 feet to the place of beginning.

Shared Access Easement

Tract of land in the L. Bonilette Survey, Abstract No. 920, Jack County, Texas, being part of the tract conveyed to Roundrock Realty LLC recorded in Instrument No. 20210002459, Official Public Records of Jack County, being a 40 foot wide shared access easement and being more particularly described as follows:

BEGINNING at a point on the west line of Texas Farm Road No. 1156 and the east line of the said Roundrock Realty LLC Tract, being the southeast corner of the said easement, also being North 19 degrees 45 minutes 20 seconds East a distance of 1482.76 feet from the southeast corner of the said Roundrock Realty LLC Tract.

THENCE North 89 degrees 29 minutes 25 seconds West for a distance of 42.37 feet to a 2 inch cap on a 5/8 inch iron rod set, being the southwest corner of the said easement.

THENCE North 19 degrees 45 minutes 20 seconds East at a distance of 21.18 feet passing the north line of the above described 12.97 Acre Tract and continuing in all for a total distance of 42.37 feet to a 2 inch cap on a 5/8 inch iron rod set, being the northwest corner of the said easement.

THENCE South 89 degrees 29 minutes 25 seconds East for a distance of 42.37 feet to a 2 inch cap on a 5/8 inch iron rod set on the west line of the said highway and the east line of the said Roundrock Realty LLC Tract, being the northeast corner of the said easement.

THENCE South 19 degrees 45 minutes 20 seconds West for a distance of 42.37 feet to the place of beginning.



This plot represents a survey conducted on the ground under my supervision
on November 5, 2021.

Clinton W. Farris, R.P.L.S.

This plot 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.