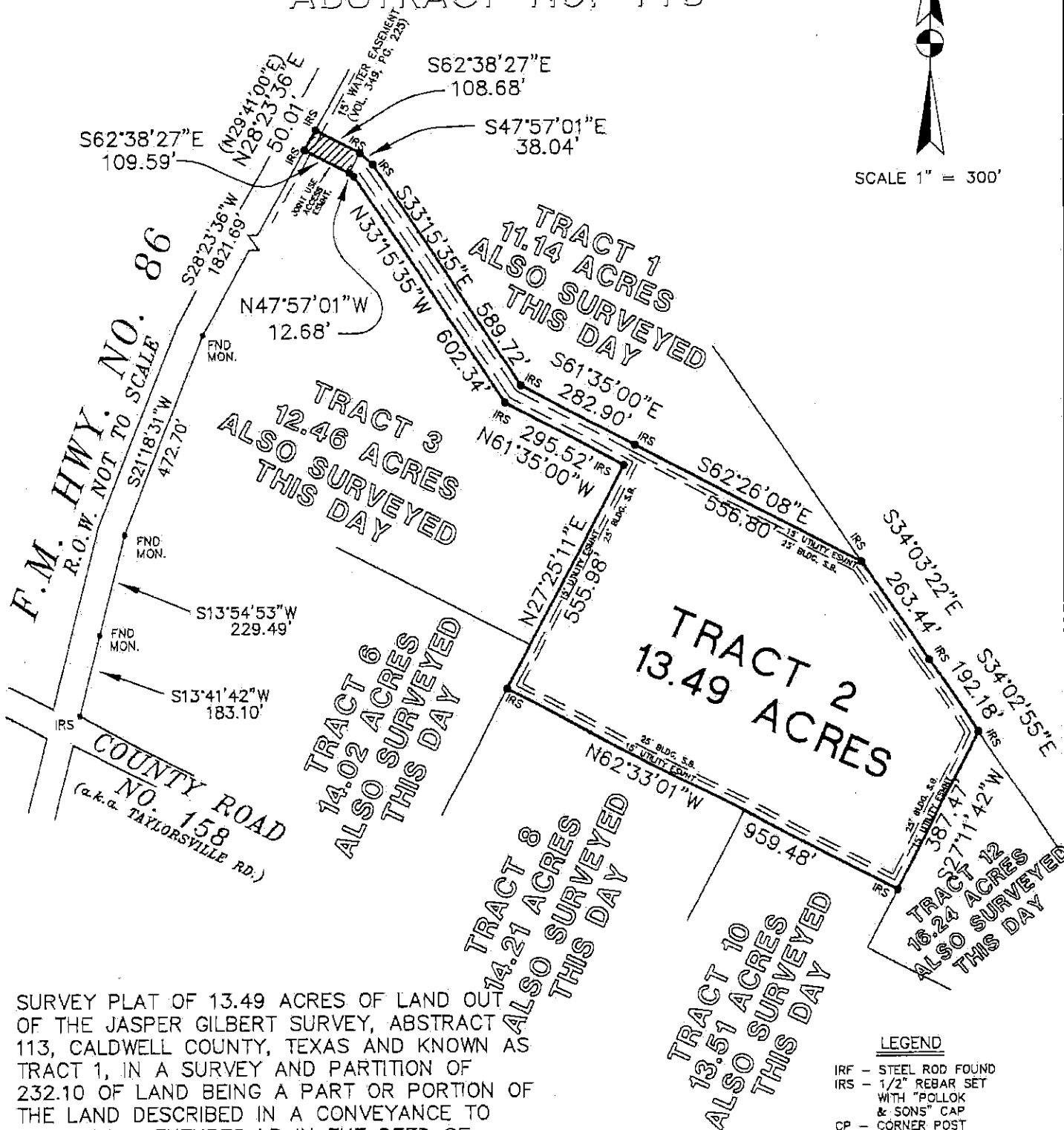


# JASPER GILBERT SURVEY

## ABSTRACT NO. 113



SCALE 1" = 300'



SURVEY PLAT OF 13.49 ACRES OF LAND OUT OF THE JASPER GILBERT SURVEY, ABSTRACT 113, CALDWELL COUNTY, TEXAS AND KNOWN AS TRACT 1, IN A SURVEY AND PARTITION OF 232.10 OF LAND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUBLE R. VENTURES LP IN THE DEED OF RECORD IN DOCUMENT 2020-001417 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

### SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR DOUBLE R. VENTURES, LP. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

### REFERENCE:

DOC. # 2020-001417 - DEED  
 VOL 208, PG. 771 - WATER ESMNT. (BLNKT.)  
 VOL 349, PG. 223 - WATER ESMNT.  
 VOL 384, PG. 202 - WATER ESMNT.  
 VOL 384, PG. 205 - WATER ESMNT.  
 DOC. # 2021-006856 - RESTRICTIONS

### LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DD'MM'SS" DIST. - FIELD
- (DD'MM'SS" DIST.) - RECORD
- x - BARBED WIRE FENCE
- ⊕ - POWER/UTILITY POLE
- ⊙ - WATER WELL/WATER METER (AS NOTED)
- ⊙ - SEPTIC TANK
- o - CHAIN LINK FENCE
- || - WOOD PRIVACY FENCE



**POLLOK & SONS**  
**SURVEYING, INC.**

FIRM NO. 10052700  
 FLORESVILLE, TEXAS  
 (830) 393-4770

STATE OF TEXAS  
 COUNTY OF CALDWELL



I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 4TH DAY OF AUGUST, 2021 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

© 2021 ALL RIGHTS RESERVED

JOB NO. 21-0325

TR. 2

STATE OF TEXAS  
COUNTY OF CALDWELL

FIELD NOTES FOR 13.49 ACRES OF LAND  
TRACT 2

BEING 13.49 ACRES OF LAND OUT OF THE JASPER GILBERT SURVEY, ABSTRACT 113, CALDWELL COUNTY, TEXAS AND KNOWN AS TRACT 2 IN A SURVEY AND PARTITION OF 232.10 ACRES OF LAND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUBLE R. VENTURES LP IN THE DEED OF RECORD IN DOCUMENT 2020-001417 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the easterly right-of-way of FM Highway 86 for the northwesterly corner of a 12.46 acre tract known as Tract 3 in this survey and partition and the upper southwesterly corner of this tract from which a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap at the intersection of the northerly right-of-way of Taylorsville Road and said easterly right-of-way line of FM Highway 86 for the southwesterly corner of the Double R. Ventures LP land bears South  $28^{\circ} 23' 36''$  West, a distance of 1821.69 feet, South  $21^{\circ} 18' 31''$  West, a distance of 472.70 feet, South  $13^{\circ} 54' 53''$  West, a distance of 229.49 feet, and South  $13^{\circ} 41' 42''$  West, a distance of 183.10 feet;

**THENCE** North  $28^{\circ} 23' 36''$  East, with said FM Highway 86 right-of-way, a distance of 50.01 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southwesterly corner of a 11.14 acre tract known as Tract 1 in this survey and partition and the northwesterly corner of this tract;

**THENCE** with the common line of said Tract 1 as follows:

South  $62^{\circ} 44' 11''$  East, a distance of 104.20 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;  
South  $48^{\circ} 02' 46''$  East, a distance of 38.04 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;  
South  $33^{\circ} 15' 35''$  East, a distance of 589.72 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;  
South  $61^{\circ} 35' 00''$  East, a distance of 282.90 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;  
South  $62^{\circ} 26' 08''$  East, a distance of 556.80 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southeasterly corner of said Tract 1 and a corner of this tract;

**THENCE** South  $34^{\circ} 03' 22''$  East, a distance of 263.44 feet to a found  $\frac{1}{2}$ " pin with a "RPLS 2633" cap for an angle point;

**THENCE** South  $34^{\circ} 02' 55''$  East, a distance of 192.18 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of a 16.24 acre tract known as Tract 12 in this survey and partition and the northeasterly corner of this tract;

**THENCE** South  $27^{\circ} 11' 42''$  West, with the common line of said Tract 12, a distance 387.47 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of a 13.51 acre tract known as Tract 10 in this survey and partition and the southeasterly corner of this tract;

**THENCE** North  $62^{\circ} 33' 01''$  West, with the common line of said Tract 10 and of a 14.21 acre tract known as Tract 8 in this survey and partition, in all a distance of 959.48 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the easterly line of a 14.02 acre tract known as Tract 6 in this survey and partition for the northwesterly corner of said Tract 8 and the lower southwesterly corner of this tract;

**THENCE** North  $27^{\circ} 25' 11''$  East, with the common line of said Tract 6 and of the aforementioned Tract 3, in all a distance of 555.98 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of said Tract 3 and an interior corner of this tract;

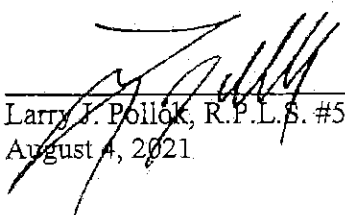
Page Two – 13.49 Acres – Tract 2

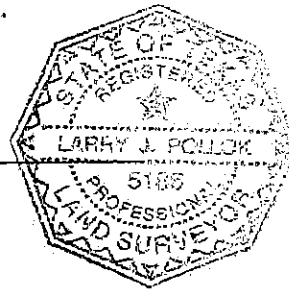
**THENCE** continuing with the common line of said Tract 3 as follows:  
North 61° 35' 00" West, a distance of 295.52 feet to a set ½" rebar with a "Pollok & Sons" cap;  
North 33° 15' 35" West, a distance of 602.34 feet to a set ½" rebar with a "Pollok & Sons" cap;  
North 48° 02' 46" West, a distance of 12.68 feet to a set ½" rebar with a "Pollok & Sons" cap;  
North 62° 44' 11" West, a distance 105.19 feet to the **POINT OF BEGINNING** and containing 13.49 acres of land as shown on the plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

**POLLOK & SONS SURVEYING, INC.**

Firm No. 10052700

  
\_\_\_\_\_  
Larry J. Pollok, R.P.L.S. #5186  
August 4, 2021



Ref: 21-0325