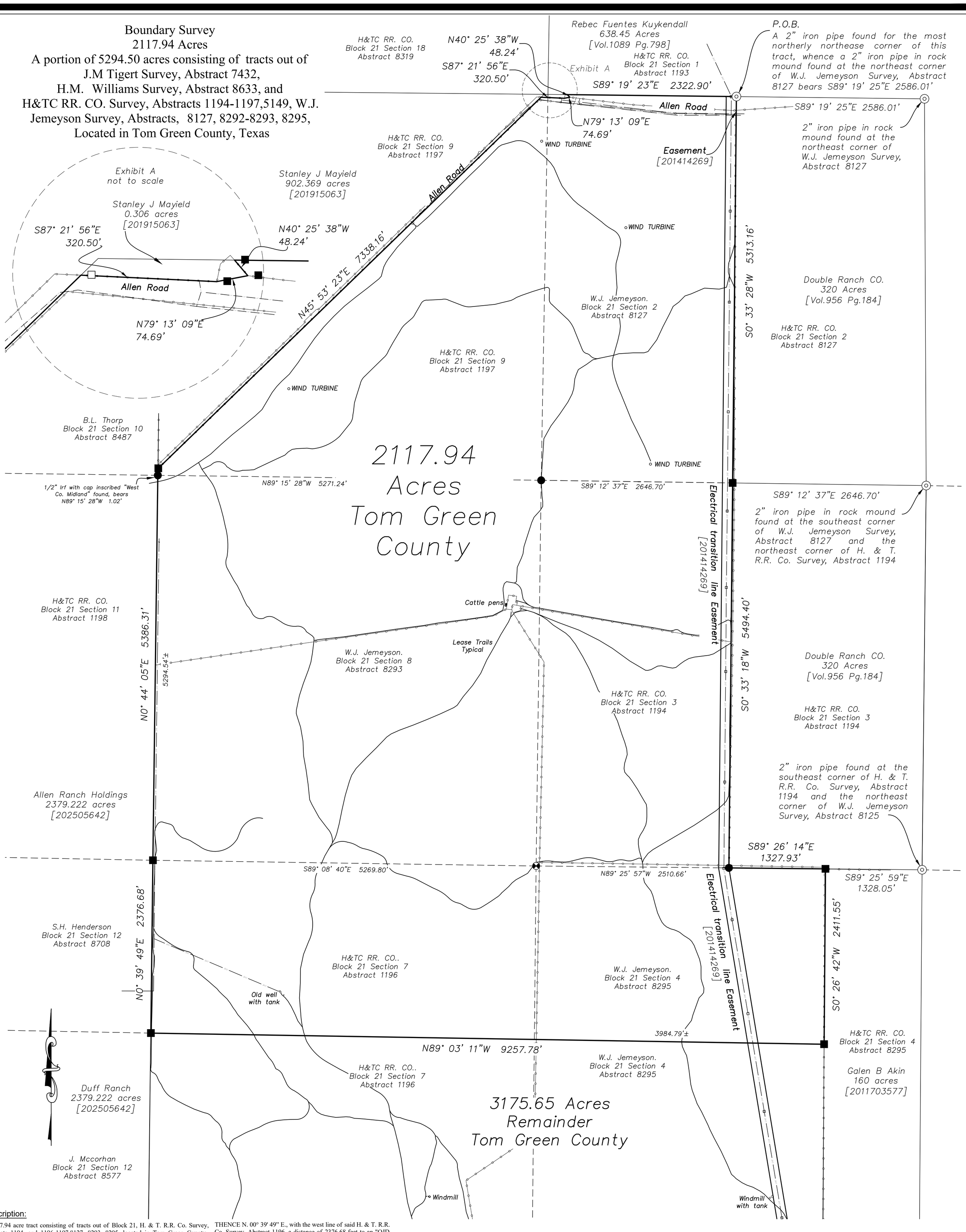
Boundary Survey
2117.94 Acres
A portion of 5294.50 acres consisting of tracts out of J.M Tigert Survey, Abstract 7432, H.M. Williams Survey, Abstract 8633, and H&TC RR. CO. Survey, Abstracts 1194-1197,5149, W.J. Jemeyson Survey, Abstracts, 8127, 8292-8293, 8295, Located in Tom Green County, Texas



Description:

A 2117.94 acre tract consisting of tracts out of Block 21, H. & T. R.R. Co. Survey, Abstracts 1194, and 1196-1197,8127, 8293, 8295, located in Tom Green County, Texas, said 2117.94 acre tract being further described by metes and bounds as follows:

BEGINNING at a 2" galvanized iron pipe stamped "Quarter Corner 2" in a rock mound found in the north line of said W.J. Jemeyson Survey, Abstract 8127, for the most northerly northeast corner of this tract, whence a 2" iron pipe found at the northeast corner of said W.J. Jeymeyson Survey, Abstract 8127 bears S 89° 19' 25" E. a distance of 2586.01 feet;

THENCE S. 00° 33' 28" W. a distance of 5313.16 feet to a 1/2" iron rod with cap inscribed "OJD ENG" (hereinafter referred to as an "OJD cap") set in the south line of said W.J. Jemeyson Survey, Abstract 8127, for an angle corner of this tract, same being the north line of said H. & T. R.R. Co. Survey, Abstract 1194, whence a 2" galvanized iron pipe in a rock mound found at the southeast corner of said W.J. Jemeyson Survey, Abstract 8127, and the northeast corner of said H. & T. R.R. Co. Survey, Abstract 1194 bears S. 89° 12' 37" E. a distance of 2646.70 feet;

THENCE S. 00° 33' 18" W. a distance of 5494.40 feet to a 1/2" iron rod inscribed "West Co. Midland" found in the south line of said H. & T. R.R. Co. Survey, Abstract 1194, for an ell corner of corner of this tract, same being the north line of said W.J. Jemeyson Survey, Abstract 8295;

THENCE S. 89° 26' 14" E., with the common line of said H. & T. R.R. Co. Survey, Abstract 1194 and W.J. Jemeyson Survey, Abstract 8295, a distance of 1327.93 feet to an "OJD cap" set for the most easterly southeast corner of this tract, whence a 2" galvanized iron pipe found at the southeast corner of said H. & T. R.R. Co. Survey, Abstract 1194, and the northeast corner of said W.J. Jemeyson Survey, Abstract 8295 bears S. 89° 25' 59" E. a distance of 1328.05 feet;

THENCE S. 00° 26' 42" W. a distance of 2411.55 feet to an "OJD cap" set for the most southerly southeast corner of corner of this tract;

THENCE N. 89° 03' 11" W., at an approximate distance of 3984.79 pass the west line of said W.J. Jemeyson Survey, Abstract 8295, same being the east line of said H. & T. R.R. Co. Survey, Abstract 1196, continuing for a total distance of 9257.78 feet to an "OJD cap" set in the west line of said H. & T. R.R. Co. Survey, Abstract 1196, for the southwest corner of this tract;

THENCE N. 00° 39' 49" E., with the west line of said H. & T. R.R. Co. Survey, Abstract 1196, a distance of 2376.68 feet to an "OJD cap" set at the northwest corner of said H. & T. R.R. Co. Survey, Abstract 1196, and the southwest corner of said W.J. Jemeyson Survey, Abstract 8293, for an angle corner of this tract;

THENCE N. 00° 44' 05" E., with the west line of said W.J. Jemeyson Survey, Abstract 8293, at an approximate distance of 5294.54 feet pass the northwest corner of said W.J. Jemeyson Survey, Abstract 8293, and the southwest corner of said H. & T. R.R. Co. Survey, Abstract 1197, continuing with the west line of said H. & T. R.R. Co. Survey, Abstract 1197 for a total distance of 5386.31 feet to an "OJD cap" set for the most westerly northwest corner of this tract;

THENCE N. 45° 53' 23" E. a distance of 7338.46 feet to a 1/2' iron rod inscribed "SKG Engineering" set for an angle corner of this tract;

THENCE S. 87° 21' 56" E., at an approximate distance of 93.56 feet pass the east line of said H. & T. R.R. Co. Survey, Abstract 1197, same being the west line of W.J. Jemeyson Survey, Abstract 8127, continuing for a total distance of 320.50 feet to an "OJD cap" set for an angle corner of this tract;

THENCE N. 79° 13' 09" E. a distance of 74.69 feet to an "OJD cap" set for an angle corner of this tract;

THENCE N. 40° 25' 38" W. a distance of 48.24 feet to an "OJD cap" set in the north line of said W.J. Jemeyson Survey, Abstract 8127, for the most northerly northwest corner of this tract;

THENCE S. 89° 19' 23" E., with the north line of said W.J. Jemeyson Survey, Abstract 8127, a distance of 2322.90 feet to the Point of Beginning and containing 2117.94 acres of land.

Legend:

Scale 1" = 600'

- ■ = 1/2" iron rod "OJD ENG" set
- □ = 1/2" iron "SKG" found
- = Spike found
- ● = 1/2" iron rod " West Co. Midland" found
- ◎ = 2" galvanized iron pipe found
- △ = 1/2" iron "Guadalupe Surveying" found
- [ ] = Record Document, Tom Green County
- = Utility Pole
- = Overhead Power Line
- = Fence line

Note:

This Survey may not reflect all items and conditions that are contained in the covenants and/or restrictions that affect this property.

This Survey is subject to any facts which may be disclosed by a full and accurate title search.

Records research performed with this survey was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Only those easements furnished (paper or digital media) to the surveyor are shown hereon.

Bearings based on U.S. State Plane of 1983 Texas Central. Distances shown are ground distances. Combined Scale Factor: 1.00011893

Easements that do or do not apply are the opinion of this surveyor. Contact parties in each document to verify location, size and its relevance.

No Title Commitment provided at time of survey

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STATE OF TEXAS
REGISTERED
DAVID G. MILLER
5437
PROFESSIONAL
LAND SURVEYOR

October 14 2025
David G. Miller, R.P.L.S.
Registration No. 5437

Boundary Survey
2117.94 acres

OJD Engineering, LLC
Consulting Engineers & Surveyors

PROJECT #25-LS102
DRAWN BY: CAD

806-352-7117
2420 Lakeview Dr.
Amarillo,Texas 79109
Firm No. 10090900