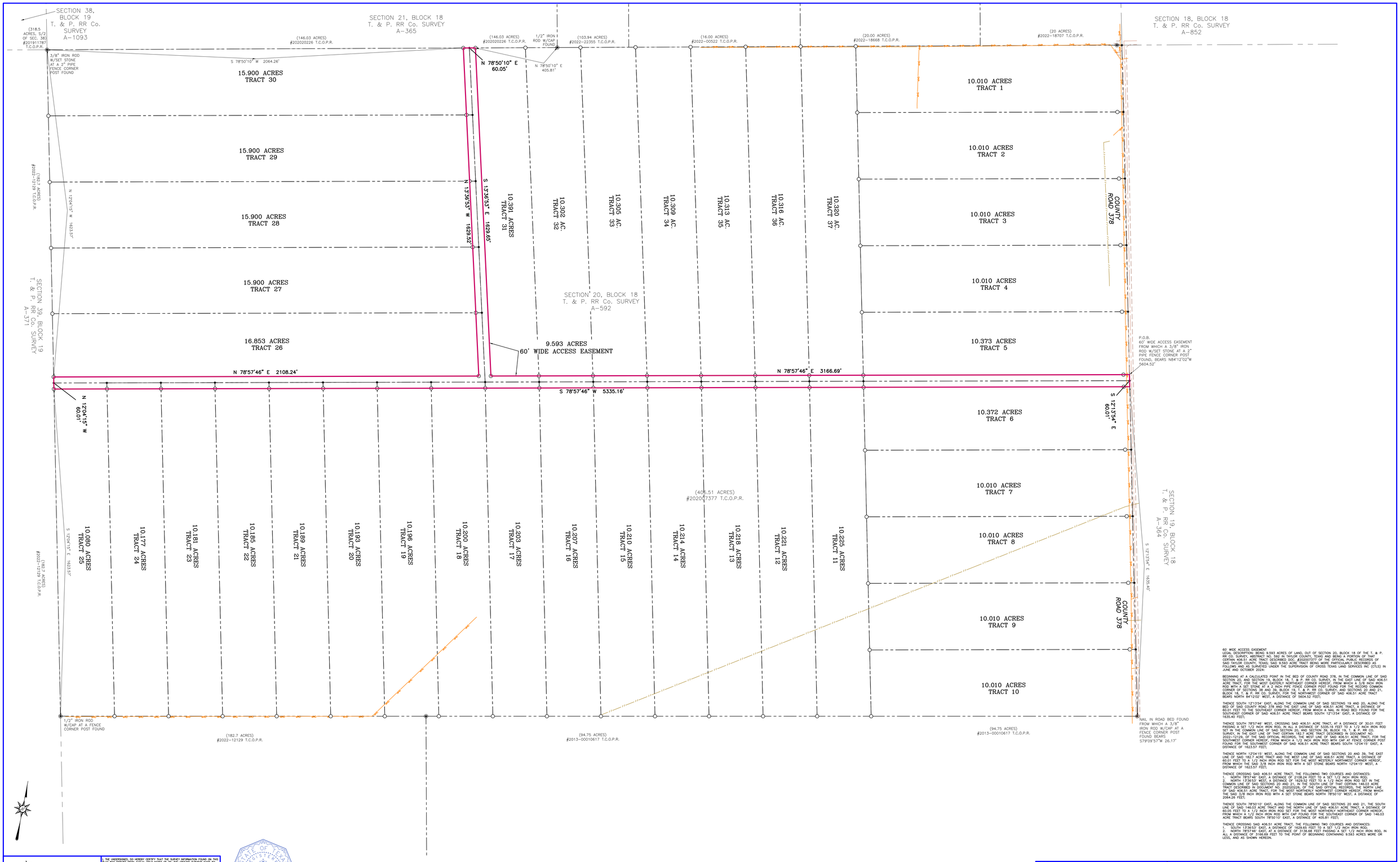

60' WIDE ACCESS EASEMENT
LEGAL DESCRIPTION: BEING 9.593 ACRES OF LAND, OUT OF SECTION 20, BLOCK 18 OF THE T. & P. RR CO. SURVEY, ABSTRACT NO. 592 IN TAYLOR COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 406.51 ACRE TRACT DESCRIBED DOC. #202007377 OF THE OFFICIAL PUBLIC RECORDS OF SAID TAYLOR COUNTY, TEXAS; SAID 9.593 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC (CTLS) IN JUNE AND OCTOBER 2024:

BEGINNING AT A CALCULATED POINT IN THE BED OF COUNTY ROAD 378, IN THE COMMON LINE OF SAID SECTION 20, AND SECTION 19, BLOCK 18, T. & P. RR CO. SURVEY, IN THE EAST LINE OF SAID 406.51 ACRE TRACT, FOR THE MOST EASTERLY NORTHEAST CORNER HEREOF, FROM WHICH A 3/8 INCH IRON ROD WITH A SET STONE AT A 2 INCH PIPE FENCE CORNER POST FOUND FOR THE RECORD COMMON CORNER OF SECTIONS 38 AND 39, BLOCK 19, T. & P. RR CO. SURVEY, AND SECTIONS 20 AND 21, BLOCK 18, T. & P. RR CO. SURVEY, FOR THE NORTHWEST CORNER OF SAID 406.51 ACRE TRACT BEARS NORTH 84°12'02" WEST, A DISTANCE OF 5604.52 FEET;

THENCE SOUTH 12°13'54" EAST, ALONG THE COMMON LINE OF SAID SECTIONS 19 AND 20, ALONG THE BED OF SAID COUNTY ROAD 378 AND THE EAST LINE OF SAID 406.51 ACRE TRACT, A DISTANCE OF 60.01 FEET TO THE SOUTHEAST CORNER HEREOF, FROM WHICH A NAIL IN ROAD BED FOUND FOR THE SOUTHEAST CORNER OF SAID 406.51 ACRE TRACT BEARS SOUTH 12°13'54" EAST, A DISTANCE OF 1635.40 FEET;

THENCE SOUTH 78°57'46" WEST, CROSSING SAID 406.51 ACRE TRACT, AT A DISTANCE OF 30.01 FEET PASSING A SET 1/2 INCH IRON ROD, IN ALL A DISTANCE OF 5335.16 FEET TO A 1/2 INCH IRON ROD SET IN THE COMMON LINE OF SAID SECTION 20, AND SECTION 39, BLOCK 19, T. & P. RR CO. SURVEY, IN THE EAST LINE OF THAT CERTAIN 182.7 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2022-12129, OF THE SAID OFFICIAL RECORDS, THE WEST LINE OF SAID 406.51 ACRE TRACT, FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH CAP 47 FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 406.51 ACRE TRACT BEARS SOUTH 12°04'15" EAST, A DISTANCE OF 1623.57 FEET;

THENCE NORTH 12°04'15" WEST, ALONG THE COMMON LINE OF SAID SECTIONS 20 AND 39, THE EAST LINE OF SAID 182.7 ACRE TRACT AND THE WEST LINE OF SAID 406.51 ACRE TRACT, A DISTANCE OF 60.01 FEET TO A 1/2 INCH IRON ROD SET FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH A SET STONE BEARS NORTH 12°04'15" WEST, A DISTANCE OF 1623.57 FEET;

THENCE CROSSING SAID 406.51 ACRE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:
1. NORTH 78°57'46" EAST, A DISTANCE OF 2108.24 FEET TO A SET 1/2 INCH IRON ROD;
2. NORTH 13°36'53" WEST, A DISTANCE OF 1629.52 FEET TO A 1/2 INCH IRON ROD SET IN THE COMMON LINE OF SAID SECTIONS 20 AND 21, IN THE SOUTH LINE OF THAT CERTAIN 146.03 ACRE TRACT DESCRIBED DOC. #202020226 OF THE OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2 INCH IRON ROD SET FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF, FROM WHICH THE SAID 3/8 INCH IRON ROD WITH A SET STONE BEARS NORTH 78°50'10" WEST, A DISTANCE OF 2064.26 FEET;

THENCE SOUTH 78°50'10" EAST, ALONG THE COMMON LINE OF SAID SECTIONS 20 AND 21, THE SOUTH LINE OF SAID 146.03 ACRE TRACT AND THE NORTH LINE OF SAID 406.51 ACRE TRACT, A DISTANCE OF 60.05 FEET TO A 1/2 INCH IRON ROD SET FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 146.03 ACRE TRACT BEARS SOUTH 78°50'10" EAST, A DISTANCE OF 405.81 FEET;

THENCE CROSSING SAID 406.51 ACRE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:
1. SOUTH 13°36'53" EAST, AT A DISTANCE OF 1629.65 FEET TO A SET 1/2 INCH IRON ROD;
2. NORTH 78°57'46" EAST, AT A DISTANCE OF 3136.68 FEET PASSING A SET 1/2 INCH IRON ROD, IN ALL A DISTANCE OF 3166.69 FEET TO THE POINT OF BEGINNING CONTAINING 9.593 ACRES MORE OR LESS, AND AS SHOWN HEREON.

CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512-963-2878

TX. FIRM REG. #10024800
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. I FURTHER CERTIFY THAT THE USE OF THIS SURVEY IS NOT WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

MARK R. WATSON RPLS #5740 — OCTOBER 31, 2024
DATE

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

NOTES:
1. BEARINGS, DISTANCES & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)–NAPR, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS NORTH CENTRAL ZONE", UTILIZING NGS 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 IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 200' 400' 600'

LEGEND:
BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED OIL/GAS PIPELINE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
FENCE
ROAD
WATERLINE
RAILROAD TRACK
EDGE OF EASEMENT
POINT
MONUMENT SET
MONUMENT FOUND
BENCH MARK AS MARKED
A/C UNIT
MAILBOX
FLAG POLE
J.C.O.P.R. – JONES COUNTY OFFICIAL PUBLIC RECORDS
J.C.D.R. – JONES COUNTY DEED RECORDS
J.C.P.R. – JONES COUNTY PLAT RECORDS
MANHOLE
WATER METER
GAS METER/VALVE
ELECTRIC METER
UTILITY PEDESTAL
TELEPHONE PEDESTAL
POWER POLE
WATER TANK
WINDMILL
WATER WELL
SIGN
STREET LIGHT/LIGHT POST
WATER VALVE
SEWER VALVE
CLEAN OUT
PROPANE TANK
FIRE HYDRANT
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING SETBACK LINE
(R.C.) RESTRICTIVE COVENANTS
(TYP.) TYPICAL
(BRG.–DIST.) RECORD CALL

REFERENCE: 60' WIDE ACCESS EASEMENT
EASEMENT SURVEY
LEGAL DESCRIPTION:
BEING 9.593 ACRES OF LAND OUT OF SECTION 20, BLOCK 18 OF THE T & P RR CO SURVEY, ABSTRACT NO. 592 IN TAYLOR COUNTY, TEXAS

JOB NO. 24-50138
DRAWN BY: MPM