

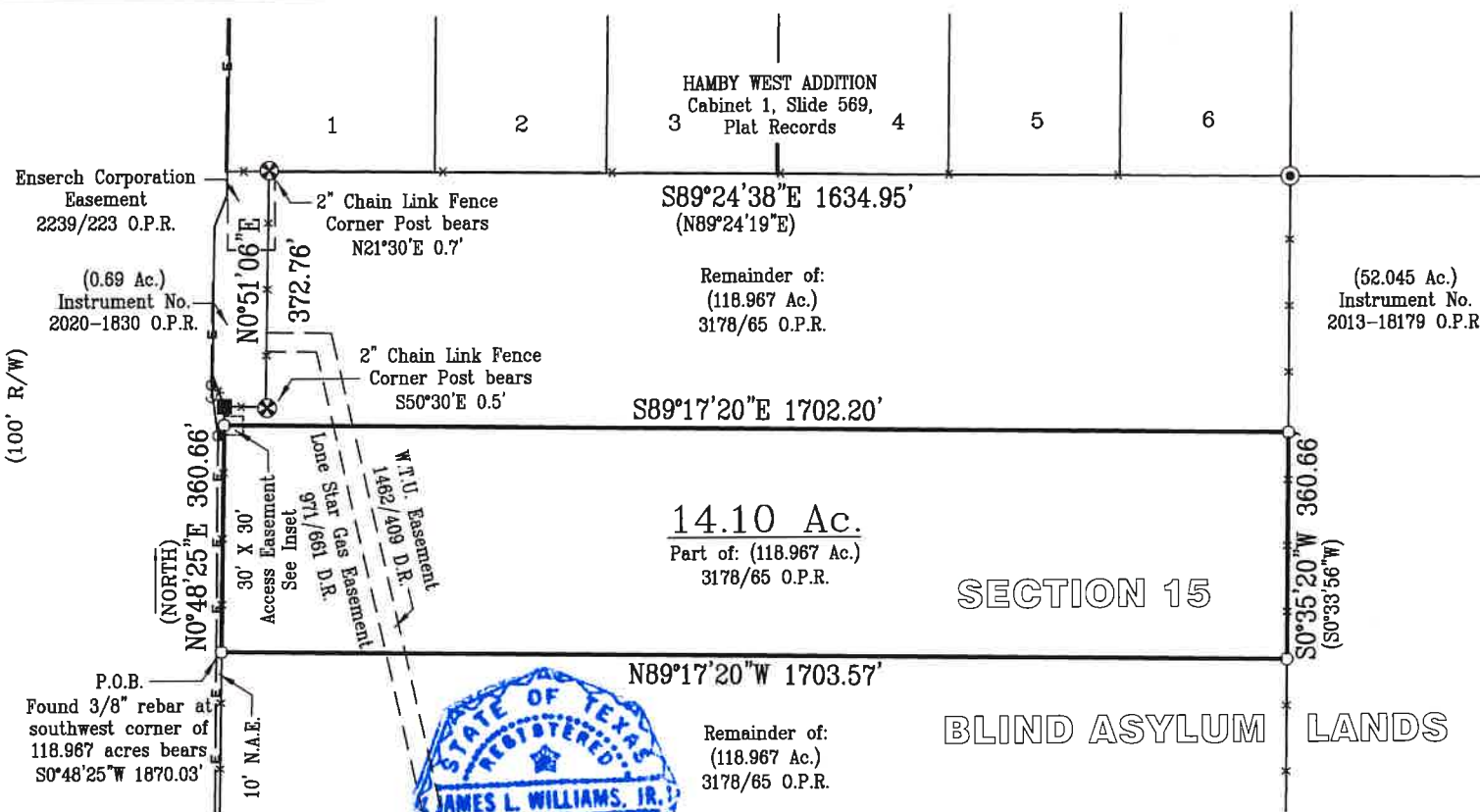
NOTE: If this plat does not bear the signature and impression seal of James L. Williams, Jr. (Jim Williams) it is not a valid survey plat and shall not be relied upon for any purpose or filed as a public record.

NOTE: Bearings shown hereon were determined by G.P.S. observations using TXNC State Plane Coordinates NAD 83.

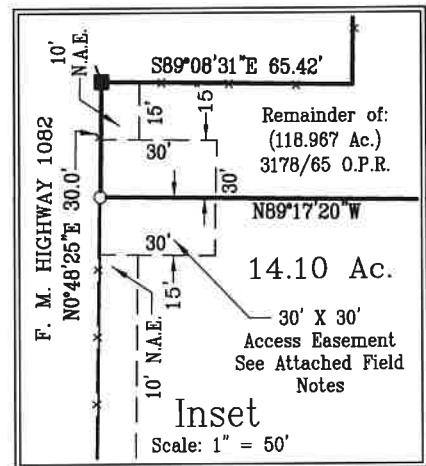
NOTE: This boundary survey completed without the benefit of a current title commitment. There could be easements which affect this property that are not shown hereon.

NOTE: The access easements shown hereon are intended to locate shared drives in order to meet TXDOT minimum spacing for driveways.

F. M. HIGHWAY 1082
(100' R/W)



- Legend**
- = Set 3/8" rebar
 - ⊙ = Existing 4" Pipe Fence Corner Post
 - ⊗ = Existing 2" Chain Link Fence Corner Post
 - = Existing Concrete Highway Monument
 - = Power Pole
 - E- = Overhead Power Line
 - G- = Down Guy and Anchor
 - X- = Fence
 - () = Recorded Call
 - R/W = Right of Way
 - P.O.B. = Place of Beginning
 - Ac. = Acres
 - O.P.R. = Official Public Records
 - D.R. = Deed Records
 - W.T.U. = West Texas Utilities Company
 - N.A.E. = Non-Access Easement

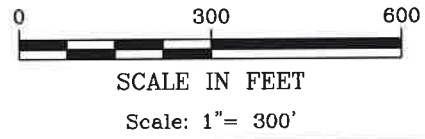


Survey Prepared for:
Dos Mavericks, LLC

I hereby certify the above to be a correct plat of 14.10 acres out of Section 15, Blind Asylum Lands, Taylor County, Texas, said 14.10 acres being part of a 118.967 acre tract recorded in Volume 3178, Page 65, Official Public Records, Taylor County, Texas.
TOGETHER WITH AND SUBJECT TO a 30 foot x 30 foot access easement out of Section 15, Blind Asylum Lands, Taylor County, Texas and being part of a 118.967 acre tract recorded in Volume 3178, Page 65, Official Public Records, Taylor County, Texas, said 14.10 acres and 30 foot x 30 foot access easement being more particularly described by attached field notes.
SUBJECT TO a 10 foot non-access easement being the south 345.66 feet of the WBL of this tract abutting F.M. Highway 1082.
SEE ATTACHED FIELD NOTES.
Surveyed on the ground April 27, 2021.
There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 375-64-21 Copy ___ of ___
File Name: 14.10 Acres
Location: D:\ATaylor\2021\217 FM 1082
Geotex Property Solutions Drawn by:
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James L. Williams, Jr.
James L. Williams, Jr.
RPLS #4885

FIELD NOTES
14.10 ACRES

BEING 14.10 acres out of Section 15, Blind Asylum Lands, Taylor County, Texas, said 14.10 acres being part of a 118.967 acre tract recorded in Volume 3178, Page 65, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the EBL of F.M. Highway 1082 (100 foot right-of-way) for the southwest corner of this tract, whence a 3/8" rebar found at the southwest corner of said 118.967 acre tract bears S0°48'25"W 1870.03 feet;

THENCE N0°48'25"E 360.66 feet along the EBL of F.M. Highway 1082 to a 3/8" rebar set on the WBL of said 118.967 acre tract for the northwest corner of this tract;

THENCE S89°17'20"E 1702.20 feet to a 3/8" rebar set on the EBL of said 118.967 acre tract for the northeast corner of this tract;

THENCE S0°35'20"W 360.66 feet to a 3/8" rebar set on the EBL of said 118.967 acre tract for the southeast corner of this tract;

THENCE N89°17'20"W 1703.57 feet to the place of beginning and containing 14.10 acres of land.

TOGETHER WITH AND SUBJECT TO a 30 foot x 30 foot access easement out of Section 15, Blind Asylum Lands, Taylor County, Texas and being part of a 118.967 acre tract recorded in Volume 3178, Page 65, Official Public Records, Taylor County, Texas, said 30 foot x 30 foot access easement being more particularly described as follows:

BEGINNING at a point on the EBL of F.M. Highway 1082 (100 foot right-of-way) for the northwest corner of this 30 foot x 30 foot access easement, whence an existing concrete highway monument at the most westerly northwest corner of said 118.967 acre tract bears N0°48'25"E 15.0 feet;

THENCE S89°17'20"E 30.0 feet to a point for the northeast corner of this 30 foot x 30 foot access easement;

THENCE S0°48'25"W 30.0 feet to a point for the southeast corner of this 30 foot x 30 foot access easement;

THENCE N89°17'20"W 30.0 feet to a point on the EBL of F.M. Highway 1082 and the WBL of said 118.967 acre tract for the southwest corner of this 30 foot x 30 foot access easement;

THENCE N0°48'25"E 30.0' feet along the EBL of F.M. Highway 1082 and the WBL of said 118.967 acre tract to the place of beginning of this 30 foot x 30 foot access easement.


SUBJECT TO a 10 foot non-access easement being the south 345.66 feet of the WBL this tract abutting F.M. Highway 1082.

Surveyed on the ground April 27, 2021.

SEE ATTACHED PLAT

Geotex Property Solutions
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605

(325) 677-6712
File # 375-64-21-14.10ac
Firm Registration No. 10194134


James L. Williams Jr.
R. P. L. S. #4885

