STATE OF TEXAS §

COUNTY OF REAGAN §

WHEREAS, I, _____, Duly Authorized Agent for 50JAT, LLC, developer of a Tract of land situated in the G.C. & S.F.RR. Co. Survey No. 3, Abstract No. 165, Reagan County, Texas, and in S.F. 15644, Reagan County, Texas, being a portion of that same Tract of land described in a deed to 50JAT, LLC, recorded in Volume 177, Page 228, Deed Records, Reagan County, Texas (hereinafter shown as JAT1 Tract), and all of a Tract of land described in a deed to 50JAT, LLC, recorded in Volume 176, Page 10, Deed Records, Reagan County, Texas (hereinafter shown as JAT2 Tract), being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "1983" Rebar Rod recovered, in the east line of State Highway No. 137, for the southwest corner of said JAT1 Tract, being the northwest corner of said JAT2 Tract;

Thence N.00°39'54"E., 850.61 feet along the east line of State Highway No. 137, being the west line of the JAT1 Tract, to a 5/8" capped "Bart Johnson" Rebar Rod found (Control Monument), for a northwest corner of the JAT1 Tract, being southwest corner of a Quit Claim Deed to Casey Davidson, recorded in Volume 157, Page 241, Deed Records, Reagan County, Texas, and the southwest corner of a Tract of land described in a deed to JPG Development, recorded in Volume 159, Page 1, Deed Records, Reagan County, Texas;

Thence S.85°24'48"E., at 621.14 feet passing a 5/8" Rebar Rod found, for the southwest corner of the JPG Tract, in all 815.89 feet along a common line between the JAT1 Tract, the JPG Tract, and the remainder of a tract of land described in a deed to Casey Davidson, recorded in Volume 13, Page 357, Deed Records, Reagan County, Texas, to a point unable to set;

Thence S.85°28'27"E., 360.47 feet along an occupied common line between the JAT1 Tract and said Davidson Tract, to a 2" Pipe Fence Post found, for the occupied southeast corner of the Davidson Tract;

Thence N.05°11'26"E., 276.10 feet along an occupied common line between the JAT1 Tract, and the Davidson Tract, to a 2.5" Pipe Fence Post found, for the occupied northeast corner of the Davidson Tract;

Thence N.87°50'37"E., 98.70 feet along a common line between the JAT1 Tract, and the Davidson Tract, to a 4" Pipe Fence Post found, for the southeast corner a tract of land described in a deed to Reagan County Sheriff's Posse, Inc., recorded in Volume 89, Page 501, Deed Records, Reagan County, Texas;

Thence N.02°59'05"E., 208.50 feet along the common line between the JAT1 Tract, and said Posse Tract, to a 4" Pipe Fence Post found, for a northeast corner of the JAT1 Tract;

Thence S.82°40'31"E., 201.27 feet along the common line between the JAT1 Tract, and Rollers Addition, to the City of Big Lake, to a point unable to set;

Thence the following calls along common lines between the JAT1 Tract, and the remainder of a tract of land described in a deed to Juan M. Maltos, and Cindy L. Maltos, recorded in Volume 55, Page 53, Deed Record, Reagan County, Texas:
S.82°41'20"E., 928.21 feet to a 1/2" capped "1983" Rebar Rod set;
S.14°22'40"E., 710.04 feet to a 1/2" capped "1983" Rebar Rod set, for a northeast corner of the JAT1 Tract, being in the common line between said Maltos Tract, and a tract of land described in a deed to Chico Company, per City of Big Lake Ordinance No. 090621-1, recorded in Volume 96, Page 886, Deed Records, Reagan County, Texas;

Thence S.14°22'40"E., 710.04 feet along the northeast line of the JAT1 Tract, being a southeast line of the Chico Tract, and a tract of land described in a deed to The Frost National Bank, recorded in Volume 146, Page 144, Deed Records, Reagan County, Texas; to a 6" Pipe Fence Post found, for the southeast corner of the JAT1 Tract;

Thence N.87°31'00"E., 41.88 feet, along the south line of the JAT1 Tract, to a 1/2" capped "1983" Rebar Rod recovered, for the northeast of said JAT2 Tract;

Thence the following calls along common lines between the JAT2 Tract, and said Frost National Bank Tract:
S.00°44'34"E., 907.51 feet, to a 1/2" capped "1983" Rebar Rod recovered, for the southeast corner of the JAT2 Tract;
N.87°30'57"E., 2401.13 feet, to a 1/2" capped "1983" Rear Rod recovered (Control Monument), in the east line of State Highway No. 137, for the southwest corner of the JAT2 Tract;

Thence N.00°44'43"E. (Base Bearing per GPS Observation), 907.48 feet, to the point of beginning and containing 93.91 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, _____ Duly Authorized Agent for 50JAT, LLC, do hereby adopt this plat designating the hereinabove described real property as Lots 1 thru 18, JAT Park, an addition in Reagan County, Texas, and do do hereby dedicate to the public's use forever the streets, (alleys, parks) and easements shown thereon.

Owner Notary

WITNESS my hand at _____ County, Texas

this the _____ day of _____ 2014.

_____ BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____ 2014.

_____

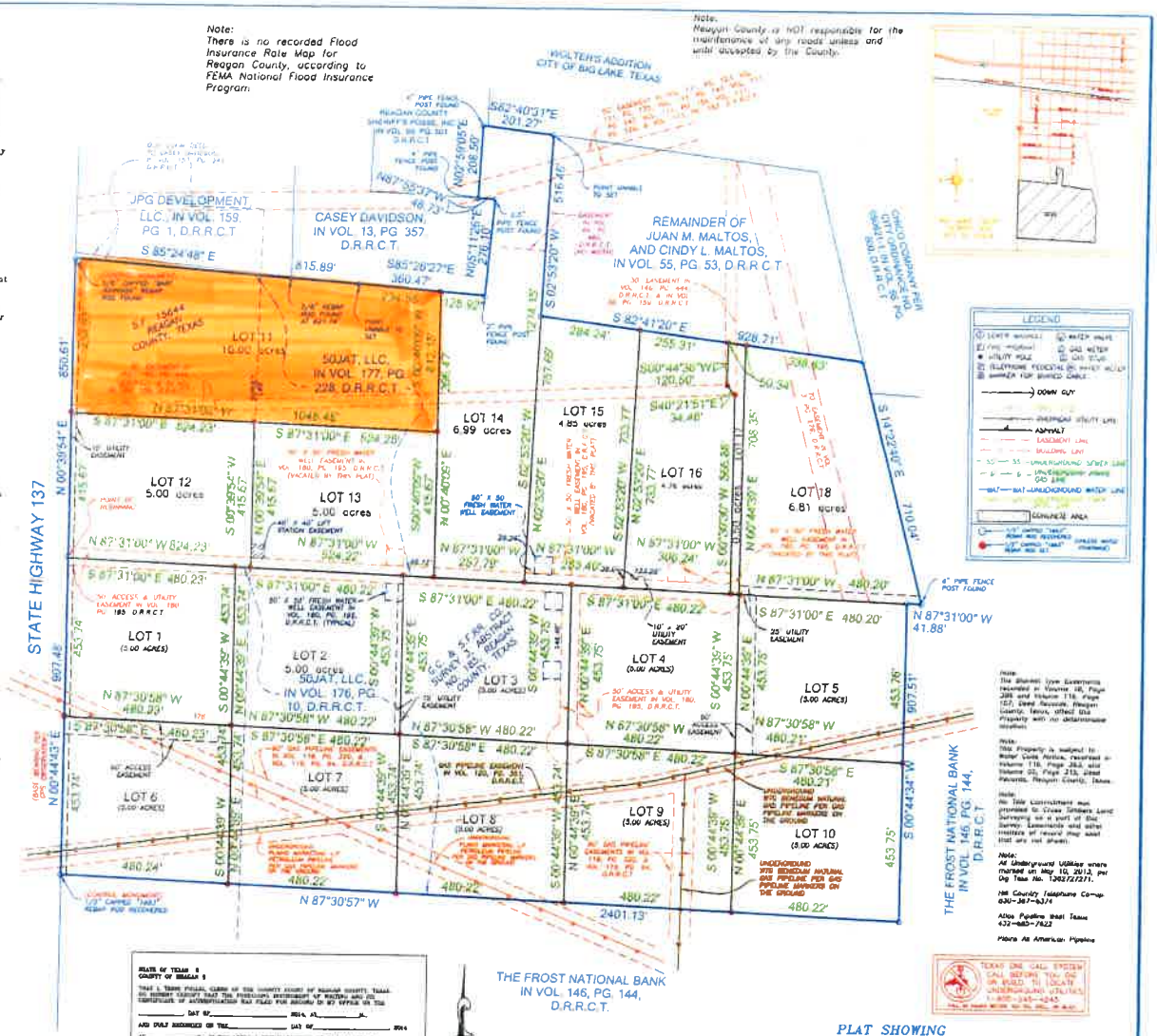
Notary Public _____ County, Texas

CROSS TIMBERS
LAND SURVEYING

STATE OF TEXAS
CONNER STEVENS
LAND SURVEYOR

Note:
There is no recorded Flood Insurance Rate Map for Reagan County, according to FEMA National Flood Insurance Program.

Note:
Reagan County is NOT responsible for the maintenance of any roads unless and until accepted by the County.






LEGEND

DOWN CUT
ASPHALT
EASEMENT LINE
BUILDING LINE
UNDERGROUND SEWER LINE
UNDERGROUND POWER CO. LINE
BAT - BAT - UNDERGROUND WATER LINE
COMMON AREA

Note:
The Subject Tyler Easements recorded in Volume 18, Page 289 and Volume 116, Page 157, Deed Records, Reagan County, Texas, affect the Property with no determinable location.

Note:
This Property is subject to Water Lines Notice, recorded in Volume 116, Page 263, and Volume 30, Page 213, Deed Records, Reagan County, Texas.

Note:
No Title Commitment was provided to Cross Timbers Land Surveying as a part of this Survey. Easements and other matters of record may exist that are not shown.

Note:
All Underground Utilities were marked on May 10, 2013, per Dig Tess No. 1302272231.

Hill County Telephone Co-op
630-387-6314

Atlas Pipeline West Texas
432-685-7622

Mistra An American Pipeline

TEXAS ONE CALL SYSTEM
BEFORE YOU DIG
CALL TO LOCATE UNDERGROUND UTILITIES
1-800-245-4545

STATE OF TEXAS §
COUNTY OF REAGAN §

THAT I, TERRI POLLARD, CLERK OF THE COUNTY COURT OF REAGAN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PRECEDING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2014 AT _____ O'CLOCK _____ M.

AND DULY RECORDED ON THE _____ DAY OF _____ 2014 AT _____ O'CLOCK _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN VOLUME _____ PAGE _____ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY. THIS THE _____ DAY OF _____ 2014.

TERRI POLLARD, CLERK, COUNTY COURT, REAGAN COUNTY, TEXAS

BY _____ DEPUTY

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Conner Stevens, a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Conner Stevens

CONNER STEVENS, TEXAS R.P.L.S. # 5983

10-20-2014

GRAPHIC SCALE

( IN FEET )
1 inch = 200 ft.

PLAT SHOWING
LOTS 1 THRU 18,

# JAT PARK,

AN ADDITION TO REAGAN COUNTY, TEXAS, BEING A REVISION A TRACT OF LAND SITUATED IN THE G.C. & S.F.RR. CO. SURVEY NO. 3, ABSTRACT NO. 165, REAGAN COUNTY, TEXAS, AND IN S.F. 15644, REAGAN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO 50JAT, LLC, RECORDED IN VOLUME 176, PAGE 10, DEED RECORDS, REAGAN COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED IN A DEED TO 50JAT, LLC, RECORDED IN VOLUME 177, PAGE 228, DEED RECORDS, REAGAN COUNTY, TEXAS, AND CONTAINING 93.91 ACRES OF LAND.