

BOUNDARY TITLE SURVEY

BEING 0.069 ACRES OF LAND OUT OF AND PART OF Lot 12, Block 1, RAIL ROAD ADDITION TO THE CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NO. 20211928 OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO CHRISTOPHER M. REYNOLDS, ET UX, RECORDED IN INSTRUMENT NO. 20211928 OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS.



Drawn By: RLS
 Reviewed By: RLS
 Sheet 1 of 1
 Property Address:
 304 Austin Rd.
 Glen Rose, TX 76043

SURVEYOR'S CERTIFICATION

I, Robbie Lee Shockey, Texas R.P.L.S. No. 6332, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and completed on March 17, 2022 and conforms in all ways to the Texas Board of Professional Land Surveying Minimum Standards, and there are no visible encroachments, overlaps or encroachments, except as shown.

Date: April 11, 2022
 Robbie Lee Shockey
 R.P.L.S. 6332

The survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a printed impression and signature.

STATE LAND SURVEYING 28 LLC

3028 AUSTIN RD.
 LORENA, TX 76658
 (833) 874-2828 (782-8328)
 INFO@STATE28LLC.COM
 P.O. BOX 111111, FORT WORTH, TX 76111-1111

DESCRIPTION

BEING 0.069 acres of land out of and part of Lot 12, Block 1, RAIL ROAD ADDITION TO THE CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NO. 20211928 OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO CHRISTOPHER M. REYNOLDS, ET UX, RECORDED IN INSTRUMENT NO. 20211928 OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" rebar rod set with cap stamped "STATE 28" for the North corner of said Reynolds tract, said point being located in a curve to the left at the intersection of the West line of State Highway No. 144 and the East line of Brigitte Ln.

THENCE with said curve to the left along the common line between said Reynolds tract and State Highway No. 144, an arc length of 117.80', having a radius of 613.70', a chord bearing of South 01°22'46" East, and a chord length of 117.82' to a 1/2" rebar rod set with cap stamped "STATE 28" 117.82' to a 1/2" rebar rod set with cap stamped "STATE 28" located at the intersection of the West line of State Highway No. 144 and the West line projection of the North line of Sam Houston St., from which a 1" pipe (control monument) found for reference bears S 62°08'28" E, 99.06' and an aluminum monument stamped "NO. 1357" (control monument) found for the West corner of Block 2 bears S 62°08'28" E, 456.58'.

THENCE North 62°08'28" West, 62.35' along the common line between said Reynolds tract and the West line projection of the North line of Sam Houston St. to a 1/2" rebar rod set with cap stamped "STATE 28" for the West corner of said Reynolds tract, said point being located at the intersection of the West line projection of the North line of Sam Houston St. and the West line projection of the North line of Brigitte Ln., from which a 1/2" rebar rod with cap stamped "JPL LAND SURVEYING" (control monument) found for the North corner of Block 19 and a Vaquero DG Glen Rose Partners, LP recorded in instrument No. 20212859 of the Official Public Records of Somervell County, Texas bears S 30°15'24" W, 24.95'.

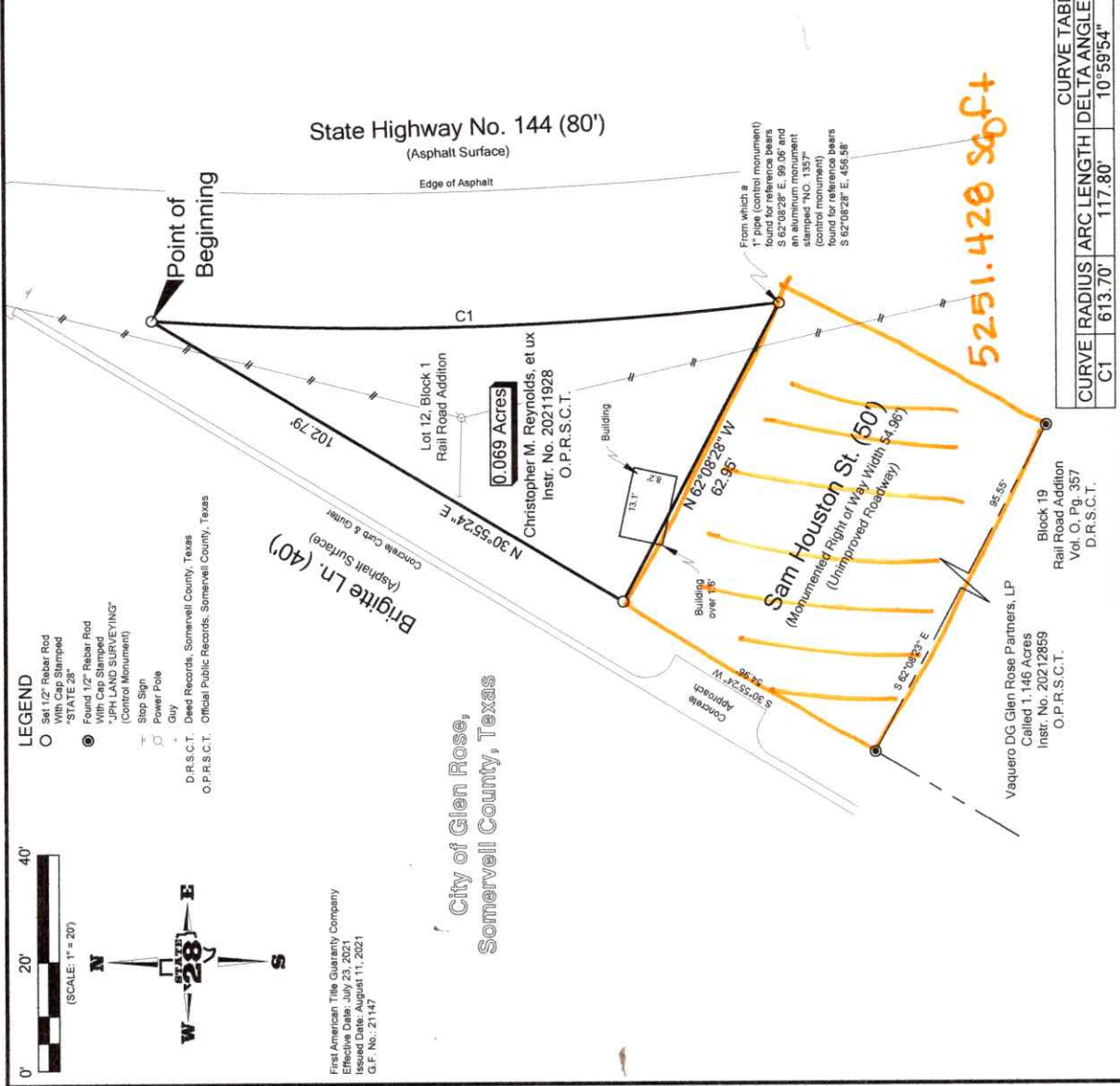
THENCE North 30°55'24" East, 102.79' along the common line between said Reynolds tract and Brigitte Ln. to the PLACE OF BEGINNING and containing 0.069 acres of land.

Bearings, distances and acreage are per NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

NOTES:

- Bearings, distances and acreage are per NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
- The utilities shown on this survey are based upon visible above ground evidence. Underground facilities shown (if any) were determined by means other than those of State 28 Land Surveying LLC and have not been checked or verified.
- Underground utilities, pipelines, sprinkler systems, valves, boxes and/or sprinkler heads that may exist, are not shown hereon.
- Recorded easements, restrictions and/or covenants are addressed herein as per items listed in the commitment provided by this company named herein. Additional recorded and/or unrecorded easements, restrictions and/or covenants that may exist, are not shown hereon.
- By graphic plotting only, the subject property appears to lie within F.E.M.A. Zone X (Other Areas) defined as areas determined to be outside the 500-year floodplain according to the Flood Insurance Rate Map Panel Number 48425C040C, having an effective date to the accuracy of said F.E.M.A. Flood Insurance Rate Map.

CURVE RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	613.70'	10°59'54"	S 01°22'46" E	117.62'



LEGEND

- Set 1/2" Rebar Rod With Cap Stamped "STATE 28"
- Found 1/2" Rebar Rod With Cap Stamped "JPL LAND SURVEYING" (Control Monument)
- Stop Sign
- ⊕ Power Pole
- ⊙ City

D.R.S.C.T. Deed Records, Somervell County, Texas
 O.P.R.S.C.T. Official Public Records, Somervell County, Texas

First American Title Guaranty Company
 Effective Date: July 23, 2021
 Issued Date: August 11, 2021
 G.F. No.: 21147

City of Glen Rose,
 Somervell County, Texas

State Highway No. 144 (80')
 (Asphalt Surface)

Brigitte Ln. (40')
 (Asphalt Surface)

Sam Houston St. (50')
 (Monumented Right of Way Width 54.06')
 (Unimproved Roadway)

Lot 12, Block 1
 Rail Road Addition

Block 19
 Rail Road Addition
 Vol. O, Pg. 357
 D.R.S.C.T.

Vaquero DG Glen Rose Partners, LP
 Called 1.146 Acres
 Instr. No. 20212859
 O.P.R.S.C.T.

From which a 1" pipe (control monument) found for reference bears S 62°08'28" E, 99.06' and an aluminum monument (control monument) found for reference bears S 62°08'28" E, 456.58'

5251.420 sq ft

SOMERVELL COUNTY

APPRAISAL DISTRICT

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Property Year 2025 [Tax Summary](#) [Map/GIS](#)

Information Updated 10/7/2025

Property ID: R000002017 Geo ID: R01000000019007000

Property Details

[CLICK HERE TO PAY PROPERTY TAXES](#)

Ownership

Available Actions

DG GLEN ROSE LLC
 LEONARD B. SHAPIRO
 10300 W CHARLESTON BLVD #13-156
 LAS VEGAS, NV 89135
 Ownership Interest: 1.0000000

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 1.237, Blk: PT OF 19, TRACT 7, Subd: R0100, Abst: A41, RAILROAD, BLOCK PT OF 19, TRACT 7, ACRES 1.237
 Situs: AUSTIN RD 308

Property Valuation History

Values by Year		2025	2024	2023	2022	2021	n/a
Improvements	+	\$544,640	\$544,640	\$544,640	\$0	\$0	\$0
Land	+	\$161,650	\$161,650	\$161,650	\$53,880	\$53,880	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$706,290	\$706,290	\$706,290	\$53,880	\$53,880	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$706,290	\$706,290	\$706,290	\$53,880	\$53,880	\$0

Land
 Sq.

3.00

15701.72

53841.72

.33¢

Glen rose property attachment!

Michael Medford <mmedford@vaqueroventures.com>
To: Gayla Reynolds <gayla.gr.realtor@gmail.com>

Mon, May 16, 2022 at 9:29 AM

Hi Gayla,

When I brought up to my attorneys, they suspected that we already got that road abandoned as part of our development. I have asked that they look into it but it will take them some time. We are incredibly busy as it is and that is for deals that are making us money. So this one will take them time to get to

Michael Medford
Acquisitions & Development



VAQUERO

(Dollar General)

2900 Wingate Street, Suite 200
Fort Worth, TX 76107
Direct: (507) 254-3283
mmedford@vaqueroventures.com
www.vaqueroventures.com

From: Gayla Reynolds <gayla.gr.realtor@gmail.com>
Sent: Monday, May 16, 2022 9:11 AM
To: Michael Medford <mmedford@vaqueroventures.com>
Subject: Glen rose property attachment!

You don't often get email from gayla.gr.realtor@gmail.com. [Learn why this is important](#)

Sorry I forgot to attach! This is the "exhibit A" & other information for city Council, the unabandoned street next to Dollar General in Glen rose.....

Texas Real Estate: IABS

Gayla Reynolds, SRS , ABR

REALTOR

Pinnacle Realty Advisors

214-793-8436



SOMERVELL COUNTY

APPRAISAL DISTRICT

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Information Updated 9/23/2025

Property ID: R000004353 Geo ID: R01000000001012000

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Property Details

Ownership

Available Actions

REYNOLDS CHRISTOPHER AND GAYLA

2197 CR 303
RAINBOW, TX 76077

Ownership Interest: 1.0000000

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 0.023, Lot: 00012, Blk: 00001, Subd: R0100, Abst: A136, RAILROAD, BLOCK 1, LOT 12

Situs: AUSTIN RD 304

Property Valuation History

Values by Year		2025	2024	2023	2022	2021	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0	\$0
Land	+	\$3,000	\$3,000	\$1,000	\$1,000	\$1,000	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$3,000	\$3,000	\$1,000	\$1,000	\$1,000	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead / Circuit Breaker Cap Loss	-	\$1,560	\$1,800	\$0	\$0	\$0	\$0
Total Assessed	=	\$1,440	\$1,200	\$1,000	\$1,000	\$1,000	\$0

Land
Square

$$\frac{3000}{1002.88}$$

2.99

Chris & Gayla Reynolds
214-793-8436
Gayla.GR.Realtor@gmail.com

Property: 304 Austin Rd, Glen Rose

Improvement / Buildings Improvement Value: \$0

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
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Land Details Market Value: \$3,000 Production Market Value: \$0 Production Value: \$0

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
C300	0.023	1,000	0	0		3,000	0

Deed History

Conveyance	Volume	Page	Deed Date	Instrument
WHITWORTH LORETTA			8/20/2021	20211928
WHITWORTH LORETTA			n/a	

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
CGR	City of Glen Rose	1,440	\$0.27	0.0027	\$4.00
GSO	Somervell County	1,440	\$0.3246	0.003246	\$4.67
SGR	Glen Rose ISD	1,440	\$0.7896	0.007896	\$11.37
SHD	HOSPITAL DISTRICT	1,440	\$0.1059979	0.001059979	\$1.57
WSO	Somervell Water	1,440	\$0.118	0.00118	\$1.76
	Total Estimation		\$1.6081979	0.016081979	\$23.37

The above property tax estimation is not a tax bill. Do not pay.
[Click here to view actual Property Tax Bill.](#)

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