

SURVEY NOTES:


- BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)–HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
- 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.
- IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLs"
- THIS SURVEY A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.



**CTLs**  
Cross Texas Land Services, Inc  
702 RIO RANDE, #301 - AUSTIN, TEXAS 78701  
512-965-2878

TX. FIRM REG. #100248-00  
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 AND BELIEF AT THE TIME OF THIS SURVEY. NO 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

3-3-2024  
DATE



TRACT 25 – 11.817 ACRES

LEGAL DESCRIPTION: BEING 11.817 ACRES OF LAND OUT OF J. R. MILLER, ABSTRACT NO. 195 IN CALDWELL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 465.95 ACRE TRACT DESCRIBED IN DOC. #134358 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 11.817 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JANUARY – APRIL 2023 & FEBRUARY 2024:

BEGINNING AT A ½" IRON ROD WITH CAP SET IN THE COMMON LINE OF COUNTY ROAD 205 AND SAID 465.95 ACRE TRACT FOR THE NORTHEAST CORNER OF THE 1.028 ACRE TRACT DESCRIBED AS A PROPOSED ACCESS AND UTILITY EASEMENT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC, THE SOUTHEAST CORNER OF TRACT 1 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 60D NAIL AT A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 465.95 ACRE TRACT BEARS NORTH 10°33'20" WEST A DISTANCE OF 1079.84 FEET;

THENCE SOUTH 11°09'42" EAST, AT A DISTANCE OF 60.05 FEET PASS A 12" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF SAID EASEMENT, IN ALL A TOTAL DISTANCE OF 660.43 FEET ALONG THE GENERAL MEANDERS OF A FENCE FOR THE COMMON LINE OF SAID COUNTY ROAD 205 AND SAID 465.95 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 76°15'58" WEST A DISTANCE OF 744.62 FEET CROSSING SAID 465.95 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR A SOUTHEAST CORNER OF TRACT 24 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 11°09'42" WEST, AT A DISTANCE OF 663.29 FEET PASS A ½" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID EASEMENT, IN ALL A TOTAL DISTANCE OF 723.61 FEET CROSSING SAID 465.95 ACRE TRACT AND ALONG THE EAST LINE OF SAID TRACT 24 TO A 1/2" IRON ROD WITH CAP SET IN THE SOUTH LINE OF TRACT 17 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC FOR THE NORTHEAST CORNER OF SAID TRACT 24 AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 81°07'46" EAST, AT A DISTANCE OF 273.43 FEET ALONG THE SOUTH LINE OF SAID TRACT 17 AND CROSSING SAID 465.95 ACRE TRACT PASS A ½" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF SAID TRACT 17 AND THE SOUTHWEST CORNER OF SAID TRACT 16, IN ALL A TOTAL DISTANCE OF 744.46 FEET CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 16 AND CROSSING SAID 465.95 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 11.817 ACRES, MORE OR LESS.

PROPOSED ACCESS AND UTILITY EASEMENT – 1.028 ACRES

LEGAL DESCRIPTION: BEING 1.028 ACRES OF LAND OUT OF J. R. MILLER SURVEY, ABSTRACT NO. 195 IN CALDWELL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 465.95 ACRE TRACT DESCRIBED IN DOC. #134358 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 1.028 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JANUARY – APRIL 2023 & FEBRUARY 2024:

BEGINNING AT A ½" IRON ROD WITH CAP SET IN THE COMMON LINE OF COUNTY ROAD 205 AND SAID 465.95 ACRE TRACT FOR THE NORTHEAST CORNER OF TRACT 25 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC, THE SOUTHEAST CORNER OF TRACT 16 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 60D NAIL AT A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 465.95 ACRE TRACT BEARS NORTH 10°33'20" WEST A DISTANCE OF 1079.84 FEET;

THENCE SOUTH 11°11'24" EAST A DISTANCE OF 60.05 FEET ALONG THE COMMON LINE OF SAID COUNTY ROAD 205 AND SAID 465.95 ACRE TRACT, AND THE EAST LINE OF SAID TRACT 25 TO A 1/2" IRON ROD WITH CAP SET BEING THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 81°06'30" WEST A DISTANCE OF 744.48 FEET CROSSING SAID TRACT 25 AND SAID 465.95 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF SAID TRACT 25 AND TRACT 24 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC FOR THE SOUTHWEST TRACT HEREOF;

THENCE NORTH 11°09'42" WEST DISTANCE OF 60.32 FEET ALONG THE COMMON LINE OF SAID TRACT 24 AND SAID TRACT 25 TO A 1/2" IRON ROD WITH CAP SET IN THE SOUTH LINE OF TRACT 17 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC FOR THE NORTHEAST CORNER OF SAID TRACT 24, THE NORTHWEST CORNER OF SAID TRACT 25 AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 81°07'46" EAST, AT A DISTANCE OF 273.43 FEET ALONG THE SOUTH LINE OF SAID TRACT 17 AND CROSSING SAID 465.95 ACRE TRACT PASS A ½" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF SAID TRACT 17 AND THE SOUTHWEST CORNER OF SAID TRACT 16, IN ALL A TOTAL DISTANCE OF 744.46 FEET CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 16 AND CROSSING SAID 465.95 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 1.028 ACRES MORE OR LESS.



| BOUNDARY LINE |                          |
|---------------|--------------------------|
| ---           | BOUNDARY LINE            |
| ---           | ADJOINER LINE            |
| ---           | SURVEY LINE              |
| ---           | BURIED OIL/GAS PIPELINE  |
| ---           | OVERHEAD UTILITY LINE    |
| ---           | UNDERGROUND UTILITY LINE |
| ---           | FENCE                    |
| ---           | ROAD                     |
| ---           | WATERLINE                |
| ---           | RAILROAD TRACK           |

|                |                            |                |            |                      |             |           |             |
|----------------|----------------------------|----------------|------------|----------------------|-------------|-----------|-------------|
| ● POINT        | ● MONUMENT FOUND           | ● MONUMENT SET | ● A/C UNIT | ● UTILITY POLE/RISER | ● LIGHTPOST | ● MAILBOX | ● CLEAN OUT |
| ● FIRE HYDRANT | ● TELEPHONE/CABLE PEDESTAL | ● GAS METER    | ● MANHOLE  | ● ELECTRIC BOX/METER |             |           |             |

|              |             |        |                      |             |
|--------------|-------------|--------|----------------------|-------------|
| ● BENCH MARK | ● FLAG POLE | ● SIGN | ● DRAINAGE STRUCTURE | ● GAS VALVE |
|--------------|-------------|--------|----------------------|-------------|

|               |              |               |                      |                          |
|---------------|--------------|---------------|----------------------|--------------------------|
| ● WATER METER | ● WATER WELL | ● WATER VALVE | ● SEPTIC/SEWER VALVE | ● CARVED "X" IN CONCRETE |
|---------------|--------------|---------------|----------------------|--------------------------|

|  |   |             |
|--|---|-------------|
| C.C.D.R. – CALDWELL COUNTY DEED RECORDS              | P.U.E. – PUBLIC UTILITY EASEMENT          |             |
| C.C.O.P.R. – CALDWELL COUNTY OFFICIAL PUBLIC RECORDS | B.L. – BUILDING SETBACK LINE (BRG.–DIST.) | RECORD CALL |

REFERENCE: W. P. CLARK FARMS

TYPE OF SURVEY – BOUNDARY

LEGAL DESCRIPTION:

TRACT 25

BEING 11.817 ACRES OUT OF THE J.R. MILLER SURVEY NO. 25, ABSTRACT NO. 195 IN CALDWELL COUNTY, TEXAS

|                  |             |
|------------------|-------------|
| JOB NO. 23-50230 | PAGE 1 OF 1 |
| DRAWN BY: JPG    |             |