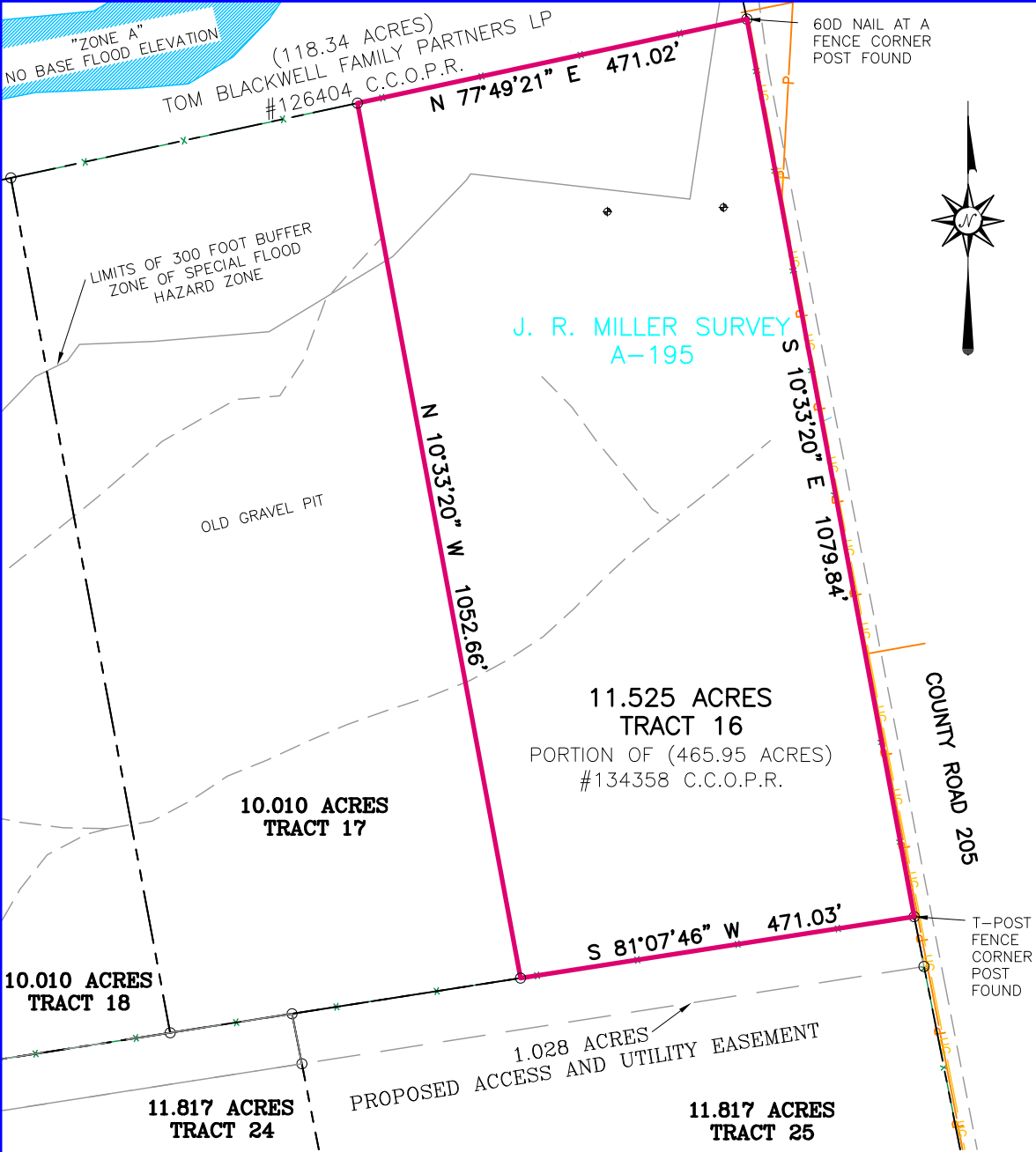




SURVEY NOTES:

1. 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.
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 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



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

LEGEND:

FIRE HYDRANT

TELEPHONE/CABLE PEDESTAL

GAS METER

MANHOLE

ELECTRIC BOX/METER

COUNTY PLAT RECORDS

COUNTY DEED RECORDS

COUNTY OFFICIAL PUBLIC RECORDS

COUNTY REAL PROPERTY RECORDS

BENCH MARK

FLAG POLE

SIGN

DRAINAGE STRUCTURE

GAS VALVE

P.U.E. BUILDING SETBACK LINE (BRG.-DIST.)

PUBLIC UTILITY EASEMENT RECORD CALL

WATER METER

WATER WELL

WATER VALVE

SEPTIC/SEWER VALVE

CARVED "X" IN CONCRETE

REFERENCE: W. P. CLARK FARMS

TYPE OF SURVEY - BOUNDARY

LEGAL DESCRIPTION:

TRACT 16

BEING 11.525 ACRES OUT OF THE J.R. MILLER SURVEY NO. 25, ABSTRACT NO. 195 IN CALDWELL COUNTY, TEXAS

JOB NO. 23-50230

DRAWN BY: JPG

PAGE 1 OF 1

TRACT 16 – 11.525 ACRES

LEGAL DESCRIPTION: BEING 11.525 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 11.525 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JANUARY – APRIL 2023:

BEGINNING AT A 60D NAIL AT A FENCE CORNER POST FOUND IN THE WEST LINE OF COUNTY ROAD 205 FOR THE SOUTHEAST CORNER OF THE CERTAIN 118.34 ACRE TRACT DESCRIBED IN DOC. #126404 OF SAID OFFICIAL PUBLIC RECORDS, THE MOST EASTERLY NORTHEAST CORNER OF SAID 465.95 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 10°33'20" EAST A DISTANCE OF 1079.84 FEET ALONG THE GENERAL MEANDERS OF A FENCE FOR THE COMMON LINE OF SAID COUNTY ROAD 205 AND SAID 465.95 ACRE TRACT TO ½" IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF A PROPOSED ACCESS AND UTILITY EASEMENT AND THE NORTHEAST CORNER OF TRACT 25 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 81°07'46" WEST A DISTANCE OF 471.03 FEET ALONG THE NORTH LINE OF SAID EASEMENT AND SAID TRACT 25 TO A 1/2" IRON ROD WITH CAP SET FOR A SOUTHEAST CORNER OF THE CERTAIN TRACT 17 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 10°33'20" WEST A DISTANCE OF 1052.66 FEET ALONG THE EAST LINE OF SAID TRACT 17 TO A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF SAID 118.34 ACRE TRACT AND SAID 465.95 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID TRACT 17 AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 77°49'21" EAST ALONG THE COMMON LINE OF SAID 118.34 ACRE TRACT AND SAID 465.95 ACRE TRACT A DISTANCE OF 471.02 FEET TO THE POINT OF BEGINNING, CONTAINING 11.525 ACRES, MORE OR LESS.

