NOTE:

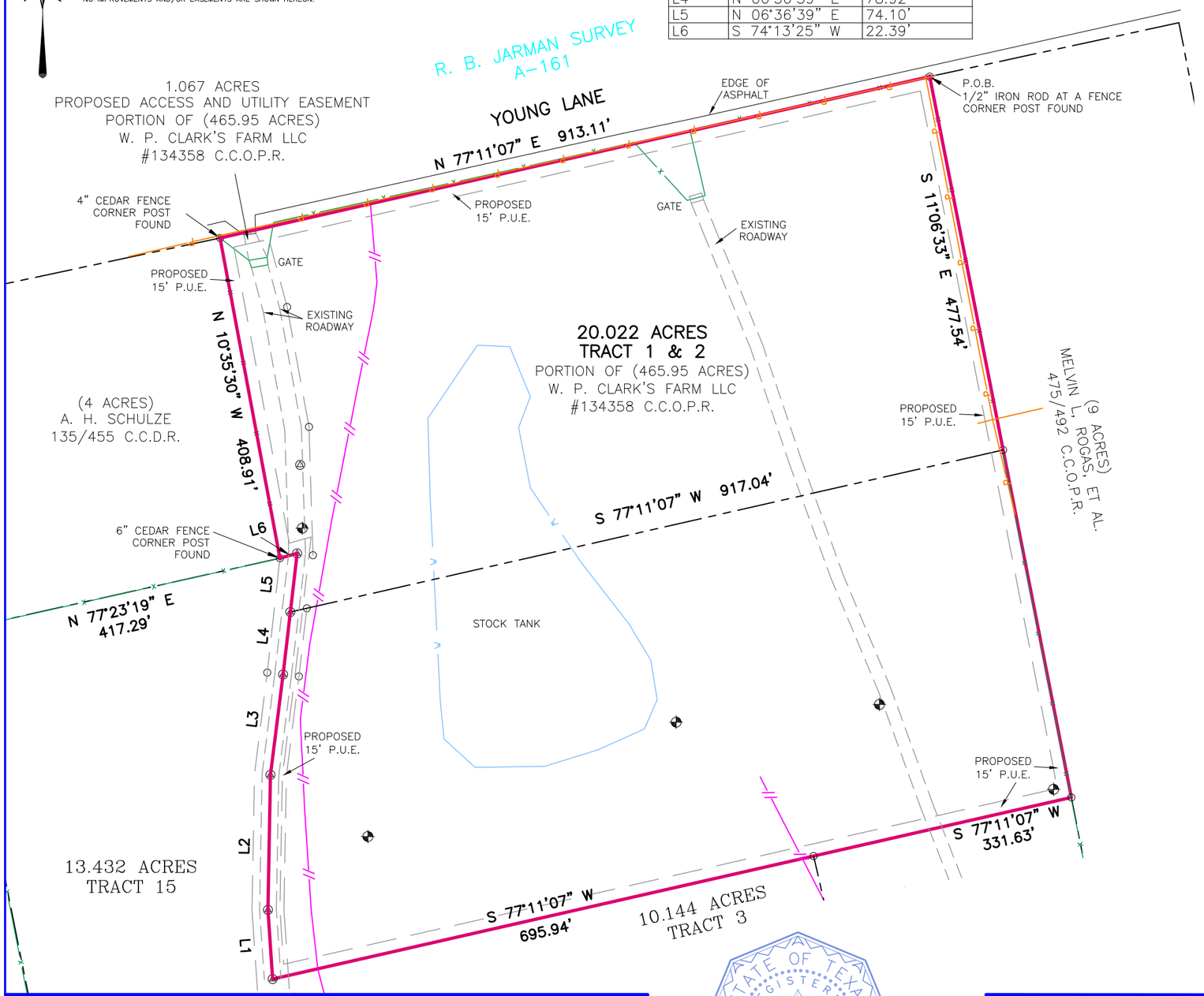
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)–HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.

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.

LINE	BEARING	DISTANCE
L1	N 03°55'08" W	86.96'
L2	N 01°03'29" E	169.52'
L3	N 07°10'33" E	127.00'
L4	N 06°36'39" E	78.92'
L5	N 06°36'39" E	74.10'
L6	S 74°13'25" W	22.39'



TRACT 1 & 2- 20.022 ACRES

LEGAL DESCRIPTION: BEING 20.022 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 DOC. #134358 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 20.022 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 AT A FENCE CORNER POST FOUND IN THE SOUTH LINE OF YOUNG LANE FOR THE NORTHWEST CORNER OF THAT CERTAIN 9 ACRE TRACT DESCRIBED IN VOLUME 475, PAGE 492 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTHEAST CORNER OF SAID 465.95 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 9 ACRE TRACT AND SAID 465.95 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. SOUTH 11°06'33" EAST A DISTANCE OF 477.54 FEET TO A ½" IRON ROD WITH CAP SET;
2. SOUTH 11°06'33" EAST A DISTANCE OF 444.46 FEET TO A ½" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 9 ACRE TRACT AND A CORNER OF SAID 465.95 ACRE TRACT BEARS SOUTH 11°06'33" EAST A DISTANCE OF 301.66 FEET;

THENCE CROSSING SAID 465.95 ACRE TRACT, THE FOLLOWING 7 COURSES:

1. SOUTH 77°11'07" WEST, AT A DISTANCE OF 331.63 FEET PASS A ½" IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF TRACT 3 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC, AT DISTANCE OF 1007.33 PASS A ½" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF A PROPOSED ACCESS AND UTILITY EASEMENT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC, IN ALL A TOTAL DISTANCE OF 1027.57 FEET TO A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE OF AN EXISTING ROADWAY AND THE EAST LINE OF TRACT 15 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC, FOR A CORNER OF SAID EASEMENT, THE NORTHWEST CORNER OF SAID TRACT 3 AND THE SOUTHWEST CORNER HEREOF;
2. CONTINUING ALONG THE CENTERLINE OF SAID EASEMENT AND THE EAST LINE OF SAID TRACT 15, NORTH 03°55'08" WEST A DISTANCE OF 86.96 FEET TO A COTTON SPINDLE SET;
3. NORTH 01°03'29" EAST A DISTANCE OF 169.52 FEET TO A COTTON SPINDLE SET;
4. NORTH 07°10'33" EAST A DISTANCE OF 127.00 FEET TO A COTTON SPINDLE SET;
5. NORTH 06°36'39" EAST A DISTANCE OF 78.92 FEET TO A COTTON SPINDLE SET;
6. NORTH 06°36'39" EAST A DISTANCE OF 74.10 FEET TO A COTTON SPINDLE SET;
7. SOUTH 74°13'25" WEST A DISTANCE OF 22.39 FEET TO A 6" CEDAR FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 4 ACRE TRACT DESCRIBED IN VOLUME 135, PAGE 455 OF SAID DEED RECORDS, A CORNER OF SAID 465.95 ACRE TRACT, A CORNER OF SAID TRACT 15 AND A CORNER HEREOF;

THENCE NORTH 10°35'30" WEST A DISTANCE OF 408.91 FEET ALONG THE COMMON LINE OF SAID 4 ACRE TRACT AND SAID 465.95 ACRE TRACT AND THE WEST LINE OF SAID EASEMENT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND IN THE SOUTH LINE OF SAID YOUNG LANE FOR THE NORTHEAST CORNER OF SAID 4 ACRE TRACT, THE NORTHWEST CORNER OF SAID 465.95 ACRE TRACT, THE NORTHWEST CORNER OF SAID EASEMENT AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 77°11'07" EAST A DISTANCE OF 913.11 FEET ALONG THE SOUTH LINE OF SAID YOUNG LANE AND THE NORTH LINE OF SAID 465.95 ACRE TRACT TO THE **POINT OF BEGINNING,** CONTAINING 20.022 ACRES, MORE OR LESS.

PROPOSED ACCESS AND UTILITY EASEMENT - 1.067 ACRES

LEGAL DESCRIPTION: BEING 1.067 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 DOC. #134358 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS AND ALSO BEING A PORTION OF TRACT 1, 2 & 15 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC; SAID 1.067 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 AT A FENCE CORNER POST FOUND IN THE SOUTH LINE OF YOUNG LANE FOR THE NORTHEAST CORNER OF THAT CERTAIN 4 ACRE TRACT DESCRIBED IN VOLUME 135, PAGE 455 OF THE DEED RECORDS OF SAID CALDWELL COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID 465.95 ACRE TRACT, THE NORTHWEST CORNER OF SAID TRACT 1 & 2 AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 77°11'07" EAST A DISTANCE OF 68.07 FEET ALONG THE SOUTH LINE OF SAID YOUNG LANE AND THE NORTH LINE OF SAID 465.95 ACRE TRACT TO A CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF;

THENCE CROSSING SAID 465.95 ACRE TRACT AND SAID TRACT 1,2 & 15, THE FOLLOWING 14 COURSES:

1. SOUTH 10°25'44" WEST A DISTANCE OF 21.36 FEET TO A CALCULATED POINT;
2. SOUTH 15°01'41" EAST A DISTANCE OF 83.58 FEET TO A ½" IRON ROD WITH CAP SET;
3. SOUTH 10°18'56" EAST A DISTANCE OF 152.93 FEET TO A ½" IRON ROD WITH CAP SET;
4. SOUTH 01°46'53" EAST A DISTANCE OF 161.15 FEET TO A ½" IRON ROD WITH CAP SET;
5. SOUTH 06°36'39" WEST A DISTANCE OF 67.05 FEET TO A ½" IRON ROD WITH CAP SET;
6. SOUTH 06°36'39" WEST A DISTANCE OF 86.07 FEET TO A ½" IRON ROD WITH CAP SET;
7. SOUTH 07°10'33" WEST A DISTANCE OF 126.03 FEET TO A ½" IRON ROD WITH CAP SET;
8. SOUTH 01°03'29" WEST A DISTANCE OF 167.58 FEET TO A ½" IRON ROD WITH CAP SET;
9. SOUTH 03°55'08" EAST A DISTANCE OF 82.96 FEET TO A ½" IRON ROD WITH CAP SET IN THE SOUTH LINE OF SAID TRACT 1 & 2 FOR THE SOUTHEAST CORNER HEREOF;
10. SOUTH 77°11'07" WEST, AT A DISTANCE OF 20.24 FEET PASS A COTTON SPINDLE SET IN THE EAST LINE OF SAID TRACT 15 FOR THE SOUTHWEST CORNER OF SAID TRACT 1 & 2, IN ALL A TOTAL DISTANCE OF 40.49 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF;
11. NORTH 03°55'08" WEST A DISTANCE OF 90.96 FEET TO A ½" IRON ROD WITH CAP SET;
12. NORTH 01°03'29" EAST A DISTANCE OF 171.46 FEET TO A ½" IRON ROD WITH CAP SET;
13. NORTH 07°10'33" EAST A DISTANCE OF 127.97 FEET TO A ½" IRON ROD WITH CAP SET;
14. NORTH 06°19'57" EAST A DISTANCE OF 144.39 FEET TO A 6" CEDAR FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID 4 ACRE TRACT, A CORNER OF SAID 465.95 ACRE TRACT, A CORNER OF SAID TRACT 15 AND A CORNER HEREOF;

THENCE NORTH 10°35'30" WEST A DISTANCE OF 408.91 FEET ALONG THE COMMON LINE OF SAID 4 ACRE TRACT AND SAID 465.95 ACRE TRACT AND THE WEST LINE OF SAID TRACT 1 & 2 TO THE **POINT OF BEGINNING,** CONTAINING 1.067 ACRES, MORE OR LESS.

0' 150' 300' 450'

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

STATE OF TEXAS · REGISTERED · MARK R. WATSON · 5740 · PROFESSIONAL · LAND SURVEYOR

LEGEND:

- 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
- APPROX. LOCATION OF COMMISSION WEBSITE – PLOTTED USING PROVIDED LAT/LONG OF WELL
- WATER METER
- WATER WELL
- WATER VALVE
- SEPTIC/SEWER VALVE PLUGGED AS PER RAILROAD

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

REFERENCE: --------

TYPE OF SURVEY – BOUNDARY SURVEY

LEGAL DESCRIPTION:

TRACT 1 & 2

BEING 20.022 ACRES OF LAND OUT OF J. R. MILLER SURVEY, ABSTRACT NO. 195 IN CALDWELL COUNTY, TEXAS

JOB NO. 22-50210

DRAWN BY: MRW