

- NOTE:
1. BEARINGS, DISTANCES & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS 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 IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.
 5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

TRACT 1
LEGAL DESCRIPTION: BEING 10.200 ACRES OUT OF THE J. J. CROSBY SURVEY, ABSTRACT NO. 68 IN LEE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 51.000 ACRE TRACT DESCRIBED IN VOLUME NO. 2025-01700 OF THE OFFICIAL PUBLIC RECORDS OF LEE COUNTY, TEXAS; SAID 10.200 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC (CTLS) IN MARCH/MAY 2025 (JOB #25-50107):

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE OCCUPIED EAST LINE OF COUNTY ROAD 127 FOR THE SOUTH CORNER OF SAID 51.000 ACRE TRACT AND THE SOUTH CORNER HEREOF;

THENCE ALONG THE OCCUPIED COMMON LINE OF SAID COUNTY ROAD 127 AND SAID 51.000 ACRE TRACT, THE TWO FOLLOWING COURSES AND DISTANCES:

1. NORTH 17°16'49" EAST A DISTANCE OF 535.05 FEET TO A 4" PINE FENCE CORNER POST FOUND;
2. NORTH 17°11'39" EAST A DISTANCE OF 1230.92 FEET TO A 1/2 INCH IRON ROD SET IN THE SAID COMMON LINE OF COUNTY ROAD 127 AND 51.000 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A 4" PINE FENCE CORNER POST FOUND IN THE SAID COMMON LINE OF COUNTY ROAD 127 AND 51.000 ACRE TRACT BEARS NORTH 17°11'39" EAST A DISTANCE OF 306.61 FEET, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 10.200 ACRE TRACT KNOWN AS TRACT 2 AND SURVEYED THIS SAME DAY BY CTLS;

THENCE SOUTH 66°11'25" EAST A DISTANCE OF 559.61 FEET CROSSING SAID 51.000 ACRE TRACT TO A 1/2 INCH IRON ROD SET IN THE COMMON LINE OF THAT CERTAIN 50.00 ACRE TRACT DESCRIBED IN VOLUME 1355, PAGE 89, OF THE SAID OFFICIAL RECORDS AND SAID 51.000 ACRE TRACT, FOR THE EAST CORNER HEREOF, FROM WHICH A 6" PINE FENCE CORNER POST FOUND IN THE SAID COMMON LINE OF 50.00 ACRE TRACT AND 51.000 ACRE TRACT BEARS NORTH 38°09'54" EAST A DISTANCE OF 164.36 FEET, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 2;

THENCE ALONG THE SOUTHEAST LINE OF SAID 51.000 ACRE TRACT, THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 38°09'54" WEST A DISTANCE OF 261.01 FEET TO A 3/4" IRON PIPE AT A FENCE CORNER POST FOUND FOR THE WEST CORNER OF SAID 50.00 ACRE TRACT AND THE NORTH CORNER OF THAT CERTAIN 50.045 ACRE TRACT DESCRIBED IN VOLUME 1332, PAGE 860 OF SAID OFFICIAL RECORDS;
2. SOUTH 38°11'03" WEST A DISTANCE OF 613.20 FEET TO A 1" IRON PIPE AT A FENCE CORNER POST FOUND;
3. SOUTH 34°52'19" WEST A DISTANCE OF 324.26 FEET TO A 26" OAK TREE FENCE CORNER POST FOUND;
4. SOUTH 32°28'21" WEST A DISTANCE OF 165.21 FEET TO A 1" IRON PIPE AT A FENCE CORNER POST FOUND FOR THE WEST CORNER OF SAID 50.43 ACRE TRACT;
5. SOUTH 30°53'27" WEST A DISTANCE OF 429.12 FEET TO THE POINT OF BEGINNING CONTAINING 10.200 ACRES MORE OR LESS, AND AS SHOWN HEREON.

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED OIL/GAS PIPELINE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
FENCE
ROAD
WATERLINE
RAILROAD TRACK
EDGE OF EASEMENT

POINT
MONUMENT SET
MONUMENT FOUND
BENCH MARK AS MARKED
A/C UNIT
MAILBOX
FLAG POLE

L.C.O.P.R. - LEE COUNTY OFFICIAL PUBLIC RECORDS
L.C.D.R. - LEE COUNTY DEED RECORDS

MANHOLE
WATER METER
GAS METER/VALVE
ELECTRIC METER
UTILITY PEDESTAL
TELEPHONE PEDESTAL
POWER POLE

WATER TANK
WINDMILL
WATER WELL
SIGN
STREET LIGHT/LIGHT POST
WATER VALVE
SEWER VALVE

CLEAN OUT
DRAINAGE STRUCTURE
FIRE HYDRANT
PUBLIC UTILITY EASEMENT
BUILDING SETBACK LINE
RESTRICTIVE COVENANTS (TYP.)
RECORD CALL

P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING SETBACK LINE
(R.C.) RESTRICTIVE COVENANTS
(TYP.) TYPICAL
(BRG.-DIST.) RECORD CALL



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

JUNE 10, 2025
DATE



P.O.B. TR. 1
FROM WHICH A FENCE
CORNER POST FOUND
BEARS N30°53'27"E
30.4' & ANOTHER
FOUND BEARS
N17°16'49"E 30.45'



REFERENCE: TRACT 1

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING 10.200 ACRES OUT OF THE J. J. CROSBY SURVEY, ABSTRACT NO. 68 IN LEE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 51.000 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2025-01700 OF THE OFFICIAL PUBLIC RECORDS OF LEE COUNTY, TEXAS

JOB NO. 25-50107
DRAWN BY: TA

PAGE 1 OF 1