

TRACT 5
10.200 ACRES
PORTION OF
(51.000 ACRES)
#2025-01700
L.C.O.P.R.

LINE	BEARING	DISTANCE
L1	S 39°15'55" W	24.10'
L2	N 11°47'21" E	17.18'
L3	N 04°39'14" E	14.72'

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 "CTL'S"

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.

FENCE
STATE POST

TRACT 3
10.200 ACRES
PORTION OF
(51.000 ACRES)
#2025-01700
L.C.O.P.R.

TRACT 2
10.200 ACRES
PORTION OF
(51.000 ACRES)
#2025-01700
L.C.O.P.R.

TRACT 1
10.200 ACRES
PORTION OF
(51.000 ACRES)
#2025-01700
L.C.O.P.R.



TRACT 2
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; SAID 10.200 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC (CTL'S) 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, AND THE WEST LINE OF SAID 51.000 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 10.200 ACRE TRACT SURVEYED THIS SAME DAY BY CTL'S AND KNOWN AS TRACT 1, FROM WHICH A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF SAID 51.000 ACRE TRACT BEARS SOUTH 17°13'13" WEST A DISTANCE OF 1765.97 FEET;

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

1. NORTH 17°11'39" EAST A DISTANCE OF 306.61 FEET TO A 4" PINE FENCE CORNER GATE POST FOUND;
2. NORTH 17°47'21" EAST A DISTANCE OF 17.18 FEET TO A 4" PINE FENCE CORNER GATE POST FOUND;
3. NORTH 04°39'14" EAST A DISTANCE OF 168.34 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 6" PINE FENCE CORNER POST FOUND IN THE SAID COMMON LINE OF COUNTY ROAD 127 AND 51.000 ACRE TRACT BEARS NORTH 04°39'14" EAST A DISTANCE OF 14.72 FEET, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 10.200 ACRE TRACT KNOWN AS TRACT 3 AND SURVEYED THIS SAME DAY BY CTL'S;

THENCE SOUTH 86°14'13" EAST A DISTANCE OF 951.94 FEET CROSSING SAID 51.000 ACRE TRACT TO A 1/2 INCH IRON ROD SET IN THE COMMON LINE OF THAT CERTAIN 61.606 ACRE TRACT DESCRIBED IN VOLUME 1355, PAGE 89, OF THE SAID OFFICIAL RECORDS AND SAID 51.000 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF, FROM WHICH A 4" PINE FENCE CORNER POST FOUND IN THE SAID COMMON LINE OF 61.606 ACRE TRACT AND 51.000 ACRE TRACT BEARS NORTH 39°15'55" EAST A DISTANCE OF 398.97 FEET, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 3;

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

1. SOUTH 39°15'55" WEST A DISTANCE OF 24.10 FEET TO A 5/8" IRON ROD AT A FENCE CORNER POST FOUND FOR THE WEST CORNER OF SAID 61.606 ACRE TRACT AND THE NORTH CORNER OF THAT CERTAIN 50.00 ACRE TRACT DESCRIBED IN VOLUME 1355, PAGE 89 OF SAID OFFICIAL RECORDS;
2. SOUTH 42°24'28" WEST A DISTANCE OF 387.08 FEET TO A 3" CEDAR FENCE CORNER POST FOUND;
3. SOUTH 39°00'10" WEST A DISTANCE OF 266.70 FEET TO A 6" PINE FENCE CORNER POST FOUND;
4. SOUTH 38°09'54" WEST A DISTANCE OF 164.36 FEET TO A 1/2 INCH IRON ROD SET IN THE SAID COMMON LINE OF 50.00 ACRE TRACT AND SAID 51.000 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1, FROM WHICH A 3/4" IRON PIPE AT A FENCE CORNER POST FOUND FOR THE WEST CORNER OF SAID 50.00 ACRE TRACT BEARS SOUTH 38°09'54" WEST A DISTANCE OF 261.04 FEET;

THENCE NORTH 66°11'25" WEST A DISTANCE OF 559.61 FEET CROSSING SAID 51.000 ACRE TRACT 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

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

CTL'S
Cross Texas Land Services, Inc
702 RIO GRANDE, #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

JUNE 10, 2025
DATE

REFERENCE: TRACT 2

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

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