SURVEY PLAT

TRACT 3
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 (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, 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 CTLS AND KNOWN AS TRACT 2, FROM WHICH A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF SAID 51.000 ACRE TRACT BEARS SOUTH 16°14'40" WEST A DISTANCE OF 2254.32 FEET;

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

1. NORTH 04°39'14" EAST A DISTANCE OF 14.72 FEET TO A 6" PINE FENCE CORNER POST FOUND;
2. NORTH 07°23'53" WEST A DISTANCE OF 316.86 FEET TO A ½ 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 GATE POST FOUND IN THE SAID COMMON LINE OF COUNTY ROAD 127 AND 51.000 ACRE TRACT BEARS NORTH 07°23'53" WEST A DISTANCE OF 450.45 FEET, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 10.200 ACRE TRACT KNOWN AS TRACT 4 AND SURVEYED THIS SAME DAY BY CTLS;

THENCE NORTH 87°47'26" EAST A DISTANCE OF 1344.35 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, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 4, FROM WHICH A 4" PINE FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 51.000 ACRE TRACT BEARS NORTH 37°02'11" EAST A DISTANCE OF 718.51 FEET;

THENCE ALONG THE COMMON LINE OF SAID 61.606 ACRE TRACT AND SAID 51.000 ACRE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 37°02'11" WEST A DISTANCE OF 168.26 FEET TO A 4" PINE FENCE CORNER FOUND;
2. SOUTH 39°15'55" WEST A DISTANCE OF 398.97 FEET TO A 1/2 INCH IRON ROD SET IN THE SAID COMMON LINE OF 61.606 ACRE TRACT AND 51.000 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 2, FROM WHICH A 5/8" IRON ROD AT A FENCE CORNER POST FOUND FOR THE WEST CORNER OF SAID 51.606 ACRE TRACT BEARS SOUTH 39°15'55" WEST A DISTANCE OF 24.10 FEET;

THENCE NORTH 86°14'13" WEST A DISTANCE OF 951.94 FEET CROSSING SAID 51.000 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 10.200 ACRES MORE OR LESS, AND AS SHOWN HEREON.

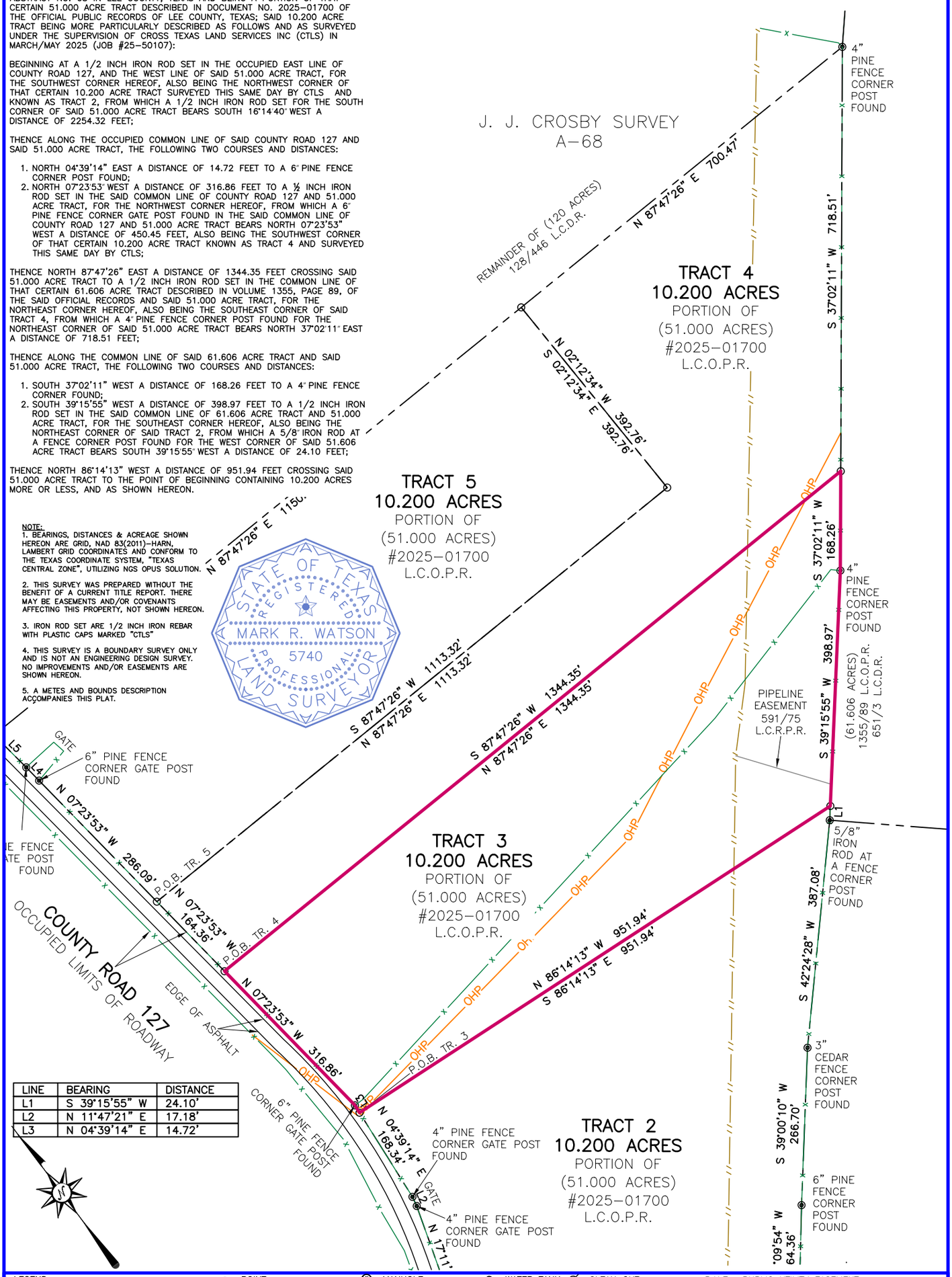
NOTE:
1. BEARINGS, DISTANCES & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)–HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS OPUS SOLUTION.

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.



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'

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
- 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

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

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

0' 200' 400' 600'

CTLS
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 3

BOUNDARY SURVEY

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JOB NO. 25–50107
DRAWN BY: TA