

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

1. NORTH 07°23'53" WEST A DISTANCE OF 286.09 FEET TO A 6" PINE FENCE CORNER GATE POST FOUND;
2. NORTH 07°24'56" WEST A DISTANCE OF 31.25 FEET TO A 6" PINE FENCE CORNER POST FOUND;
3. NORTH 08°09'50" WEST A DISTANCE OF 77.14 FEET TO A 1/4" INCH IRON ROD SET IN THE SAID OCCUPIED EAST LINE OF COUNTY ROAD 127, FOR THE NORTHWEST CORNER OF SAID 51.000 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 87°47'26" EAST A DISTANCE OF 1150.03 FEET ALONG THE NORTH LINE OF SAID 51.000 ACRE TRACT TO A 1/2" IRON ROD SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT 4, FOR THE NORTHEAST CORNER HEREOF, FROM WHICH A 4" PINE FENCE CORNER POST FOUND IN THE WEST LINE OF THAT CERTAIN 61.606 ACRE TRACT DESCRIBED IN VOLUME 1355, PAGE 89, OF THE SAID OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF SAID 51.000 ACRE TRACT BEARS NORTH 87°47'26" EAST A DISTANCE OF 700.47 FEET;

THENCE CROSSING SAID 51.000 ACRE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 02°12'34" EAST A DISTANCE OF 392.76 FEET TO A 1/2 INCH IRON ROD FOR AN ELL CORNER OF SAID TRACT 4, FOR THE SOUTHEAST CORNER HEREOF;
2. SOUTH 87°47'26" WEST A DISTANCE OF 1113.32 FEET TO THE POINT OF BEGINNING CONTAINING 10.200 ACRES MORE OR LESS, AND AS SHOWN HEREON.

TRACT 4
10.200 ACRES
PORTION OF
(51.000 ACRES)
#2025-01700
L.C.O.P.R.

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

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.

LINE	BEARING	DISTANCE
L4	N 07°24'56" W	31.25'
L5	N 08°09'50" W	77.14'

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"

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.

●	POINT	Ⓜ	MANHOLE
○	MONUMENT SET	Ⓦ	WATER METER
⊙	MONUMENT FOUND	Ⓒ	GAS METER/VALVE
⊕	BENCH MARK AS MARKED	Ⓔ	ELECTRIC METER
⊗	A/C UNIT	Ⓤ	UTILITY PEDESTAL
ⓧ	MAILBOX	Ⓣ	TELEPHONE PEDES
⚡	FLAG POLE	Ⓟ	POWER POLE
L.C.O.P.R. — LEE COUNTY OFFICIAL PUBLIC RECORDS			
L.C.D.R. — LEE COUNTY DEED RECORDS			

	WATER TANK		CLEAN OUT
	WINDMILL		DRAINAGE STRUCTURE
	WATER WELL		FIRE HYDRANT
	SIGN		
	STREET LIGHT/LIGHT POST		
	WATER VALVE		
	SEWER VALVE		

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



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 5

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

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