

A-422
SECTION 3, BLOCK A13,
PUBLIC SCHOOL LAND
SURVEY

P.O.B. TR. 2
1.5" IRON PIPE
FOUND

(639.820 ACRES)
#2024-01576 G.C.O.P.R.

TRACT 27
44.326 ACRES

A-421
SECTION 3, BLOCK A25,
PUBLIC SCHOOL LAND
SURVEY

TRACT 27

LEGAL DESCRIPTION: BEING 44.326 ACRES OF LAND OUT OF SECTION 4, BLOCK A25 OF THE PUBLIC SCHOOL LAND SURVEY, ABSTRACT NO. 981 IN GAINES COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 699.820 ACRE TRACT DESCRIBED IN DOC. #2024-01576 OF THE OFFICIAL PUBLIC RECORDS OF SAID GAINES COUNTY, TEXAS SAID 44.326 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC. IN MARCH 2024.

BEGINNING AT A 1 1/2" IRON PIPE FOUND FOR THE COMMON CORNER OF SECTION 4 OF BLOCK A13, SECTION 3 OF SAID BLOCK A13, SECTION 3 OF SAID BLOCK A25 AND SAID SECTION 4 AND THE NORTH EAST CORNER OF SAID 699.820 ACRE TRACT AND THE NORTH EAST CORNER HEREOF;

THENCE SOUTH 12°56'25" EAST A DISTANCE OF 2584.82 FEET ALONG THE COMMON LINE OF SAID SECTION 3 OF SAID BLOCK A25 AND SAID SECTION 4 AND THE EAST LINE OF SAID 699.820 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTH EAST CORNER OF TRACT 28 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC. AND THE SOUTH EAST CORNER HEREOF AND FROM WHICHA 1" IRON PIPE FOUND FOR THE SOUTH EAST CORNER OF SAID SECTION 4 AND THE SOUTH EAST CORNER OF SAID 699.820 ACRE TRACT BEARS SOUTH 12°56'25" WEST A DISTANCE OF 2584.82 FEET;

THENCE CROSSING SAID SECTION 4 AND SAID 699.820 ACRE TRACT, THE FOLLOWING COURSE:

1. SOUTH 77°03'35" WEST, AT A DISTANCE OF 692.14 FEET PASS A 1/2" IRON ROD WITH CAP SET IN THE EAST LINE OF A PROPOSED ACCESS EASEMENT #2 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC. IN ALL A TOTAL A DISTANCE OF 777.14 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE EAST LINE OF TRACT 22 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC. FOR THE NORTH WEST CORNER OF SAID TRACT 22 AND THE SOUTH WEST CORNER HEREOF;
2. NORTH 12°23'31" WEST, AT A DISTANCE OF 101.02 FEET PASS A 1/2" IRON ROD WITH CAP SET FOR THE NORTH EAST CORNER OF SAID TRACT 22 AND THE SOUTH EAST CORNER OF TRACT 23 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC. IN ALL A TOTAL A DISTANCE OF 411.7 FEET TO A 1/2" IRON ROD WITH CAP SET;
3. NORTH 15°35'39" WEST, AT A DISTANCE OF 96.13 FEET ALONG THE EAST LINE OF SAID TRACT 23 PASS A 1/2" IRON ROD WITH CAP SET FOR THE NORTH EAST CORNER OF SAID TRACT 23 AND THE SOUTH EAST CORNER OF TRACT 24 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC. AT A DISTANCE OF 697.61 FEET ALONG THE EAST LINE OF SAID TRACT 23 PASS A 1/2" IRON ROD WITH CAP SET FOR THE NORTH EAST CORNER OF SAID TRACT 23 AND THE SOUTH EAST CORNER OF TRACT 25 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC. AT A DISTANCE OF 301.29 FEET ALONG THE EAST LINE OF SAID TRACT 23 PASS A 1/2" IRON ROD WITH CAP SET FOR THE NORTH EAST CORNER OF SAID TRACT 23 AND THE SOUTH EAST CORNER OF TRACT 26 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC. IN ALL A TOTAL A DISTANCE OF 1384.86 FEET ALONG THE EAST LINE OF SAID TRACT 23 TO A 1/2" IRON ROD WITH CAP SET;
4. NORTH 12°23'31" WEST A DISTANCE OF 597.97 FEET ALONG THE EAST LINE OF SAID TRACT 23 TO A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF SAID SECTION 4 OF BLOCK A13 AND SAID SECTION 4 AND THE NORTH LINE OF SAID 699.820 ACRE TRACT FOR THE NORTH EAST CORNER OF SAID TRACT 25 AND THE NORTH WEST CORNER HEREOF AND FROM WHICHA 1" IRON PIPE FOUND FOR THE NORTH WEST CORNER OF SAID SECTION 4 AND THE NORTH WEST CORNER OF SAID 699.820 ACRE TRACT BEARS SOUTH 12°56'25" WEST A DISTANCE OF 451.22 FEET;

THENCE NORTH 76°15'09" EAST, AT A DISTANCE OF 781.93 FEET PASS A 1/2" IRON ROD WITH CAP SET FOR THE NORTH EAST CORNER OF SAID PROPOSED ACCESS EASEMENT #2 IN ALL A TOTAL DISTANCE OF 781.93 FEET ALONG THE COMMON LINE OF SECTION 4 OF BLOCK A13 AND SAID SECTION 4 AND THE NORTH LINE OF SAID 699.820 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 44.326 ACRES MORE OR LESS, AND AS SHOWN HEREON.



TX. FORM REG. #1002342-00
www.cross-texas-land-services.com

TYPE OF SURVEY - BOUNDARY	
LEGAL RECORD NO.	
TRACT 27	
BEING ALL THAT ACRES OF LAND BEING ALL OF SECTION 4, BLOCK A13 OF THE PUBLIC SCHOOL LAND SURVEY, AS SHOWN AND TO BE DESCRIBED AS FOLLOWS	
AS. NO. 24-00007	
PREPARED BY: MFM	PAGE 1 OF 3

EASEMENT #1

LEGAL DESCRIPTION: BEING 7.153 ACRES OF LAND OUT OF SECTION 4, BLOCK A25 OF THE PUBLIC SCHOOL LAND SURVEY, ABSTRACT NO. 952 IN GAINES COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 640 ACRE TRACT DESCRIBED IN DOC. #2016-3807 OF THE OFFICIAL PUBLIC RECORDS OF SAID GAINES COUNTY, TEXAS; SAID 7.153 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN MARCH 2024:

BEGINNING AT A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF SECTION 4 OF BLOCK A13 AND SAID SECTION 4 AND THE NORTH LINE OF SAID 640 ACRE TRACT FOR THE NORTHWEST CORNER HEREOF AND FROM WHICH A 1.5" IRON PIPE FOUND FOR THE COMMON CORNER OF SECTION 3 OF SAID BLOCK A13, SECTION 3 OF SAID BLOCK A25, SAID SECTION 4 OF SAID BLOCK A13 AND SAID SECTION 4 BEARS NORTH 76°15'09" EAST A DISTANCE OF 3121.60 FEET;

THENCE NORTH 76°15'09" EAST A DISTANCE OF 60.01 FEET ALONG THE COMMON LINE OF SAID SECTION 4 OF SAID BLOCK A13 AND SAID SECTION 4 AND THE NORTH LINE OF SAID 640 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER HEREOF;

THENCE CROSSING SAID SECTION 4 AND SAID SECTION 640 ACRE TRACT, THE FOLLOWING 7 COURSES:

1. SOUTH 12°55'07" EAST A DISTANCE OF 822.80 FEET TO A 1/2" IRON ROD WITH CAP SET;
2. SOUTH 09°04'23" WEST A DISTANCE OF 177.87 FEET TO A 1/2" IRON ROD WITH CAP SET;
3. SOUTH 12°55'07" EAST A DISTANCE OF 4192.73 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE NORTH LINE OF COUNTY ROAD 320 FOR THE SOUTHEAST CORNER HEREOF;
4. SOUTH 76°31'51" WEST A DISTANCE OF 60.00 FEET ALONG THE NORTH LINE OF SAID COUNTY ROAD 320 TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER HEREOF;
5. NORTH 12°55'07" WEST A DISTANCE OF 4204.96 FEET TO A 1/2" IRON ROD WITH CAP SET;
6. NORTH 09°04'23" EAST A DISTANCE OF 177.87 FEET TO A 1/2" IRON ROD WITH CAP SET;
7. NORTH 12°55'07" WEST A DISTANCE OF 810.28 FEET TO THE POINT OF BEGINNING CONTAINING 7.153 ACRES MORE OR LESS, AND AS SHOWN HEREON.

EASEMENT #2

LEGAL DESCRIPTION: BEING 7.151 ACRES OF LAND OUT OF SECTION 4, BLOCK A25 OF THE PUBLIC SCHOOL LAND SURVEY, ABSTRACT NO. 952 IN GAINES COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 640 ACRE TRACT DESCRIBED IN DOC. #2016-3807 OF THE OFFICIAL PUBLIC RECORDS OF SAID GAINES COUNTY, TEXAS; SAID 7.151 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN MARCH 2024:

BEGINNING AT A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF SECTION 4 OF BLOCK A13 AND SAID SECTION 4 AND THE NORTH LINE OF SAID 640 ACRE TRACT FOR THE NORTHWEST CORNER HEREOF AND FROM WHICH A 1.5" IRON PIPE FOUND FOR THE COMMON CORNER OF SECTION 3 OF SAID BLOCK A13, SECTION 3 OF SAID BLOCK A25, SAID SECTION 4 OF SAID BLOCK A13 AND SAID SECTION 4 BEARS NORTH 76°15'09" EAST A DISTANCE OF 811.88 FEET;

THENCE NORTH 76°15'09" EAST A DISTANCE OF 60.02 FEET ALONG THE COMMON LINE OF SAID SECTION 4 OF SAID BLOCK A13 AND SAID SECTION 4 AND THE NORTH LINE OF SAID 640 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER HEREOF;

THENCE CROSSING SAID SECTION 4 AND SAID SECTION 640 ACRE TRACT, THE FOLLOWING 9 COURSES:

1. SOUTH 12°23'33" EAST A DISTANCE OF 558.68 FEET TO A 1/2" IRON ROD WITH CAP SET;
2. SOUTH 15°35'39" EAST A DISTANCE OF 1385.01 FEET TO A 1/2" IRON ROD WITH CAP SET;
3. SOUTH 12°33'31" EAST A DISTANCE OF 1712.06 FEET TO A 1/2" IRON ROD WITH CAP SET;
4. SOUTH 13°00'38" EAST A DISTANCE OF 1536.37 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE NORTH LINE OF COUNTY ROAD 320 FOR THE SOUTHEAST CORNER HEREOF;
5. SOUTH 76°31'51" WEST A DISTANCE OF 60.00 FEET ALONG THE NORTH LINE OF SAID COUNTY ROAD 320 TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER HEREOF;
6. NORTH 13°00'38" WEST A DISTANCE OF 1537.08 FEET TO A 1/2" IRON ROD WITH CAP SET;
7. NORTH 12°33'31" WEST A DISTANCE OF 1710.70 FEET TO A 1/2" IRON ROD WITH CAP SET;
8. NORTH 15°35'39" WEST A DISTANCE OF 1385.09 FEET TO A 1/2" IRON ROD WITH CAP SET;
9. NORTH 12°23'33" WEST A DISTANCE OF 558.94 FEET TO THE POINT OF BEGINNING CONTAINING 7.151 ACRES MORE OR LESS, AND AS SHOWN HEREON.



REFERENCE: -	
TYPE OF SURVEY - EASEMENT	
LEGAL DESCRIPTION:	
PROPOSED ADJACENT EASEMENTS #1 & #2	
EXISTING TRACTS OF LAND, BEING: REFERENCE TO RECORD 4207 OF THE PUBLIC RECORDS, GAINES COUNTY, TEXAS, BEING: REFERENCE TO RECORD 4207 OF THE PUBLIC RECORDS, GAINES COUNTY, TEXAS	
JOB NO. 24-10002	PAGE 2 OF 3
DRAWN BY: MGN	

A-2203, 1082
SECTION 5, BLOCK A13,
PUBLIC SCHOOL LAND
SURVEY

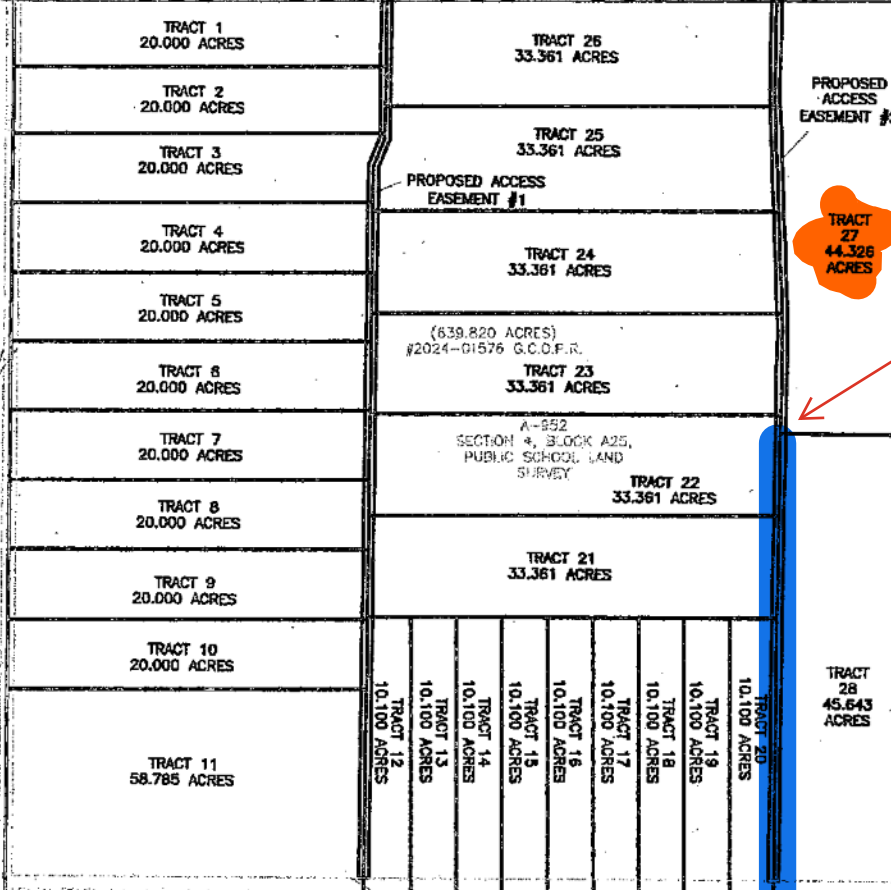
A-2251
SECTION 4, BLOCK A13,
PUBLIC SCHOOL LAND
SURVEY

A-422
SECTION 3, BLOCK
A13, PUBLIC
SCHOOL LAND
SURVEY



SECTION 5, BLOCK A25,
PUBLIC SCHOOL LAND
SURVEY

COUNTY ROAD 327
(80' RIGHT OF WAY)



SECTION 3, BLOCK A25,
PUBLIC SCHOOL LAND
SURVEY

A-638
SECTION 5, BLOCK
A25, PUBLIC SCHOOL
LAND SURVEY

A-905
SECTION 6, BLOCK
A25, PUBLIC
SCHOOL LAND
SURVEY

A-1218
SECTION 7, BLOCK A25,
PUBLIC SCHOOL LAND
SURVEY

- NOTE:
1. READINGS, DISTANCE & AREA MEASUREMENTS WERE MADE BY THE SURVEYOR AND THE SURVEYOR'S INSTRUMENTS WERE CALIBRATED AND CORRECTED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH ZONE, 2011, UTILIZING THE CONFORMAL SOLUTION.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE UNDISCOVERED INTERESTS OR CLAIMS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
 3. FROM AND TO THE 1/2" SCALE FROM REAR VIEW PLAT, THIS SURVEY IS "AS SHOWN".
 4. THIS SURVEY IS A SECONDARY SURVEY ONLY AND IS NOT AN ENDORSEMENT OF THE SURVEYOR'S PREVIOUS SURVEYING WORK OR A GUARANTEE OF THE ACCURACY OF THE SURVEY.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION SHOWN ON THIS PLAT WAS OBTAINED FROM ACTUAL FIELD NOTES OF AN INDEPENDENT SURVEY 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 CORNERS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

MARK R. WATSON, S.D.S. 5740

4-12-2024
DATE



CTLS
Cross Texas Land Services, Inc.
10000 CHANDLER BLVD - AUSTIN, TEXAS 78701
512-565-2874

TX REG. REC. 2100218-00
www.cross-texas-land-services.com



REVISIONS: _____	
TYPE OF SURVEY - BOUNDARY	
LEGAL DESCRIPTION:	
ENCLOSURE: ACTS OF FACT, RECORDS, FIELD NOTES & BLOCK A13, PUBLIC SCHOOL LAND SURVEY, AUSTIN, TEXAS 78701	
200 NO. 24-50022	PAGE 3 OF 3