



LINE	BEARING	DISTANCE
L1	S 33°46'59" W	163.64'
L2	S 32°54'18" W	164.32'
L3	S 78°33'22" W	115.74'
L4	S 26°00'18" W	93.46'
L5	N 85°51'40" W	136.14'
L6	N 81°37'48" W	67.08'
L7	N 78°09'12" W	148.06'
L8	N 70°18'11" W	125.15'
L9	N 64°23'39" W	129.04'
L10	N 57°06'12" W	69.52'
L11	N 50°16'00" W	81.28'
L12	N 48°24'53" W	91.49'
L13	N 59°27'07" W	100.59'
L14	N 72°41'32" W	306.86'
L15	N 56°56'46" W	77.15'
L16	N 38°43'12" W	109.78'
L17	N 28°25'52" W	66.02'
L18	N 07°23'51" W	73.74'
L19	N 17°03'29" E	80.36'
L20	N 21°50'10" E	103.26'
L21	N 17°42'40" E	96.51'
L22	N 12°41'59" E	52.79'
L23	N 06°36'23" E	49.91'
L24	N 00°08'35" E	89.26'
L25	N 04°20'16" W	178.12'
L26	N 08°20'07" W	88.47'
L27	N 19°11'58" W	140.67'
L28	N 30°01'15" W	154.54'
L29	N 19°40'26" W	171.17'
L30	N 02°03'01" W	79.63'
L31	N 03°40'13" W	80.76'
L32	N 11°04'38" W	59.77'
L33	N 20°43'24" W	128.22'
L34	N 16°25'31" W	153.52'
L35	N 09°55'53" W	117.45'
L36	N 08°24'22" W	73.44'
L37	N 06°57'26" W	217.61'
L38	N 00°12'38" E	119.70'
L39	N 10°47'24" E	175.28'
L40	N 06°02'14" E	110.24'
L41	N 07°08'41" E	58.18'
L42	N 14°19'48" E	132.78'
L43	N 21°18'16" E	119.78'
L44	N 26°27'40" E	155.22'
L45	N 34°38'02" E	168.47'
L46	N 80°36'28" E	194.40'
L47	S 34°56'07" E	209.57'

(53.28 ACRES)  
662/511 B.C.D.R.  
F. S. EARLY SURVEY  
NO. 15  
A-279

G. H. HERDER SURVEY  
NO. 949  
A-396

(461.076 ACRES)  
579/125 B.C.D.R.

(94.0 ACRES)  
ODEN FAMILY TRUST  
DOC. #201503975  
B.C.O.P.R.

J. HARPER SURVEY  
NO. 14  
A-393

232.555 ACRES  
(232.80 ACRES)  
#202308397 B.C.O.P.R.

(103.64 ACRES)  
ODEN FAMILY TRUST  
DOC. #201503967  
B.C.O.P.R.

REMAINING PORTION OF  
(440.731 ACRES)  
116/51 B.C.D.R.

(47.18 ACRES)  
DOC. #201906745  
B.C.O.P.R.

LEGAL DESCRIPTION: BEING 232.555 ACRES OF LAND OUT OF THE J. HARPER SURVEY NO. 14, ABSTRACT NO. 393, THE T. C. R. CO. SURVEY NO. 129, ABSTRACT NO. 1510 AND THE G. H. HERDER SURVEY NO. 949, ABSTRACT NO. 396 IN BURNETT COUNTY, TEXAS AND BEING THAT CERTAIN 232.80 ACRE TRACT DESCRIBED IN DOC. #202308397 OF THE OFFICIAL PUBLIC RECORDS OF SAID BURNETT COUNTY, TEXAS; SAID 232.555 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 2" PIPE FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 461.076 ACRE TRACT DESCRIBED IN VOLUME 579, PAGE 125 OF THE DEED RECORDS OF SAID BURNETT COUNTY, TEXAS AND A CORNER HEREOF;

THENCE ALONG THE SOUTH LINE OF SAID 461.076 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. SOUTH 61°27'45" EAST A DISTANCE OF 1243.09 FEET TO A 1/2" IRON ROD WITH CAP AT FENCE CORNER POST FOUND;
2. SOUTH 61°28'47" EAST A DISTANCE OF 1375.08 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF THE REMAINING PORTION OF THAT CERTAIN 440.731 ACRE TRACT DESCRIBED IN VOLUME 116, PAGE 51 OF SAID DEED RECORDS AND THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF SAID REMAINING PORTION, THE FOLLOWING 7 COURSES:

1. SOUTH 14°20'23" WEST A DISTANCE OF 690.39 FEET TO A 1/2" IRON ROD AT FENCE CORNER POST FOUND;
2. SOUTH 33°46'59" WEST A DISTANCE OF 163.64 FEET TO A LONE T-POST FOUND;
3. SOUTH 32°54'18" WEST A DISTANCE OF 164.32 FEET TO A 1/2" IRON ROD WITH CAP SET;
4. SOUTH 49°41'43" EAST A DISTANCE OF 307.10 FEET TO A CALCULATED POINT IN A FENCE AND FROM WHICH A FENCE CORNER POST FOUND BEARS NORTH 61°54'25" EAST A DISTANCE OF 37.05 FEET;
5. SOUTH 61°54'25" WEST A DISTANCE OF 675.75 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
6. SOUTH 05°42'14" WEST A DISTANCE OF 665.95 FEET TO A 3" PIPE FENCE CORNER POST FOUND;
7. SOUTH 15°00'34" WEST A DISTANCE OF 475.96 FEET TO AN OLD FENCE CORNER POST HOLE FOUND IN THE NORTH LINE OF THAT CERTAIN 52.951 ACRE TRACT DESCRIBED IN DOC. #201912559 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHWEST CORNER OF SAID REMAINING PORTION AND A CORNER HEREOF;

THENCE ALONG THE GENERAL MEANDERS OF A FENCE FOR THE NORTH AND WEST LINES OF SAID 52.951 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. SOUTH 78°33'22" WEST A DISTANCE OF 115.74 FEET TO A 12" PINE FENCE CORNER POST FOUND;
2. SOUTH 18°37'03" WEST A DISTANCE OF 699.06 FEET TO A T-POST FENCE CORNER POST FOUND;
3. SOUTH 26°00'18" WEST A DISTANCE OF 93.46 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 341 FOR THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD AT A FENCE CORNER POST FOUND BEARS NORTH 26°00'18" EAST A DISTANCE OF 19.57 FEET;

THENCE ALONG THE GENERAL MEANDERS OF THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 341, THE FOLLOWING 45 COURSES:

1. NORTH 85°51'40" WEST A DISTANCE OF 136.14 FEET TO A POINT;
2. NORTH 81°37'48" WEST A DISTANCE OF 67.08 FEET TO A POINT;
3. NORTH 78°09'12" WEST A DISTANCE OF 148.06 FEET TO A POINT;
4. NORTH 70°18'11" WEST A DISTANCE OF 125.15 FEET TO A POINT;
5. NORTH 64°23'39" WEST A DISTANCE OF 129.04 FEET TO A POINT;
6. NORTH 57°06'12" WEST A DISTANCE OF 69.52 FEET TO A POINT;
7. NORTH 50°16'00" WEST A DISTANCE OF 81.28 FEET TO A POINT;
8. NORTH 48°24'53" WEST A DISTANCE OF 91.49 FEET TO A POINT;
9. NORTH 59°27'07" WEST A DISTANCE OF 100.59 FEET TO A POINT;
10. NORTH 72°41'32" WEST A DISTANCE OF 306.86 FEET TO A POINT;
11. NORTH 56°56'46" WEST A DISTANCE OF 77.15 FEET TO A POINT;
12. NORTH 38°43'12" WEST A DISTANCE OF 109.78 FEET TO A POINT;
13. NORTH 28°25'52" WEST A DISTANCE OF 66.02 FEET TO A POINT;
14. NORTH 07°23'51" WEST A DISTANCE OF 73.74 FEET TO A POINT;
15. NORTH 17°03'29" EAST A DISTANCE OF 80.36 FEET TO A POINT;
16. NORTH 21°50'10" EAST A DISTANCE OF 103.26 FEET TO A POINT;
17. NORTH 17°42'40" EAST A DISTANCE OF 96.51 FEET TO A POINT;
18. NORTH 12°41'59" EAST A DISTANCE OF 52.79 FEET TO A POINT;
19. NORTH 06°36'23" EAST A DISTANCE OF 49.91 FEET TO A POINT;
20. NORTH 00°08'35" EAST A DISTANCE OF 89.26 FEET TO A POINT;
21. NORTH 04°20'16" WEST A DISTANCE OF 178.12 FEET TO A POINT;
22. NORTH 08°20'07" WEST A DISTANCE OF 88.47 FEET TO A POINT;
23. NORTH 19°11'58" WEST A DISTANCE OF 140.67 FEET TO A POINT;
24. NORTH 30°01'15" WEST A DISTANCE OF 154.54 FEET TO A POINT;
25. NORTH 19°40'26" WEST A DISTANCE OF 171.17 FEET TO A POINT;
26. NORTH 02°03'01" WEST A DISTANCE OF 79.63 FEET TO A POINT;
27. NORTH 03°40'13" WEST A DISTANCE OF 80.76 FEET TO A POINT;
28. NORTH 11°04'38" WEST A DISTANCE OF 59.77 FEET TO A POINT;
29. NORTH 20°43'24" WEST A DISTANCE OF 128.22 FEET TO A POINT;
30. NORTH 16°25'31" WEST A DISTANCE OF 153.52 FEET TO A POINT;
31. NORTH 09°55'53" WEST A DISTANCE OF 117.45 FEET TO A POINT;
32. NORTH 08°24'22" WEST A DISTANCE OF 73.44 FEET TO A POINT;
33. NORTH 06°57'26" WEST A DISTANCE OF 217.61 FEET TO A POINT;
34. NORTH 04°28'26" WEST A DISTANCE OF 593.33 FEET TO A POINT;
35. NORTH 06°26'54" WEST A DISTANCE OF 478.55 FEET TO A POINT;
36. NORTH 05°52'10" WEST A DISTANCE OF 291.62 FEET TO A POINT;
37. NORTH 00°12'38" EAST A DISTANCE OF 119.70 FEET TO A POINT;
38. NORTH 10°47'24" EAST A DISTANCE OF 175.28 FEET TO A POINT;
39. NORTH 06°02'14" EAST A DISTANCE OF 110.24 FEET TO A POINT;
40. NORTH 07°08'41" EAST A DISTANCE OF 58.18 FEET TO A POINT;
41. NORTH 14°19'48" EAST A DISTANCE OF 132.78 FEET TO A POINT;
42. NORTH 21°18'16" EAST A DISTANCE OF 119.78 FEET TO A POINT;
43. NORTH 26°27'40" EAST A DISTANCE OF 155.22 FEET TO A POINT;
44. NORTH 34°38'02" EAST A DISTANCE OF 168.47 FEET TO A POINT IN THE RECORD COMMON LINE OF THE F. S. EARLY SURVEY NO. 15, ABSTRACT NO. 279 AND SAID SURVEY NO. 14 AND THE EAST LINE OF THAT CERTAIN 53.28 ACRE TRACT DESCRIBED IN VOLUME 662, PAGE 511 OF SAID DEED RECORDS FOR THE WEST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD AT A FENCE CORNER POST FOUND BEARS NORTH 28°39'12" EAST A DISTANCE OF 18.15 FEET;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID 53.28 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. NORTH 28°39'12" EAST A DISTANCE OF 742.38 FEET TO A 4" PIPE FENCE CORNER POST FOUND;
2. SOUTH 78°15'05" EAST A DISTANCE OF 791.53 FEET TO A 6" CEDAR FENCE CORNER POST FOUND IN THE RECORD COMMON LINE OF SAID SURVEY NO. 129 AND SAID SURVEY NO. 949 FOR A CORNER OF SAID 53.28 ACRE TRACT AND A CORNER OF SAID 461.076 ACRE TRACT;

THENCE ALONG THE SOUTHWEST LINE OF SAID 461.076 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. NORTH 80°36'28" EAST A DISTANCE OF 194.40 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
2. SOUTH 34°56'07" EAST A DISTANCE OF 209.57 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
3. SOUTH 28°37'52" WEST A DISTANCE OF 1131.72 FEET TO THE POINT OF BEGINNING CONTAINING 232.555 ACRES OR LESS, AND AS SHOWN HEREOF.



**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 PLAN WAS DERIVED FROM ACTUAL FIELD NOTES OF THE 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 REPORT. NO WARRANTY IS MADE OR IMPLIED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

DATE: 3-20-2024  
MARK R. WATSON RPLS #5740

NOTE:  
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/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 HEREOF.  
3. IRON ROD SET ARE 1/2" IRON IRON REBAR WITH PLASTIC CAPS MARKED "CTLS".  
4. THIS SURVEY A BURNETT COUNTY SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREOF.

**LEGEND:**

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED OIL/GAS PIPELINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- ROAD
- RAILROAD TRACK
- POINT
- MONUMENT FOUND
- MONUMENT SET
- A/C UNIT
- LIGHTPOST
- MAILBOX
- CLEAN OUT
- FIRE HYDRANT
- TELEPHONE/CABLE PEDESTAL
- GAS METER
- MANHOLE
- ELECTRIC BOX/METER
- BENCH MARK
- FLAG POLE
- SIGN
- WATER METER
- WATER WELL
- WATER VALVE
- SEWER VALVE
- SEWER STRUCTURE
- GAS VALVE
- P.U.E. PUBLIC UTILITY EASEMENT BUILDING SETBACK LINE RECORD CALL

REFERENCE: TYLER WRIGHT  
TYPE OF SURVEY - BOUNDARY  
LEGAL DESCRIPTION:  
232.555 ACRES OF LAND OUT OF THE J. HARPER SURVEY NO. 14, ABSTRACT NO. 393, THE T. C. R. CO. SURVEY NO. 129, ABSTRACT NO. 1510 AND THE G. H. HERDER SURVEY NO. 949, ABSTRACT NO. 396 IN BURNETT COUNTY, TEXAS  
JOB NO. 24-50054  
DRAWN BY: RBW