SKY HIGH RANCHES
SECTION 5, BLOCK 70, TOWNSHIP 1
TEXAS AND PACIFIC RAILWAY SURVEY,
HUDSPETH COUNTY, TEXAS

LEGEND	
1/2" Set Iron Rod with Aluminum Cap Stamped "C. R. Jones 6745"	◇
1/2" Set Iron Rod with Orange Cap Stamped "C. R. Jones RPLS 6745"	○
Found Monument	●
Fence	X
Centerline	℄
30' Private Road and Utility Easement	- - - -

250 0 125 250 500 1000

Scale 1"=250'

SECTION 36
TOWNSHIP 26 SOUTH, RANGE 15 EAST
NEW MEXICO PRIME MERIDIAN
OTERO COUNTY, NEW MEXICO

SECTION 31
TOWNSHIP 26 SOUTH, RANGE 16 EAST
NEW MEXICO PRIME MERIDIAN
OTERO COUNTY, NEW MEXICO

SECTION 32
TOWNSHIP 26 SOUTH, RANGE 16 EAST
NEW MEXICO PRIME MERIDIAN
OTERO COUNTY, NEW MEXICO

FOUND BRASS CAP STAMPED "CLARK BOUNDARY 1859 MILE CORNER NO. 135 TEXAS NEW MEXICO REESTABLISHMENT 1911 UNITED STATES BOUNDARY COMMISSION"

S 87°12'24" E 2110.95'

FOUND 5/8" SQUARE IRON ROD

LAT:32.000528 LON:105.357793

466.52'

GLO BRASS CAP BEARS S 02°43'43" W 2.17'

S 87°12'24" E 682.90'

LAT:32.000522 LON:105.355590

S 87°12'24" E 3170.84'

LAT:32.000515 LON:105.353387

LAT:32.000508 LON:105.351185

S 87°12'24" E 682.90'

LAT:32.000501 LON:105.348982

S 87°12'24" E 439.26'

FOUND BRASS CAP STAMPED "CLARK BOUNDARY 1859 MILE CORNER NO. 134 TEXAS NEW MEXICO REESTABLISHMENT 1911 UNITED STATES BOUNDARY COMMISSION"

S 87°13'44" E 2292.33'

S 87°13'44" E 682.90'

LAT:32.000494 LON:105.346779

LAT:32.000488 LON:105.344576

S 87°13'44" E 682.90'

LAT:32.000482 LON:105.342374

S 87°13'44" E 682.90'

S 87°13'44" E 394.48'

FOUND ORIGINAL GLO STONE

LAT:32.000476 LON:105.340171

LAT:31.999636 LON:105.339311

JONES RANCH ROAD

6 5 4

N 02°34'05" E 1394.79'

N 02°35'36" E 1394.69'

N 02°37'07" E 1394.60'

N 02°38'39" E 1394.50'

N 02°40'10" E 1394.41'

S 87°13'44" E 243.64'

N 02°41'42" E 1394.32'

N 02°43'13" E 1394.40'

N 02°44'45" E 1394.44'

408.05'

N 02°46'16" E 1394.47'

LOT 8 W1/2-NW-NW 21.86 ACRES

LOT 7 E1/2-NW-NW 21.85 ACRES

LOT 6 W1/2-NE-NW 21.85 ACRES

LOT 5 E1/2-NE-NW 21.85 ACRES

LOT 4 W1/2-NW-NE 21.85 ACRES

LOT 3 E1/2-NW-NE 21.85 ACRES

LOT 2 W1/2-NE-NE 21.85 ACRES

LOT 1 E1/2-NE-NE 21.85 ACRES

4120 4140 4160 4180 4200 4220 4240 4260 4280

LAT:31.996694 LON:105.357791

S 87°12'52" E 682.28'

30.0'

LAT:31.996688 LON:105.355590

LAT:31.996681 LON:105.353390

LAT:31.996675 LON:105.351189

LAT:31.996668 LON:105.348989

S 87°13'20" E 682.28'

LAT:31.996662 LON:105.346788

LAT:31.996656 LON:105.344587

LAT:31.996649 LON:105.342387

S 87°13'32" E 682.28'

LAT:31.996643 LON:105.340186

LOT 9 W1/2-SW-NW 21.84 ACRES

LOT 10 E1/2-SW-NW 21.83 ACRES

LOT 11 W1/2-SE-NW 21.83 ACRES

LOT 12 E1/2-SE-NW 21.83 ACRES

LOT 13 W1/2-SW-NE 21.83 ACRES

LOT 14 E1/2-SW-NE 21.83 ACRES

LOT 15 W1/2-SE-NE 21.83 ACRES

LOT 16 E1/2-SE-NE 21.83 ACRES

DIRT DRIVING PATH

SECTION 6, BLOCK 70
TOWNSHIP 1
TEXAS & PACIFIC
RAILWAY COMPANY SURVEY
HUDSPETH COUNTY, TEXAS

N 02°34'05" E 5579.16'
(N 00°00'00" W 5555.56')

LAT:31.992861 LON:105.357789

S 87°13'21" E 681.66'

LAT:31.992854 LON:105.355591

LAT:31.992848 LON:105.353392

LAT:31.992842 LON:105.351194

LAT:31.992836 LON:105.348995

LAT:31.992829 LON:105.346797

LAT:31.992823 LON:105.344598

LAT:31.992816 LON:105.342400

LAT:31.992810 LON:105.340201

S 02°46'16" W 5577.89'
(S 00°00'00" E 5555.56')

SECTION 4, BLOCK 70
TOWNSHIP 1
TEXAS & PACIFIC
RAILWAY COMPANY SURVEY
HUDSPETH COUNTY, TEXAS

N 02°34'05" E 1394.79'

N 02°35'36" E 1394.75'

N 02°37'07" E 1394.71'

N 02°38'39" E 1394.67'

N 02°40'10" E 1394.63'

N 02°41'42" E 1394.59'

N 02°43'13" E 1394.55'

N 02°44'45" E 1394.51'

N 02°46'16" E 1394.47'

LOT 24 W1/2-NW-SW 21.82 ACRES

LOT 23 E1/2-NW-SW 21.82 ACRES

LOT 22 W1/2-NE-SW 21.82 ACRES

LOT 21 E1/2-NE-SW 21.81 ACRES

LOT 20 W1/2-NW-SE 21.81 ACRES

LOT 19 E1/2-NW-SE 21.81 ACRES

LOT 18 W1/2-NE-SE 21.81 ACRES

LOT 17 E1/2-NE-SE 21.81 ACRES

LAT:31.989027 LON:105.357788

S 87°13'32" E 681.04'

30.0'

LAT:31.989021 LON:105.355591

LAT:31.989015 LON:105.353395

LAT:31.989008 LON:105.351199

LAT:31.989002 LON:105.349002

LAT:31.988996 LON:105.346806

LAT:31.988990 LON:105.344609

LAT:31.988983 LON:105.342413

LAT:31.988977 LON:105.340216

LOT 25 W1/2-SW-SW 21.80 ACRES

LOT 26 E1/2-SW-SW 21.80 ACRES

LOT 27 W1/2-SE-SW 21.80 ACRES

LOT 28 E1/2-SE-SW 21.79 ACRES

LOT 29 W1/2-SW-SE 21.79 ACRES

LOT 30 E1/2-SW-SE 21.79 ACRES

LOT 31 W1/2-SE-SE 21.79 ACRES

LOT 32 E1/2-SE-SE 21.79 ACRES

LAT:31.985193 LON:105.357786

6 5

S 87°13'44" E 680.42'

1/2" FOUND IRON ROD

7 8

LAT:31.985187 LON:105.355592

LAT:31.985181 LON:105.353398

LAT:31.985175 LON:105.351203

LAT:31.985169 LON:105.349009

LAT:31.985163 LON:105.346814

LAT:31.985156 LON:105.344620

LAT:31.985150 LON:105.342426

LAT:31.985153 LON:105.340231

8 9 S 87°13'44" E 673.97'

DIRT DRIVING PATH

SECTION 7, BLOCK 70
TOWNSHIP 1
TEXAS & PACIFIC
RAILWAY COMPANY SURVEY
HUDSPETH COUNTY, TEXAS

SECTION 8, BLOCK 70
TOWNSHIP 1
TEXAS & PACIFIC
RAILWAY COMPANY SURVEY
HUDSPETH COUNTY, TEXAS

SECTION 9, BLOCK 70
TOWNSHIP 1
TEXAS & PACIFIC
RAILWAY COMPANY SURVEY
HUDSPETH COUNTY, TEXAS

Jones Land Surveying LLC
Serving New Mexico and Texas

RPLS: CODY R. JONES # 6745
FIRM # 10194890
2340 SAGUARO LOOP
ALAMOGORDO, NM 88310
1-575-554-1290
cody@jones-land-surveying.com

SKY HIGH RANCHES
SECTION 5, BLOCK 70, TOWNSHIP 1
TEXAS AND PACIFIC RAILWAY SURVEY, HUDSPETH COUNTY, TEXAS

OWNER: STEPHENS WESTERN PROPERTIES, LP

STATE	COUNTY	CITY / TOWN		
TX	HUDSPETH	DELL CITY		

LAST SITE VISIT		JOB NO.	SCALE	SHEET NO.	PLAT DATE
03/12/2026		1020-5	1" = 250	1 OF 1	03/12/2026

SURVEYORS NOTES

CONTOUR STATEMENT:
CONTOURS SHOW ON THIS PLAT ARE BASED ON GIS SHAPE FILES OBTAINED FROM THE USGS. CONTOURS SHOW ON THIS PLAT WERE NOT CREATED FROM AN ON THE GROUND SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE CONTOURS.

SURVEYORS NOTES

NOTE A:
BASIS OF BEARING: BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, NAVD 88. ALL DISTANCES ARE GROUND DISTANCE AND UNITS ARE US SURVEY FEET.

NOTE B:
BURIED UTILITIES MAY BE LOCATED ON THIS PROPERTY THAT ARE NOT SHOWN ON THIS PLAT. YOU MUST CONTACT TX811 BY DIALING 811 OR AT TX811.ORG AND HAVE ALL UTILITIES MARKED BEFORE ANY DIGGING OR CONSTRUCTION.

NOTE C:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS WERE NOT PROVIDED.

NOTE D:
BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD DIMENSIONS TAKEN FROM TEXAS GENERAL LAND OFFICE FIELD NOTES AND CONVERTED TO US SURVEY FEET.

NOTE E:
PER FEMA FIRM COMMUNITY PANEL NUMBER 480361 0100 B PORTIONS OF THIS PROPERTY LIE WITHIN ZONE A "AREAS OF 100 YEAR FLOOD" AND ZONE C "AREAS OF MINIMAL FLOOD. THESE ZONES ARE APPROXIMATELY SHOWN ON THIS PLAT BY SCALING FROM FIRM PANEL.

NOTE F:
THERE ARE NUMEROUS ARROYOS AND DRAINAGE AREAS WITHIN THIS PROPERTY.

NOTE G:
BASED ON LOT SIZE AND THE CURRENT SUBDIVISION ORDINANCE OF HUDSPETH COUNTY TX, THIS DOES NOT FALL WITHIN THEIR PLATTING JURISDICTION.

STATE OF TEXAS REGISTERED CODY R. JONES 6745 PROFESSIONAL LAND SURVEYOR

I, Cody R. Jones, Texas Registered Professional Land Surveyor No. 6745, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying promulgated by the Texas Board of Professional Engineers and Land Surveyors; and that it is true and correct to the best of my knowledge and belief.

Cody R. Jones RPLS No. 6745 Date 03/12/2026 ;