



128.44 ACRES
SURVEYED THIS DAY

N 15°27'31" E
247.50'

S 67°55'03" E 2141.73'

R=5669.58' Δ=9°48'00" L=969.74'
LC=N10°33'31"E 968.56'

115.37 ACRES

N 05°38'58" E
684.71'

N 77°57'13" W
107.70'

(HIGH LONESOME
INVESTMENTS, LLC
300.88 ACRES
VOL. 34, PG. 148,
O.P.R., T.C., TX)

HWY 349
120' R.O.W.

POINT OF BEGINNING
FROM WHICH A 1/2"
IRON ROD FOUND BEARS
S 05°38'58" W, 1814.61'

N 65°22'48" W
1250.53'

T.M. R.R. Co.
BLOCK 161
SURVEY No. 6
ABSTRACT No. 2301
(155.86 ACRES)

T.M. R.R. Co.
BLOCK 161
SURVEY No. 5
ABSTRACT No. 1170

CENTERLINE OF A
60' WIDE EASEMENT
VOL. 40, PG. 332,
O.P.R., T.C., TX

57.07 ACRES
SURVEYED THIS DAY

N 54°27'22" W
194.00'

N 26°35'46" W
97.69'

N 09°58'47" W
358.29'

N 13°11'51" W
235.88'

N 30°05'53" W
356.80'

N 11°59'23" W
108.21'

N 06°41'11" E
84.59'

FROM WHICH A 1/2"
IRON ROD FOUND BEARS
N 89°26'25" W, 1929.99'

N 89°26'25" W
476.09'

FROM WHICH A 3" PIPE FCP BRS
N 24°19'47" E, 2.70'

HIGH LONESOME
INVESTMENTS, LLC
517.64 ACRES
VOL. 34, PG. 167,
O.P.R., T.C., TX

T.M. R.R. Co.
BLOCK 161
SURVEY No. 3
ABSTRACT No. 1169

UNION PACIFIC
ROAD EASEMENT
VOL. 133, PG. 233,
D.R., T.C., TX

T.M. R.R. Co.
BLOCK 161
SURVEY No. 4
ABSTRACT No. 2303

NOTES:

1. FIELD NOTES TO ACCOMPANY THIS PLAT
2. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS
PROPERTY NOT SHOWN HEREON.

BASIS OF BEARINGS

BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM
1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY
EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK).
DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of
Texas, do hereby state that this plat represents an actual survey
made under my direction to the best of my knowledge and
ability, this the 18th day of August, 2023.



Wesley Ray Quinn

Registered Prof. Land Surveyor
Texas Registration No. 6625

LEGEND

- ⊙ FOUND 1/2" IRON ROD
- SET 8" MAG SPIKE
- SET 1/2" IRON ROD CAPPED "MQI"
- POINT AT A CONCRETE RIGHT OF WAY MARKER
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - FENCE
- - - SURVEY/ABSTRACT LINE
- R.O.W. RIGHT-OF-WAY
- D.R., DEED RECORDS
- O.P.R., OFFICIAL PUBLIC RECORDS
- T.C., TX TERRELL COUNTY, TEXAS

LAND BOUNDARY SURVEY OF A
115.37 ACRE TRACT OF LAND OUT
OF THE T.M. R.R. Co., BLOCK 161,
SURVEY No. 6, ABSTRACT No.
2301, TERRELL COUNTY, TEXAS,
ALSO BEING OUT OF A 300.88
ACRE TRACT OF LAND DESCRIBED
IN A GENERAL WARRANTY DEED TO
HIGH LONESOME INVESTMENTS, LLC,
DATED JULY 5, 2023, AND
RECORDED IN VOLUME 34, PAGE
148, OFFICIAL PUBLIC RECORDS,
TERRELL COUNTY, TEXAS.

SCALE 1" = 300 FEET



McMILLAN AND QUINN INC.
LAND SURVEYING

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FIELD: GS WP WD
OFFICE: GS
JOB NO.: 23020040-02

ORDERED BY: SAM POORMAN