## FINAL PLAT OF THE SILVERADO RANCH SUBDIVISION TERRELL COUNTY, TEXAS SCOTT ROAD T.M. R.R. Co. BLOCK 161 SURVEY No. 6 ABSTRACT No. 2301 (155.86 ACRES) 1/2" IRF < N 79.42'09" E CRENWELGE CENTERLINE DESCRIPTION OF A 60' WIDE EASEMENT T.C. R.R. Co. BLOCK 1 SURVEY No. 45 ABSTRACT No. 992 CRENWELGE 3,059.50 ACRES VOL. 37, PG. 157, O.P.R., T.C., TX VOL. 37, PG. 157, O.P.R., T.C., TX N 79.42'09" E T.C. R.R. Co. BLOCK 1 SURVEY No. 42 ABSTRACT No. 2231 (±361.63 ACRES) TRACT 6 60.95 ACRES N 88'35'01" E 2827.33 888.11. 640 . W. 1/2" IRF FROM WHICH A ROCK 3370.65 30' CUL-DE-SAC MOUND FOUND BEARS N 01'18'04" E, 8449.97' **FOR SALE** TRACT 3 L208-211.83 ACRES N 82\*53'25" v 18<mark>25.26'</mark> L207 ~L218 L206-N 18'58'45" W T.C. R.R. Co. BLOCK 1 SURVEY No. 31 ABSTRACT No. 985 L205-PRIVATE ROAD "E" TRACTS 2 & 3 PRIVATE ROAD "F" T.C. R.R. Co. BLOCK 1 SURVEY No. 30 ABSTRACT No. 1683 (229.67 ACRES) L204-TRACT 7 N 66°36'23" E 65.26 ACRES TRACT 1 TRACT 4 137.30 ACRES 209.07 ACRES TRACT 2 TRACT 5 133.23 ACRES 155.85 ACRES L199-N 56°19'17" \ Ĺ211⊸ TRACT 9 1133.04 2" PIPE FCP AT NW N 01°15'00" E 679.00 PRIVATE ROAD "D" 66.42 ACRES L210~ L161¬ S 51'39'47" W HIGH LONESOME INVESTMENTS, LLC 300.88 ACRES N 23'31'04" W\_ 502.93 TRACT 8 \$ 88'04'29" 76.32 ACRES VOL. 34, PG. 148, 0.P.R., T.C., TX S 66°28'56" TRACT 13 L122-TRACT 16 155.34 ACRES 60' CUL-DE-SAC SEE DETAIL No. 5 106.91 ACRES TRACT 17 TRACT 15 109.60 ACRES TRACT 18 163.62 ACRES 97.37 ACRES PRIVATE ROAD "B" TRACTS 13 & 25 TRACT 10 PRIVATE ROAD "A" TRACTS 8, 9, 10, & 65.65 ACRES TRACT 14 TRACT 11 135.22 ACRES S 79'20'47" W 68.96 ACRES T.C. R.R. Co. BLOCK 1 SURVEY No. 44 ABSTRACT No. 2058 N 85°06'09" L186-60' CUL-DE-SAC S 29'33'44" E L187-7 2750.66 854.15<sup>,</sup> SURVEY No. 2 PASSING ROCK MOUND ABSTRACT No. 1644 (±595.29 ACRES) G.C. & S.F. R.R. Co. BLOCK 160 SURVEY No. 21 ABSTRACT No. 527 PRIVATE ROAD "C" TRACTS 14, 23, & 24 AT SW CNR OF SURV 6 KOTHMAN 663.00 ACRES L1927 L1937 L1947 L1977 TRACT 25 BARGSELY-56.97 ACRES VOL. 36, PG. 185, 107.58 ACRES (±666.55 ACRES) G.C. & S.F. R.R. Co. BLOCK 160 O.P.R., T.C., TX TRACT 21 FREEMAN L196 144 73 ACRES L23 N 88'40'51" W TRACT 20 *144.99 ACRES* ABSTRACT No. 1646 VOL. 200, PG. 265, TRACT 19 77.77 ACRES 791.82 D.R., T.C., TX 127.98 ACRES TRACT 24 134.46 ACRES TRACT 23 T.M. R.R. Co. BLOCK 161 SURVEY No. 3 ABSTRACT No. 1169 159.94 ACRES SALE 133.08 ACRES VOL. 113, PG. 131 FOR SALE L24-D.R., T.C., TX PENDING S 37'24'07" W **∼**L75 TRACT 22 551.81 S 89'11'34" E N 89°23'45" W 109.27 ACRES 1692.38 CN 10/19 1/2" IRF 1/2" IRS IN AN OLD FENCE SEE DETAIL No. 4 L83 N 89°21'57" W 1744.84' TRACT 12 FREEMAN TRACT 29 1/2" IRF AT NE CNR SURV 1 87.99 ACRES WELL EASEMENT 144.50 ACRES 110.47 ACRES SEE DETAIL NO. 1 1/3 INT. WEILP17 L90 VOL. 200, PG. 265, L68 N 12'39'42" E 942.15' D.R., T.C., TX T.M. R.R. Co. BLOCK 161 SURVEY No. 1 BSTRACT No. 1168 WELL EASEMENT SEE DETAIL No. 1 TRACT 27 TRACT 30 (±392.31 ACRES) 1/3 INT. WELL TRACT 28 109.35 ACRES 1/2" IRF AT NW CNR SURV 209 106.30 ACRES 1 46°02'10" V 105.68 ACRES N 01°34'41" W\_/ WATER STATION 1/2" IRS IN AN OLD FENCE FROM WHICH A 1/2" IRF AT THE SW CNR SURV 1 BEARS PRIVATE ROAD "G" TRACTS 29 & 30 1733.04' S 89°26'10" E, 5.89' N 01.05'24" E TRACT 26 1/2" IPF AT NE 894.44 122.10 ACRES VOL. 231, PG. 372, D.R., T.C., TX VOL. 230, PG. 400, D.R., T.C., TX -L230 S 36°51'53" W SEE DETAIL No. 3 60' WIDE INGRESS S 44°21'10" W AND EGRESS EASEMENT ≈0.50 ACRES VLB VOL. 113, PG. 131 L229 L232--L233 UNDER FENCE LINE LLOYD WARD N 01°08'31" I NOT UNDER TITLE LINE 60' WIDE INGRESS AND EGRESS EASEMENT S 50°28'58" W N 87°24'25" W 535.43 TRACT 33 D.R., T.C., TX 1082.63 TRACT 34 T−POST 189.07 ACRES ACROSS TRACT 9, ≈8.10 ACRES 120.90 ACRES s 86°45'50" W UNDER TITLE LINE INNERARITY RANCH T.C. R.R. Co. BLOCK 1 SURVEY No. 43 ABSTRACT No. 991 (±1.08 ACRES) \_N 0119'27" E NOT UNDER FENCE LINE VOL. 218, PG. 334, TRACT 31 TRACT 32 77.90 ACRES N 7218'46" W 171.84 ACRES TRACT 35 [1124.38] L237 L239 149.20 ACRES 790.69 -L240 W/2 A.C. MILLER BLOCK Y SURVEY No. 209 ABSTRACT No. 682 CHARLES WOODSON SURVEY No. 4 ABSTRACT No. 1643 -L241 \_L242 A.C. MILLER BLOCK Y SURVEY No. 208 (±1208.04 ACRES) EAST HALF OF \_N 0217'44" E (±320.13 ACRES) SURVEY No. 209 \_\_635.88° TRACT 39 L92-N 70°24'25" W 576.89 -L243 193.95 ACRES PRIVATE ROAD "H" TRACTS 32, 33, N 02'34'26" E 1 1/2" IPF AT CNR SURV 43 N 89°22'30" W N 84°02'48" W FROM WHICH THE NE L251-1048.24 L247 -L252-9 N 78\*20'42" W, 42.72' N 80'50'37" L253rL265 S 89°55'57" W \_L254~ -L257 TRACT 38 N 81°26'40" W L263 N 02°54'16" 82.56 ACRES TRACT 36 TRACT 37 L262 J 478.66 **`**L256 L258-63.37 ACRES ₹ L261-PINCKNEY & BARROW 104.65 ACRES ≈5.96 ACRES SURVEY No. 2 ABSTRACT No. 2286 \_N 02°46'22" E NOT UNDER FENCE LINE TRACTS 31 & 40 TRACT 42 L127 TRACT 41 114.28 ACRES 154.28 ACRES \_N 02°40'37" E PASSING A 1 1/2" IPF TRACT 40 N CONCRETE MARKED WITH A GLASS COKE BOTTLE AT NE CNR OF SURV 3 N 02'42'44" E **246.75 ACRES** ~ 30' CUL-DE-SAC L273¬ L272-\_N 36°36'47" W TRACT 45 TRACT 44 645.61 L303 N 31°20'59" 62.94 ACRES 83.10 ACRES \_232.64' \_N 69'06'58" W 672.05 \_N 00°25'46" E 30' CUL-DE-SAC PRIVATE ROAD "N" TRACTS 36 & 47 60' CUL-DE-SAC 402.07 TRACTS 41 & 51 N 87'02'26" W N 01'14'42" E PRIVATE ROAD "K" TRACTS 41, 42, & 51 **299.70** TRACT 51 S 85°07'03" W 99.07 ACRES TRACT 43 949.68 60' CUL-DE-SAC CHARLES WOODSON 108.77 ACRES SURVEY No. 2 ABSTRACT No. 1309 \_N 01°41'00" E TRACT 46 EAST HALF OF 625.13 80.67 ACRES SURVEY No. 194 (±0.35 ACRES) TRACT 50 \_N 01°49'18" E 652.94' 76.22 ACRES TRACT 52 209.11 ACRES MICHAEL KIM SURVEY No. 3 ABSTRACT No. 1645 S 79°27'29" W 678.03' (±1271.26 ACRES) TRACT 49 TRACT 48 L283 L284 L286 L288 L289 L294 78.44 ACRES N 44'43'59" E 91.11 ACRES TRACT 54 L<sub>L290</sub> 146.53 ACRES 549.59 L147 → 60' CUL-DE-SAC ∠L296 TRACT 47 TRACT 53 170.25 ACRES 60' CUL-DE-SAC PRIVATE ROAD "L" TRACTS 52 & 53 103.13 ACRES N 65°27'17" E ≈10.67 ACRES ( UNDER TITLE LINE NOT UNDER FENCE LINE -L276 54.90' N 02\*42'22" 91.79' PRIVATE ROAD "M" TRACTS 53 & 54 N 16'24'09" E 888.25 N 00°49'50" E -L301 465.07 56.43 /-L302 N 89°13'06" V LARGE ROCK MOUND AT N 89°13'06" W 982.21 N 8913'06" W 1595.18 ≈0.86 ACRES 2384.43 FROM WHICH A 3246.33 UNDER TITLE LINE UNDER TITLE LINE NOT UNDER FENCE LINE NOT UNDER FENCE LINE ≈3.97 ACRES ≈1.21 ACRES ≈1.99 ACRES 2" PIPE FCP BEARS SEE DETAIL UNDER TITLE LINE PASSING A 1 1/2" IPF AT SE CNR OF SURV 3 UNDER TITLE LINE N 50°16'07" W, 80.09' NOT UNDER FENCE LINE 1/2" IRS IN OLD FENCE FROM WHICH SW CNR SURV 3 BEARS No. 2 NOT UNDER FENCE LINE N 89°13'06" W, 119.72' C.J. WILLIFORD BLOCK Y SURVEY No. 193 ABSTRACT No. 1298 STOCK REVOCABLE TRUST MICHAEL KIM C.J. WILLIFORD BLOCK Y SURVEY No. 192 ABSTRACT No. 1297 PHILLIP SANDERS BLOCK Y SURVEY No. 191 ABSTRACT No. 934 4202.76 ACRES VOL. 255, PG. 72, D.R., T.C., TX APPROX. 23 MILES TO DRYDEN TRACT 24 134.46 ACRES TRACT 4 209.07 ACRES KOTHMAN 109.27 ACRES 663.00 ACRES TRACT 49 78.44 ACRES S 89'11'34" | 5.38' TRACT 19 TRACT 54 127.98 ACRES TRACT 14 146.53 ACRES TRACT 26 135.22 ACRES 122.10 ACRES 1/2" IRF AT NW CNR OF SURV 1 0.27 SLICK ROAD S ACRES TRACT 12 87.99 ACRES TRACT 48 ROAD EASEMENT TRACT 15 91.11 ACRES 163.62 ACRES 2.38 **ACRES** TRACT 30 106.30 ACRES STOCK REVOCABLE TRUST 4202.76 ACRES VOL. 255, PG. 72 D.R., T.C., TX TRACT 35 └─ 30' CUL-DE-SAC 149.20 ACRES TRACT 28 105.68 ACRES DETAIL No. 1 - SCALE 1"=200' DETAIL No. 2 DETAIL No. 3 DETAIL No. 4 DETAIL No. 5 SCALE 1"=20' 2.38 ACRES (IN TRACT 28) SCALE 1"=60' SCALE 1"=50' SCALE 1"=80' AND 0.27 ACRES (IN TRACT 22) SHARED WATER WELL EASEMENTS NOTES: AND 30' ROAD EASEMENT 1. 1/2" RODS WITH ALUMINUM CAPS STAMPED WITH TRACT NUMBERS ARE PLACED EVERYWHERE THAT 1/3 INTEREST TRACT 22 1/3 INTEREST TRACT 28 A PROPERTY LINE INTERSECT A 60' WIDE R.O.W. LINE. \*\*LINE AND CURVE TABLE ON SHEET 3 OF 3\*\* 1/3 INTEREST RETAINED BY 2. RODS ARE PLACED EVERYWHERE THAT A 30' WIDE R.O.W. LINE INTERSECTS A 60' WIDE R.O.W. LINE HIGH LONESOME RANCH INVESTMENTS, LLC OR A PROPERTY LINE. Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my MASTER LEGEND direction to the best of my knowledge and ability, Surveyor's Note IRF IRON ROD FOUND IRS IRON ROD SET O SET 1/2" IRON ROD W/ ALUMINUM CAP - SUBDIVISION/INTERIOR TRACT BOUNDARY this the 18th day of August, 2023. --- ADJACENT PROPERTY LINE ● SET 8" MAG NAIL WITH WASHER IPF IRON PIPE FOUND Original Survey lines and/or corners shown hereon are approximate, unless otherwise noted. Any acreage's shown for the original survey's are also approximate and should not be • FOUND 1 1/2" IRON PIPE — — — — EASEMENT relied upon as officially approved quantities. A diligent search was made for original corners if they fell along the bounds of this property or within the property, and those found have been shown hereon. A precise locative survey of the original survey lines and corners is a time consuming project, not within the scope of this survey, and are subject to ---- SUBDIVISION ROAD RIGHT-OF-WAY FCP FENCE CORNER POST PIPE FENCÉ POST WATER WELL O.P.R. OFFICIAL PUBLIC RECORDS X WIRE FENCE ☐ CONCRETE RIGHT-OF-WAY MARKER approval by the General Land Office of Texas. The possibility of excess acreage within the original survey's shown hereon is not addressed by this survey SURVEY LINE ♠ LARGE ROCK MOUND D.R. DEED RECORDS 20' CONTOUR LINE ⊚ SET 1/2" IRON ROD CAPPED "MQI" This plat represents a boundary survey only. Some easements and utilities have been shown, but there may be others recorded or unrecorded that may exist. Always use the Texas T.C. TERRELL COUNTY 100' CONTOUR LINE One Call System or www.texas811.org, before performing any excavations. Record information for adjoining land owners shown hereon is for visual information purposes only (UNLESS OTHERWISE NOTED) WESLEY RAY QUINN 170 ESS 10 ESS 1 SCALE 1" = 1000 FEET Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined FIRM NO. 10194241 OFFICE: GS JOB NO.: 23020040 1000 2000 from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). P.O. BOX 3506 SAN ANGELO, TEXAS SHEET 2 OF 3 LAND SURVEYING PHONE: (325) 939-0043 EMAIL: info@mqitx.com Copyright 2024 All Rights Reserved FIELD: GS WP WD CG JF BO MS KG Registered Prof. Land Surveyor Distances shown hereon are shown as grid Texas State Plane Coordinate System distances. PLAT (24x36P) Texas Registration No. 6625 Copyright 2024 All Rights Reserved