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 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 3370.65' 1/2" IRF FROM WHICH A ROCK 30' CUL-DE-SAC MOUND FOUND BEARS N 01'18'04" E, 8449.97' TRACT 3 L208-211.83 ACRES L207-L206-N 18'58'45" W T.C. R.R. Co. BLOCK 1 SURVEY No. 31 ABSTRACT No. 985 L205-PRIVATE ROAD "F" PRIVATE ROAD "E" T.C. R.R. Co. BLOCK 1 SURVEY No. 30 ABSTRACT No. 1683 (229.67 ACRES) TRACTS 2 & 3 TRACT 7 N 66°36'23" E 65.26 ACRES L214 -SOLD TRACT 1 TRACT 4 137.30 ACRES 209.07 ACRES TRACT 2 TRACT 5 133.23 ACRES 155.85 ACRES **SOLD** L199-N 56°19'17" \ Ĺ211⊸ TRACT 9 1133.04 2" PIPE FCP AT NW N 01°15'00" E 679.00 66.42 ACRES PRIVATE ROAD "D" L210~ SOLD L161¬ S 51'39'47" W HIGH LONESOME INVESTMENTS, LLC 300.88 ACRES N 23'31'04" W_ 502.93 SOLD TRACT 8 \$ 88'04'29" 76.32 ACRES SOLD VOL. 34, PG. 148, O.P.R., T.C., TX S 66°28'56" SOLD TRACT 13 TRACT 16 155.34 ACRES 60' CUL-DE-SAC SEE DETAIL No. 5 106.91 ACRES TRACT 17 SOLD TRACT 15 109.60 ACRES TRACT 18 163.62 ACRES 97.37 ACRES TRACT 10 PRIVATE ROAD "B" PRIVATE ROAD "A" TRACTS 8, 9, 10, & 11 65.65 ACRES TRACT 14 TRACT 11 68.96 ACRES SOLD 135.22 ACRES S 79'20'47" W T.C. R.R. Co. BLOCK 1 SURVEY No. 44 ABSTRACT No. 2058 **PENDING** N 85°06'09" L186-60' CUL-DE-SAC TC 1/29^{S 29'33'44" E_}854.15' L187-7 2750.66 SURVEY No. 2 PASSING ROCK MOUND ABSTRACT No. 1644 (±595.29 ACRES) PRIVATE ROAD "C" TRACTS 14, 23, & 24 G.C. & S.F. R.R. Co. BLOCK 160 SURVEY No. 21 ABSTRACT No. 527 AT SW CNR OF SURV 6 KOTHMAN L1927 L1937 L1947 L1977 663.00 ACRES TRACT 25 BARGSELY-56.97 ACRES VOL. 36, PG. 185, o 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 L23 N 88'40'51" W 791.82' 144 73 ACRES TRACT 20 *144.99 ACRES* ABSTRACT No. 1646 SOLD VOL. 200, PG. 265, 77.77 ACRES TRACT 19 D.R., T.C., TX 127.98 ACRES TRACT 24 **SOLD** 134.46 ACRES TRACT 23 T.M. R.R. Co. BLOCK 161 SURVEY No. 3 ABSTRACT No. 1169 **SOLD** 159.94 ACRES 133.08 ACRES VOL. 113, PG. 131 L₁₇₇ D.R., T.C., TX SOLD S 37°24'07" W **`**−L75 TRACT 22 551.81 S 8911'34" E N 89°23'45" W 109.27 ACRES 1692.38 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 SOLD 110.47 ACRES SEE DETAIL No. 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 SOLD WELL EASEMENT SEE DETAIL No. 1 TRACT 27 (±392.31 ACRES) TRACT 30 TRACT 28 109.35 ACRES 1/2" IRF AT NW CNR SURV 209 106.30 ACRES N 46°02[;]10" V 105.68 ACRES WATER STATION N 01'34'41" W_/ 1/2" IRS IN AN OLD FENCE FROM WHICH A 1/2" IRF AT THE SW CNR SURV 1 BEARS PRIVATE ROAD "G" 1733.04' _N 01°05'24" E 894.44' S 89°26'10" E, 5.89' TRACT 26 1/2" IPF AT NE 122.10 ACRES VOL. 231, PG. 372, D.R., T.C., TX VOL. 230, PG. 400, D.R., T.C., TX -FL230 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 -L233 L229 L232-UNDER FENCE LINE LLOYD WARD N 01°08'31" I NOT UNDER TITLE LINE 60' WIDE INGRESS AND EGRESS EASEMENT N 87°24'25" W S 50°28'58" 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 T.C. R.R. Co. BLOCK 1 SURVEY No. 43 ABSTRACT No. 991 (±1.08 ACRES) UNDER TITLE LINE INNERARITY RANCH PENDING _N 0119'27" E NOT UNDER FENCE LINE VOL. 218, PG. 334, SOLD **CB** 1/28 TRACT 31 TRACT 32 77.90 ACRES 171.84 ACRES TRACT 35 1124.38 149.20 ACRES L237 L239 L238-N 01°44'51" E 790.69 -L240 W/2 A.C. MILLER BLOCK Y SURVEY No. 209 ABSTRACT No. 682 CHARLES WOODSON SURVEY No. 4 ABSTRACT No. 1643 SOLD SOLD -L241 _L242 A.C. MILLER BLOCK Y SURVEY No. 208 (±1208.04 ACRES) EAST HALF OF _N 0217'44" E 635.88' (±320.13 ACRES) SURVEY No. 209 TRACT 39 L92-N 70°24'25" W 576.89 193.95 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 1348.33' N 84°02'48" W FROM WHICH THE NE L251-L247 -L252-SOLD N 78*20'42" W, 42.72' √N 80'50'37" L253-121 R.O.W rL265 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-L261-PINCKNEY & BARROW SURVEY No. 2 ABSTRACT No. 2286 63.37 ACRES 104.65 ACRES ≈5.96 ACRES SOLD SOLD SOLD _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 SOLD/ 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 SOLD **SOLD** N 0114'42" E PRIVATE ROAD "K" TRACTS 41, 42, & 51 **299.70** TRACT 51 S 85°07'03" W 99.07 ACRES TRACT 43 60' CUL-DE-SAC CHARLES WOODSON 108.77 ACRES SOLD 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) **SOLD** TRACT 50 _N 01°49'18" E 76.22 ACRES 652.94' TRACT 52 209.11 ACRES SOLD MICHAEL KIM SURVEY No. 3 ABSTRACT No. 1645 SOLD 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 54 146.53 ACRES L_{L290} SOLD L287 J ∠L296 60' CUL-DE-SAC TRACT 47 SOLD TRACT 53 170.25 ACRES 1 60' CUL-DE-SAC PRIVATE ROAD "L" TRACTS 52 & 53 103.13 ACRES _N 65°27'17" E -L276 ≈10.67 ACRES (UNDER TITLE LINE -NOT UNDER FENCE LINE 54.90' N 02*42'22" 91.79' SOLD PRIVATE ROAD "M" TRACTS 53 & 54 N 16'24'09" E 888.25 N 00°49'50" -L301 465.07 /-L302 56.43 N 89°13'06" V LARGE ROCK MOUND AT N 89"3'06" W 982.21 N 8913'06" W 1595.18 2384.43 FROM WHICH A 3246.33 ≈3.97 ACRES ≈1.21 ACRES ≈1.99 ACRES 2" PIPE FCP BEARS SEE DETAIL NOT UNDER FENCE LINE NOT UNDER FENCE LINE UNDER TITLE LINE UNDER TITLE LINE PASSING A 1 1/2" IPF AT SE CNR OF SURV 3 N 50°16'07" W, 80.09' UNDER TITLE LINE 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 PHILLIP SANDERS BLOCK Y SURVEY No. 191 ABSTRACT No. 934 C.J. WILLIFORD BLOCK Y 4202.76 ACRES SURVEY No. 192 ABSTRACT No. 1297 VOL. 255, PG. 72, D.R., T.C., TX APPROX. 23 MILES TO DRYDEN TRACT 4 TRACT 24 KOTHMAN 209.07 ACRES 134.46 ACRES 109.27 ACRES 663.00 ACRES TRACT 49 78.44 ACRES TRACT 19 S 89'11'34" 5.38' X 127.98 ACRES TRACT 54 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 ACRES TRACT 12 87.99 ACRES TRACT 48 0' ROAD EASEMENT TRACT 15 91.11 ACRES 163.62 ACRES 2.38 **ACRES** TRACT 30 106.30 ACRES STOCK REVOCABLE TRUST S 84'48'59" (208.63' 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. 2 DETAIL No. 3 DETAIL No. 4 DETAIL No. 5 DETAIL No. 1 - SCALE 1"=200' SCALE 1"=60' SCALE 1"=50' SCALE 1"=20' SCALE 1"=80' 2.38 ACRES (IN TRACT 28) AND 0.27 ACRES (IN TRACT 22) NOTES: SHARED WATER WELL EASEMENTS AND 30' ROAD EASEMENT 1. 1/2" RODS WITH ALUMINUM CAPS STAMPED WITH TRACT NUMBERS ARE PLACED EVERYWHERE THAT 1/3 INTEREST TRACT 22 A PROPERTY LINE INTERSECT A 60' WIDE R.O.W. LINE. 1/3 INTEREST TRACT 28 **LINE AND CURVE TABLE ON PAGE 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. MASTER LEGEND IRF IRON ROD FOUND IRS IRON ROD SET O SET 1/2" IRON ROD W/ ALUMINUM CAP - SUBDIVISION/INTERIOR TRACT BOUNDARY ---- ADJACENT PROPERTY LINE ● SET 8" MAG NAIL WITH WASHER 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 IPF IRON PIPE FOUND — — — — EASEMENT • FOUND 1 1/2" IRON PIPE 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 FCP FENCE CORNER POST ---- SUBDIVISION ROAD RIGHT-OF-WAY 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) SCALE 1" = 1000 FEET FIRM NO. 10194241 OFFICE: GS JOB NO.: 23020040 Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined 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 Distances shown hereon are shown as grid Texas State Plane Coordinate System distances. PLAT (24x36P) Copyright 2024 All Rights Reserved

