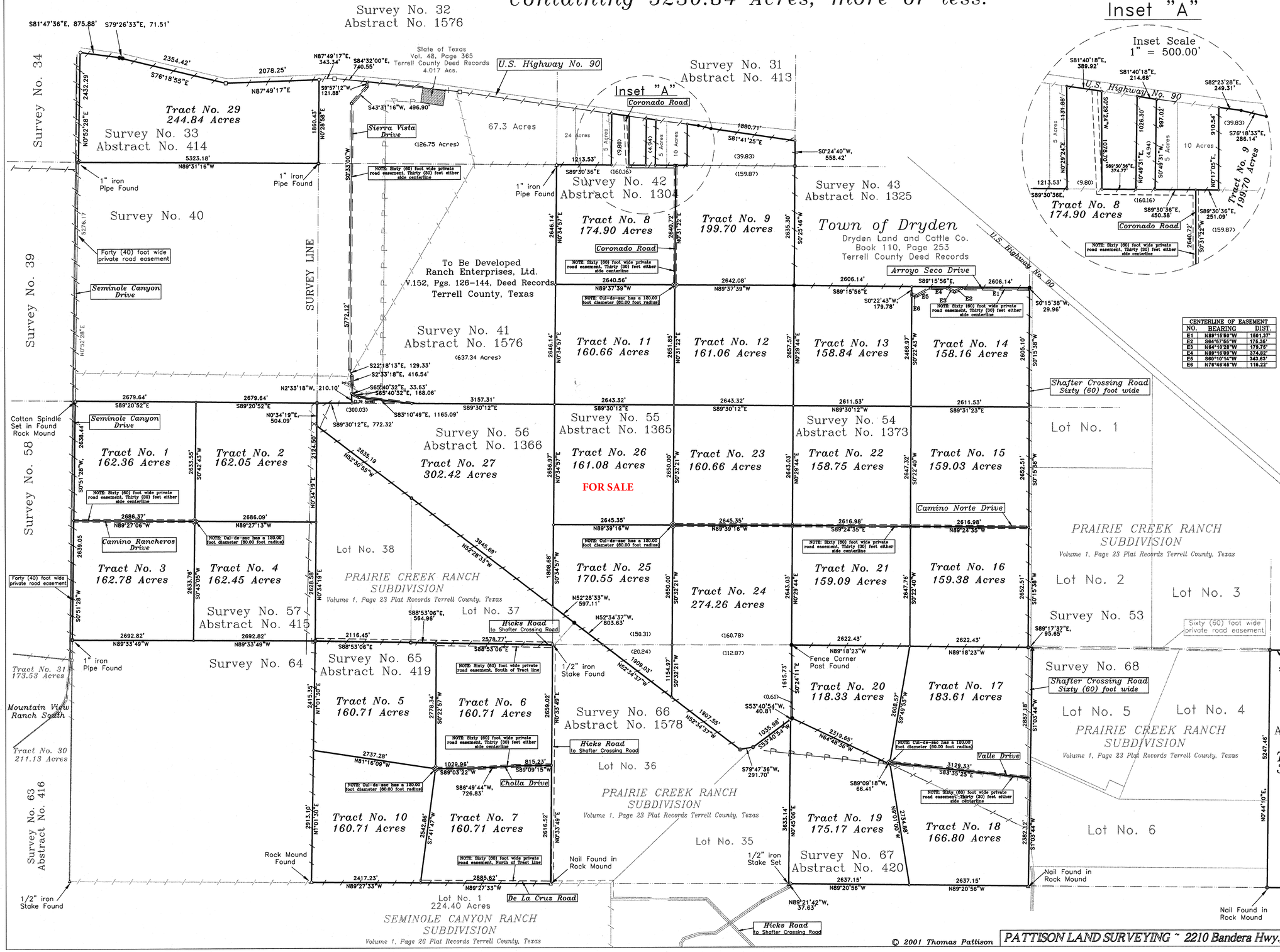
Final Plat of MOUNTAIN VIEW RANCH SUBDIVISION–
Located in G.H. & S.A. R.R. CO., BLOCK A–2, TERRELL COUNTY, TEXAS.
Containing 5230.84 Acres, more or less.



CENTERLINE OF EASEMENT		
NO.	BEARING	DIST.
E1	N89°15'50"W	1601.37'
E2	S84°67'55"W	176.36'
E3	N64°19'28"W	179.76'
E4	N89°16'09"W	374.82'
E5	S80°10'14"W	343.63'
E6	N76°46'46"W	116.22'

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PATTISON LAND SURVEYING ~ 2210 Bandera Hwy., Ste. 100 ~ Kerrville, Texas 78028 ~ (830)257-2144

T6-1A

RANCH ENTERPRISES, LTD

PAINTMARE RANCH SUBDIVISION

Remainder of "Tract Two"
Ranch Enterprises, LTD. and
IQ Investements, LTD.
Vol. 183, Pg. 26
Deed Records of
Terrell County, Texas

M.K. & T. BLOCK D

G.C. & S.F. R.R. CO. BLOCK D-2

JOSE M. FARIAS

MRS. H.M. MORRILARD

ANDREW BAUER

S.R. MCCLINTOCK

W.M. BURGESS

J.M. MCCULLOCH & CO.

G. H. & S.A. R.R. CO. BLOCK A-2

T.W.N.G.

Tract 1 181.75 Acres
Tract 2 124.25 Acres
Tract 3 131.09 Acres
Tract 4 131.34 Acres
Tract 5 130.44 Acres
Tract 6 131.51 Acres
Tract 7 134.38 Acres
Tract 8 134.72 Acres
Tract 9 258.91 Acres
Tract 10 149.16 Acres
Tract 11 149.16 Acres
Tract 12 153.83 Acres
Tract 13 162.49 Acres
Tract 14 137.56 Acres
Tract 15 132.65 Acres
Tract 16 164.01 Acres
Tract 17 164.02 Acres
Tract 18 132.65 Acres
Tract 19 164.02 Acres
Tract 20 132.65 Acres
Tract 21 137.57 Acres
Tract 22 124.22 Acres
Tract 23 137.57 Acres
Tract 24 132.66 Acres
Tract 25 164.02 Acres
Tract 26 113.95 Acres
Tract 27 98.69 Acres
Tract 28 137.57 Acres
Tract 29 139.78 Acres
Tract 30 121.33 Acres
Tract 31 125.97 Acres
Tract 32 124.00 Acres
Tract 33 98.68 Acres
Tract 34 113.95 Acres
Tract 35 156.91 Acres
Tract 36 194.52 Acres
Tract 37 149.05 Acres
Tract 38 250.00 Acres
Tract 39 150.14 Acres
Tract 40 175.43 Acres
Tract 41 229.74 Acres
Tract 42 164.79 Acres
Tract 43 118.98 Acres
Tract 44 134.03 Acres
Tract 45 151.75 Acres
Tract 46 144.50 Acres
Tract 47 96.75 Acres
Tract 48 210.92 Acres
Tract 49 132.38 Acres
Tract 50 185.51 Acres
Tract 51 131.08 Acres
Tract 52 184.61 Acres
Tract 53 126.95 Acres
Tract 54 157.07 Acres
Tract 55 131.23 Acres

A-1815 A-44 A-369 A-715 A-660 A-2069 A-586 A-26 A-893 A-580 A-44

BENDELE ROAD
LARIAT ROAD
PAINT MARE ROAD
ALTGELT ROAD

60 ft. wide Private Road Easement Vol. 186, Pg. 299 Deed Records of Terrell County, Texas

Water Well

Cul-de-sac 60' in diameter

30' wide private road easement for Tracts 1 and 2 only.

30' wide private road easement for Tracts 22 and 29 only.

30' wide private road easement for Tracts 37 and 41 only.

30' wide private road easement for Tracts 38 and 39 only.

Rk Md with cap rock marked "NW 335"

Iron Stake marked "McMillan" found in Rock Mound

Columbia Realty, Ltd. Vol. 153, Pg. 235 Deed Records of Terrell County, Texas

Altgelt Trust Vol. 175, Pg. 287 Deed Records of Terrell County, Texas

D.A. Hughes Vol. 77, Pg. 64 Deed Records of Terrell County, Texas

C. Fisher, et al Vol. 159, Pg. 150 Deed Records of Terrell County, Texas

C.R.Mangum, et al Vol. 85, Pg. 70 Deed Records of Terrell County, Texas

J.A. Witt, et al Vol. 117, Pg. 160 Deed Records of Terrell County, Texas

SCALE ONE INCH EQUALS 1000.00 FEET

1000 0 1000 1500

Graphical Scale is in Feet

BASIS OF BEARINGS WAS DERIVED FROM TRUE NORTH OBSERVATIONS USING G.P.S. (TRIMBLE 4700) R.T.K. SYSTEM ON AUGUST 9, 2005.

335 T.W.N.G.

337 J.M. MCCULLOCH & CO.

NOTES:

Tracts 1 and 2 share 1/5 interest in water well located on Tract 2.

Tracts 31, 32, 37, 38, and 39 share 1/5 interest in water well located on Tract 38.

Tracts 43, 44, 49 and 50 share 1/4 interest in water well located on Tract 50.

Roads shown hereon shall be sixty (60) feet in width, thirty (30) feet either side of centerline, except that the Private road easements between Tracts 1 and 2, between Tracts 22 and 29, between Tracts 38 and 39, between Tracts 37 and 41, and between Tracts 50 and 51, shall be thirty (30) feet in width, fifteen (15) feet either side of centerline.

All cul-de-sacs shown hereon shall be one hundred twenty (120) feet in diameter, unless otherwise noted.

SAMPLE TRACT NOT TO SCALE

SAMPLE TRACT

NOTE: All tracts have a ten (10.00) foot wide utility easement inside and parallel to the boundary lines of each individual tract.

NOTE: All tracts have a fifty (50.00) foot wide building set back line inside & parallel to the boundary lines of each individual tract.

(NOTE: Road tables describe the CENTERLINE of all road easements.)

BENDELE ROAD

A1	S87/19'17"E	139.29'
A2	S64/50'20"E	2195.52'
A3	S69/09'50"E	606.11'
A4	S69/25'32"E	456.67'
A5	S69/25'32"E	1310.56'
A6	S69/25'32"E	903.65'
A7	S69/25'32"E	724.24'
A8	S69/25'32"E	159.46'
A9	S60/48'30"E	220.86'
A10	S71/53'02"E	366.28'
A11	S71/41'24"E	996.07'
A12	S71/41'24"E	1147.87'
A13	S77/07'17"E	782.46'
A14	S77/07'17"E	1849.32'
A15	S40/22'48"E	180.00'
A16	N82/04'56"E	390.53'
A17	S81/22'39"E	2964.10'
A18	S81/22'39"E	1846.36'

PAINT MARE ROAD

B1	S0/01'53"E	1964.54'
B2	S0/01'53"E	816.06'
B3	S0/01'53"E	1729.23'
B4	S0/01'53"E	582.10'
B5	S0/01'53"E	1960.18'
B6	S0/01'53"E	351.15'
B7	S0/01'53"E	2253.42'
B8	S0/01'53"E	1696.39'
B9	S0/01'53"E	81.10'
B10	S0/01'53"E	1110.57'
B11	S23/20'30"W	639.67'
B12	S16/21'48"W	1334.22'
B13	S28/34'14"W	1112.31'
B14	S5/25'17"W	647.04'
B15	S15/41'03"E	390.61'
B16	S64/52'57"E	465.65'
B17	S31/10'16"E	434.69'
B18	S6/20'53"W	308.81'
B19	S30/10'08"W	44.08'
B20	S30/10'08"W	100.16'
B21	S30/10'08"W	30.05'
B22	S56/34'10"E	187.28'
B23	S43/44'23"E	248.79'
B24	S73/58'55"E	184.61'
B25	S56/34'19"E	54.19'
B26	Curve Length: 649.64', Radius: 1820.00', Delta: 20/27'05", Tangent: 328.31', Chord: 646.20', Bearing: S45/39'02"E	
B27	S29/19'00"E	865.40'
B28	S29/12'48"W	336.67'
B29	S25/53'58"E	322.03'
B30	S51/36'48"W	527.49'
B31	S37/32'32"W	562.74'
B32	S0/42'56"W	204.45'
B33	S39/14'58"E	843.78'
B34	S36/00'15"E	381.14'
B35	S57/33'29"E	404.99'
B36	S19/55'00"E	619.69'
B37	S62/44'28"E	437.25'
B38	N82/13'10"E	493.57'
B39	S70/27'37"E	259.03'
B40	S40/47'16"E	693.78'
B41	S64/35'36"E	391.10'
B42	S9/47'25"E	421.95'
B43	N89/19'44"W	289.58'
B44	S0/12'39"W	149.88'
B45	S87/43'16"W	1022.66'
B46	S57/20'00"W	604.77'
B47	S68/41'36"W	420.54'
B48	S87/32'21"W	429.66'
B49	N74/06'45"W	1214.63'
B50	N65/05'45"W	356.61'
B51	S3/17'12"E	333.85'
B52	S21/24'14"E	429.69'
B53	S33/21'00"E	243.70'
B54	S54/08'33"E	256.10'
B55	S23/41'33"E	442.53'
B56	S38/37'44"E	353.70'
B57	S68/31'17"E	543.63'
B58	S68/31'17"E	330.73'
B59	S52/16'51"E	224.27'
B60	S16/48'04"E	440.40'
B61	S26/19'27"E	460.27'

LARIAT ROAD

D1	S21/00'08"E	3095.38'
D2	S21/00'08"E	726.49'
D3	S0/36'47"W	918.44'
D4	S0/36'47"W	658.42'
D5	S0/36'47"W	1069.97'
D6	S0/36'47"W	1144.96'
D7	S0/36'47"W	815.18'
D8	S0/36'47"W	1420.43'
D9	S0/36'47"W	275.94'
D10	S0/36'47"W	1492.09'
D11	S38/49'33"W	346.88'
D12	S38/49'33"W	355.64'
D13	S84/23'46"W	421.87'
D14	S75/34'15"W	387.26'
D15	S79/34'34"W	1217.30'
D16	S25/08'01"E	437.38'
D17	S13/31'37"E	312.21'
D18	S21/54'49"W	511.12'
D19	S2/24'41"W	494.00'
D20	S29/28'53"E	481.39'
D21	S36/38'21"E	999.26'
D22	S53/25'07"E	443.34'
D23	S19/46'44"E	213.56'
D24	S63/56'07"E	319.15'
D25	S33/29'09"E	411.76'
D26	S28/04'03"E	403.87'
D27	S68/57'17"E	485.12'
D28	S52/56'23"E	453.74'
D29	S52/56'23"E	221.51'
D30	S28/03'45"E	118.93'
D31	S1/49'23"W	707.76'
D32	S42/07'05"W	525.81'
D33	S37/37'21"E	646.67'
D34	S41/17'27"E	561.46'

ALTGELT ROAD

E1	S46/02'22"E	3457.24'
E2	S46/02'22"E	3409.38'
E3	S56/20'03"E	229.02'

PRIVATE ROAD FOR TRACTS 50 AND 51

F1	N70/12'35"W	607.07'
F2	N58/30'54"W	393.60'
F3	N27/29'23"W	537.98'
F4	N33/06'30"W	662.08'
F5	N49/25'24"W	361.62'
F6	N61/44'21"W	349.62'

PRIVATE ROAD FOR TRACTS 37 AND 41

G1	S69/51'43"W	162.43'
G2	S36/42'45"W	302.45'
G3	S24/24'37"W	351.97'
G4	S2/29'31"W	418.09'
G5	S16/26'14"W	140.11'
G6	N85/25'19"W	288.10'
G7	S39/02'30"W	242.83'
G8	S38/18'40"E	351.79'

PRIVATE ROAD FOR TRACTS 38 AND 39

H1	N83/39'54"E	146.29'
H2	N65/14'01"E	299.77'
H3	S64/19'38"E	265.59'
H4	S42/29'09"E	450.12'
H5	S65/42'49"E	761.30'

RAILROAD RIGHT-OF-WAY CURVES

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH.BEARING
C1	98.32'	1950.00'	2/53'20"	49.17'	98.30'	N36/39'43"W
C2	605.40'	1950.00'	17/47'17"	305.15'	602.97'	N47/00'01"W
C3	1020.42'	3207.35'	18/13'43"	514.56'	1016.12'	N48/22'23"W
C4	932.76'	3307.35'	16/09'32"	469.50'	929.67'	S49/23'38"E
C5	661.96'	1850.00'	20/30'05"	334.56'	658.43'	S45/37'33"E

LEGEND

- ½" Iron Stake Set with a Cap marked "4394"
- Iron Stake Found
- Fence Post
- Found Rock Mound at Section Corner
- Iron Stake Found at Section Corner
- Fence Line
- Patent Survey Line
- Water Well

(54.89 acres under fence but not under title)

FINAL Plat of

Paint Mare Ranch

(NOTE: Approximate patent acreages are shown in parenthesis.)