Final Plat of
Dusty Rose Ranch East Subdivision

ROAD LINE TABLE

Line #	Length	Direction
A50	167.99'	S 07°26'17" E
A51	56.01'	S 30°22'27" W
A52	224.76'	S 61°13'23" W
A53	94.55'	S 12°20'02" W
A54	172.03'	S 20°50'53" E
A55	157.95'	S 34°20'00" E
A56	208.64'	S 30°31'55" E
A57	145.45'	S 39°31'20" E
A58	192.61'	S 28°15'19" E
A59	151.48'	S 52°50'23" E
A60	132.29'	S 50°1.7'03" E
A61	88.97'	S 29°41'37" E
A62	236.72'	S 03°03'22" E
A63	113.88'	S 22°01'15" W
A64	135.70'	S 45°25'26" W
A65	126.77'	S 29°25'48" W
A66	319.45'	S 06°53'39" W
A67	251.96'	S 22°03'18" W
A68	318.11'	S 01°45'28" W
A69	203.48'	S 29°25'03" W
A70	269.19'	S 10°15'00" W
A71	242.94'	S 03°02'01" W
A72	271.53'	S 28°47'51" W
A73	383.63'	S 04°36'12" W
A74	190.77'	S 04°44'56" E
A75	193.16'	S 03°33'05" W
A76	155.01'	S 06°08'33" E
A77	100.93'	S 03°14'39" W
A78	164.88'	S 10°16'23" E
A79	306.16'	S 31°12'46" E
A80	122.21'	S 35°29'59" E
A81	309.23'	S 32°08'13" E
A82	86.15'	S 60°05'23" E
A83	223.30'	S 79°12'02" E
A84	189.18'	S 66°53'16" E
A85	219.72'	S 39°21'26" E
A86	256.71'	S 43°48'46" E
A87	326.36'	S 42°27'17" E
A88	222.85'	S 22°00'18" E
A89	196.19'	S 05°57'21" E
A90	102.09'	S 27°25'19" E
A91	228.64'	S 56°49'33" E
A92	225.30'	S 60°53'30" E
A93	172.11'	S 40°54'07" E
A94	118.04'	S 51°39'17" E
A95	166.74'	S 67°46'47" E
A96	251.41'	N 73°37'46" E
A97	233.62'	N 53°52'07" E
A98	180.79'	N 73°55'31" E
A99	265.30'	N 83°59'54" E
A100	188.97'	N 79°35'07" E
A101	139.58'	S 72°52'16" E
A102	137.52'	S 78°24'02" E
A103	201.50'	N 69°36'06" E
A104	279.92'	N 80°40'35" E
A105	124.08'	N 71°52'47" E
A106	153.12'	N 40°04'49" E
A107	180.82'	N 43°52'35" E
A108	502.92'	N 35°07'50" E
A109	235.04'	N 16°36'55" E
A110	252.93'	N 09°14'17" E
A111	217.50'	N 18°28'29" E
A112	219.29'	N 10°49'41" E
A113	282.05'	N 24°28'51" E
A114	143.37'	N 07°33'36" E
A115	184.95'	N 04°50'12" W
A116	99.38'	N 07°09'00" E
A117	109.49'	N 29°54'12" E
A118	276.31'	N 48°15'08" E
A119	193.15'	N 58°54'36" E
A120	332.80'	N 46°11'58" E
A121	130.08'	N 38°44'21" E
A122	159.25'	N 44°21'08" E
A123	113.09'	N 75°35'33" E
A124	186.12'	S 84°51'40" E
A125	199.70'	S 70°47'32" E
A126	155.26'	S 83°34'35" E
A127	60.00'	N 70°16'26" E
A128	334.89'	N 78°52'47" E
A129	115.90'	N 73°10'05" E
A130	124.41'	S 22°48'38" E
A131	250.92'	S 87°44'03" E
A132	120.24'	N 81°08'59" E
A133	294.79'	N 37°03'56" E
A134	100.66'	N 27°28'26" E
A135	249.16'	N 30°24'24" E
A136	147.59'	N 73°25'27" E
A137	225.41'	N 85°40'13" E
A138	156.12'	S 81°03'25" E
A139	227.09'	S 44°40'36" E
A140	195.38'	S 63°22'15" E
A141	108.63'	S 38°16'53" E
A142	89.91'	S 01°47'27" W
A143	174.41'	S 37°09'22" W
A144	104.37'	S 23°48'09" W
A145	435.39'	S 23°15'55" E
A146	279.93'	S 67°27'49" E
A147	156.94'	S 43°27'33" S
A148	46.90'	S 74°02'03" E
A149	582.76'	N 40°48'26" E
A150	281.37'	N 49°21'33" E
A151	439.26'	N 55°47'43" E
A152	60.06'	N 64°46'21" W
A153	241.34'	N 79°30'36" W
A154	363.40'	N 66°01'16" W
A155	496.81'	N 69°38'27" W
A156	146.74'	S 70°07'24" W
A157	328.09'	N 79°54'04" W
A158	218.08'	N 69°02'55" E
A159	228.86'	N 14°37'51" E
A160	206.51'	N 22°13'17" E
A161	223.78'	N 31°49'22" E
A162	100.57'	N 11°24'12" E
A163	130.89'	N 27°41'13" E
A164	126.72'	N 56°40'27" E
A165	69.47'	N 39°21'40" E
A166	133.15'	N 56°53'52" E
A167	72.46'	N 30°24'46" E
A168	60.39'	N 08°45'03" E
A169	173.64'	S 89°57'16" E
A170	239.13'	S 67°19'46" E
A171	233.23'	S 58°00'35" E
A172	70.11'	S 80°26'35" E
A173	140.74'	N 81°15'59" E
A174	99.67'	S 77°00'00" E
A175	164.14'	N 73°47'29" E
A176	147.89'	S 89°45'07" E
A177	153.35'	N 78°52'02" E
A178	104.57'	N 62°42'50" E
A179	262.18'	N 78°02'24" E
A180	151.62'	S 69°59'39" E
A181	197.56'	N 75°13'44" E
A182	159.27'	N 34°39'44" E
A183	216.78'	N 47°51'46" E
A184	133.04'	N 41°22'42" E
A185	56.62'	N 68°14'20" E
A186	152.03'	N 84°41'51" E

TRACT LINE TABLE

Line #	Length	Direction
L1	282.44'	S 89°13'00" W
L2	631.30'	S 88°52'54" W
L3	287.55'	N 86°35'48" W
L4	394.25'	N 78°45'35" W
L5	37.20'	N 72°17'30" W
L6	138.86'	N 54°51'21" W
L7	144.75'	N 81°00'50" W
L8	203.76'	N 66°41'03" W
L9	115.85'	N 43°27'07" W
L10	373.40'	N 26°55'44" W
L11	251.81'	N 24°38'11" W
L12	145.87'	N 15°32'34" W
L13	313.72'	N 12°24'18" E
L14	185.43'	N 30°31'18" E
L15	77.13'	N 09°08'56" E
L16	183.74'	N 09°24'29" W
L17	282.52'	N 29°46'03" W
L18	516.43'	N 25°33'08" W
L19	480.35'	N 27°07'15" W
L20	369.27'	N 36°16'02" W
L21	72.29'	S 41°46'25" W
L22	163.32'	N 09°33'56" W
L23	193.40'	N 03°40'19" W
L24	107.89'	N 36°16'53" E
L25	251.90'	N 21°47'32" E
L26	339.24'	N 17°01'52" E
L27	276.35'	N 13°38'00" E
L28	210.56'	N 23°29'59" E
L29	353.51'	N 34°01'37" E
L30	189.23'	N 27°21'44" E
L31	429.39'	N 12°51'39" E
L32	414.49'	N 61°10'48" E
L33	281.20'	N 86°22'52" E
L34	222.46'	N 56°49'51" E
L35	909.66'	N 48°50'23" E
L36	61.77'	N 56°01'43" E
L37	962.25'	N 48°23'22" E
L38	129.79'	N 42°53'08" E
L39	102.64'	N 32°02'27" E
L40	52.57'	N 19°44'47" E
L41	336.88'	S 89°40'47" E
L42	435.84'	S 89°30'30" E
L43	818.44'	S 89°26'46" E
L44	96.52'	S 88°55'53" E
L45	731.81'	S 86°16'00" E
L46	554.87'	S 85°51'37" E
L47	488.02'	S 85°21'39" E
L48	177.45'	S 80°21'53" E
L49	123.60'	S 73°29'33" E

Surveyor's Note :
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 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 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.

Surveyor's Note : 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 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.

Note : SD XXXXX – Denotes Subdivision Road Name per 9-1-1 requirements.

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.

END OF COUNTY ROAD MAINTENANCE

HARDING RANCHES VOL 46 PG. 137 D.R. E.C., TX

FOUND ROCK MOUND AS REFERENCED IN KICKAPOO VALLEY SUBDIVISION PLAT FROM WHICH THE NORTHEAST CORNER OF THE "DOCKERY FENCE" BEARS S13°14'03"W, 122.65', AND A ROCK MOUND WITH 1/2" IRON ROD PLACED BY BUSHONG AT THE SOUTHEAST CORNER OF SURVEY NO. 786, ABSTRACT NO. 2122, BEARS S88°47'36"E, 760.72', WHENCE AN "X" CHISELED IN A ROCK BEARS S26°37'42"E, 9.70'

30' ROAD EASEMENT DESCRIBED AND RECORDED IN VOLUME 235, PAGE 280, O.P.R. E.C., TX

"DOCKERY FENCE"

FENCE CORNER REFERENCED AS THE NORTHEAST CORNER OF "DOCKERY FENCE" IN VOLUME 20, PAGE 554, DEED RECORDS, E.C., TX

30' PRIVATE ROAD EASEMENT

30' PRIVATE ROAD EASEMENT TRACTS 2,3

SEE DETAIL "B"

CONCRETE DAM AND RESERVOIR

30' PRIVATE ROAD EASEMENT FOR THE EXCLUSIVE USE OF TRACTS 4 AND 7

EAST LINE ESTABLISHED BY DEED FROM J.J. JEFFERS AND N.P. PETERSEN TO NANNIE M. SLATOR DATED DECEMBER 11, 1918, RECORDED IN VOLUME 20, PAGE 554, DEED RECORDS, EDWARDS COUNTY, TEXAS (IN CONFLICT WITH SURVEY DESCRIBED BY BUSHONG IN KICKAPOO VALLEY RANCH DEED)

TRACT 1 92.60 AC. (92.42 AC.) — J.T. MOWRY SURVEY NO. 10 ABSTRACT NO. 2937

TRACT 2 45.49 AC.

TRACT 3 46.68 AC.

TRACT 4 122.90 AC. — GC&SF RR CO. SURVEY NO. 46 ABSTRACT NO. 3424

TRACT 5 123.18 AC. — GC&SF RR CO. SURVEY NO. 46 ABSTRACT NO. 3268

TRACT 6 65.45 AC.

TRACT 7 66.33 AC.

TRACT 8 64.36 AC.

TRACT 9 40.73 AC.

TRACT 10 53.76 AC.

TRACT 11 43.63 AC. (23.36 AC.) (19.39 AC.)

TRACT 12 74.27 AC. — GC&SF RR CO. SURVEY NO. 47 ABSTRACT NO. 2903

TRACT 13 205.88 AC.

TRACT 14 80.95 AC.

TRACT 15 76.16 AC.

TRACT 16 59.73 AC.

TRACT 17 98.65 AC.

TRACT 18 70.78 AC. — GC&SF RR CO. SURVEY NO. 45 ABSTRACT NO. 2902

TRACT 19 69.03 AC. (68.90 AC.)

TRACT 20 65.97 AC.

TRACT 21 118.31 AC. — KICKAPOO VALLEY RANCH VOL 3, PG 106-108 PLAT RECORDS, E.C., TX; VOL 2, PG 43A, 43B, & 44 PLAT RECORDS, E.C., TX

TRACT 22 80.82 AC.

TRACT 23 86.83 AC.

TRACT 24 60.73 AC. — GC&SF RR CO. SURVEY NO. 45 ABSTRACT NO. 1306

TRACT 25 131.63 AC. — GC&SF RR CO. SURVEY NO. 48 ABSTRACT NO. 2063

TRACT 26 101.50 AC. — GC&SF RR CO. SURVEY NO. 53 ABSTRACT NO. 1307

TRACT 27 76.91 AC. — GC&SF RR CO. SURVEY NO. 47 ABSTRACT NO. 1317

GC&SF RR CO. SURVEY NO. 48 ABSTRACT NO. 3425

GC&SF RR CO. SURVEY NO. 41 — EDWARDS COUNTY ABSTRACT NO. 3048, KINNEY COUNTY ABSTRACT NO. 1304

GC&SF RR CO. SURVEY NO. 44 ABSTRACT NO. 2088

GC&SF RR CO. SURVEY NO. 43 ABSTRACT NO. 1305

GC&SF RR CO. SURVEY NO. 54 ABSTRACT NO. 2089

3369.37 ACRES NAVAJO RANCH PARTNERSHIP VOL A82 PG. 429 D.R. K.C., TX

6" CEDAR CORNER POST FOR THE OCCUPIED COMMON CORNER OF SURVEYS NO. 47, 48, 53, AND 54

FOUND SUCKER ROD BY 8" CEDAR FENCE POST AT THE NORTHWEST CORNER OF 605.63 ACRE TRACT

FOUND SUCKER ROD AT THE COMMON CORNER OF SURVEYS 44, 45, 48, AND 54, FROM WHICH THE MOUTH OF A CAVE IN A CHALK COLORED BLUFF ON THE NORTH SIDE OF A DRAIN BEARS N08°02'00"W, 524.35' (OLD RECORDS CALL N7°W ABOUT 200VRS)

FENCE WRAPS AROUND A CEDAR TREE WITH CEDAR POST FOR SOUTHEAST CORNER

"DOCKERY FENCE"

KICKAPOO VALLEY RANCH VOL 3, PG 106-108 PLAT RECORDS, E.C., TX; VOL 2, PG 43A, 43B, & 44 PLAT RECORDS, E.C., TX

EDWARDS COUNTY / KINNEY COUNTY

LOT 14

LOT 8

SD 65060 — SD 65064 — SD 65065 — SD 65066 — SD 65067 — SD 65068 — SD 65088

SEE DETAIL "A"

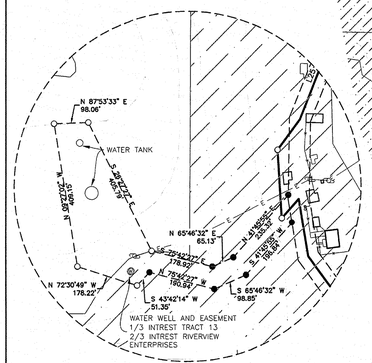
SEE DETAIL "C"

WATER WELL

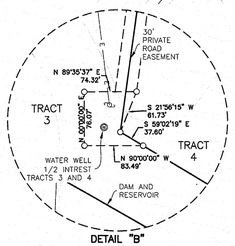
HOUSE AREA

MOUTH OF CAVE

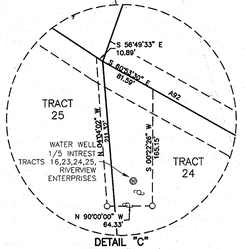
120' RIGHT-OF-WAY



DETAIL "A" SCALE 1"=200'



DETAIL "B" SCALE 1"=100'



DETAIL "C" SCALE 1"=100'

I, Jason McMillan, 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 26th day of February, 2019.

STATE OF TEXAS REGISTERED JASON MCMILLAN 6279 PROFESSIONAL LAND SURVEYOR

Registered Prof. Land Surveyor
Texas Registration No. 6279

LEGEND

- FOUND SUCKER ROD
- FENCE POST
- SET 1/2" IRON ROD WITH ALUMINUM CAP
- SET 1/2" IRON ROD WITH PLASTIC CAP
- SET 8" MAG NAIL WITH WASHER
- ROCK MOUND
- POINT
- OUTER SUBDIVISION BOUNDARY
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- WIRE FENCE
- SURVEY LINE
- OVERHEAD ELECTRIC LINE
- POWER POLE
- WATER WELL
- TELEPHONE PEDESTAL
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R. DEED RECORDS
- E.C. EDWARDS COUNTY
- K.C. KINNEY COUNTY
- ZONE A FLOOD AREA(APPROXIMATE)

N E W S

0 500 1000

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FIRM NO. 10194241
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