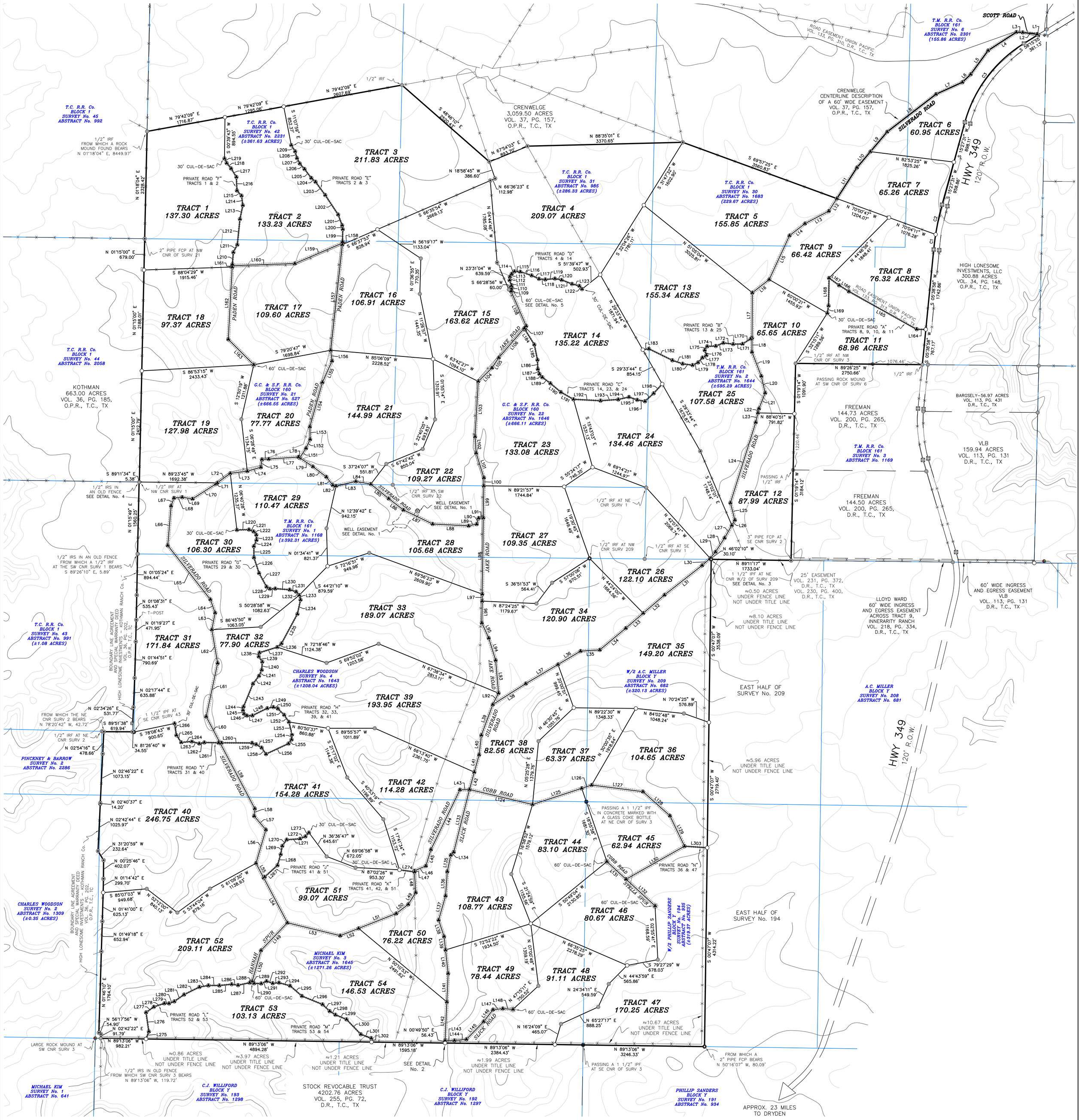
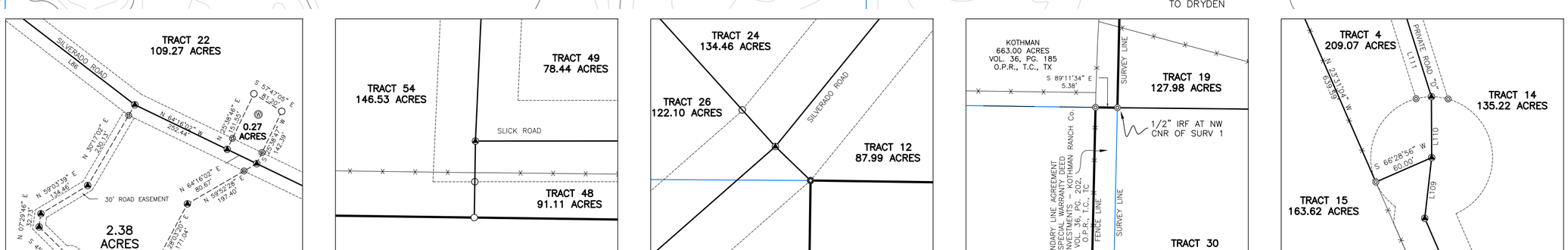
FINAL PLAT OF THE

SILVERADO RANCH SUBDIVISION

TERRELL COUNTY, TEXAS





DETAIL No. 1 – SCALE 1"=200'
2.38 ACRES (IN TRACT 28)
AND 0.27 ACRES (IN TRACT 22)
SHARED WATER WELL EASEMENTS
AND 30' ROAD EASEMENT
1/3 INTEREST TRACT 22
1/3 INTEREST TRACT 28
1/3 INTEREST RETAINED BY
HIGH LONESOME RANCH INVESTMENTS, LLC

DETAIL No. 2
SCALE 1"=60'

DETAIL No. 3
SCALE 1"=50'

DETAIL No. 4
SCALE 1"=20'

DETAIL No. 5
SCALE 1"=80'

NOTES:

1. 1/2" RODS WITH ALUMINUM CAPS STAMPED WITH TRACT NUMBERS ARE PLACED EVERYWHERE THAT A PROPERTY LINE INTERSECT A 60' WIDE R.O.W. LINE.

2. RODS ARE PLACED EVERYWHERE THAT A 30' WIDE R.O.W. LINE INTERSECTS A 60' WIDE R.O.W. LINE OR A PROPERTY LINE.

LINE AND CURVE TABLE ON SHEET 3 OF 3

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.

STATE OF TEXAS REGISTERED WESLEY RAY QUINN 6625 PROFESSIONAL LAND SURVEYOR

Registered Prof. Land Surveyor
Texas Registration No. 6625

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.

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.

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.

N E S W

SCALE 1" = 1000 FEET
0 1000 2000

MASTER LEGEND

- SET 1/2" IRON ROD W/ ALUMINUM CAP
- SET 8" MAG NAIL WITH WASHER
- FOUND 1 1/2" IRON PIPE
- PIPE FENCE POST
- CONCRETE RIGHT-OF-WAY MARKER
- LARGE ROCK MOUND
- SET 1/2" IRON ROD CAPPED "MQI" (UNLESS OTHERWISE NOTED)
- SUBDIVISION/INTERIOR TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- SUBDIVISION ROAD RIGHT-OF-WAY
- WIRE FENCE
- SURVEY LINE
- 20' CONTOUR LINE
- 100' CONTOUR LINE

IRF IRON ROD FOUND
IRS IRON ROD SET
IPF IRON PIPE FOUND
FCP FENCE CORNER POST
WATER WELL
O.P.R. OFFICIAL PUBLIC RECORDS
D.R. DEED RECORDS
T.C. TERRELL COUNTY

McMILLAN AND QUINN INC. LAND SURVEYING
FIRM NO. 10194241
P.O. BOX 3506 SAN ANGELO, TEXAS
PHONE: (325) 939-0043 EMAIL: info@mqltx.com

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OFFICE: GS
JOB NO.: 23020040
FIELD: GS WP WD CG JF BO MS KG