

CROOKED CREEK RANCH SUBDIVISION

CALL 10.01 ACRES
JIMMIE CATHARINE CONE ROBERTSON
VOL. 74, PG. 149 O.P.R.

S. A. & M.C. RR. COMPANY
SURVEY NO. 625
ABSTRACT NO. 509



NORTH

SCALE: 1" = 400'
0' 400' 800' 1200'

LEGEND

- () RECORD BEARING & DISTANCE
- D.R. DEED RECORDS OF KIMBLE COUNTY
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD WITH "MDS" ALUMINUM CAP
- OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY
- PAGE RECORDS OF KIMBLE COUNTY
- VOL. 1
- VOL. 2
- FOUND METAL FENCE POST
- FOUND 2" IRON ROD
- ADJOINER LINE
- BOUNDARY LINE
- CHAIN LINK FENCE
- EASEMENT LINE
- OVERHEAD POWER
- WIRE FENCE

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- ALL DISTANCES SHOWN HEREON ARE TO THE CENTER OF THE LINE.
- VISIBILITY IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS REQUIRED TO LOCATE THESE UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- ACCORDING TO MAP NO. 481232 0425 A. OF THE FEDERAL BUREAU OF SURVEY, THE SUBJECT TRACT IS SITUATED WITHIN UNDEVELOPED LAND, HAVING AN EFFECTIVE DATE OF 1-15-1982. THE SUBJECT TRACT IS SITUATED WITHIN UNDEVELOPED LAND, HAVING AN EFFECTIVE DATE OF 1-15-1982. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR OF THE OWNERSHIP, LOCATION OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS PLAT. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

PLAT ESTABLISHING
CROOKED CREEK RANCH SUBDIVISION
BEING 1908 ACRES OF LAND, MORE OR LESS, OUT OF
THE S. A. & M.C. RR. CO. SURVEY NO. 625, ABSTRACT
NO. 509, AND THE G.H. & S.A. RR. CO. SURVEY NO. 107,
ABSTRACT NO. 1541, KIMBLE COUNTY, TEXAS, AND
BEING THAT CERTAIN CALLED 1800 ACRE TRACT,
RECORDED UNDER CERTAIN CLERK'S FILE NUMBER
5845 OR VOLUME 127, PAGES 20-26, OFFICIAL PUBLIC
RECORDS OF KIMBLE COUNTY, TEXAS.
AUGUST 2022

MDS LAND SURVEYING
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

10000 WEST 10TH STREET, SUITE 200 • AUSTIN, TEXAS 78738 • 512-835-1888

JOB NO. 22-303-00 SURVEYORS: JB/XX SHEET 2 OF 3

LINE	BEARING	DISTANCE
L1	S 63°52'10" E	290.28'
L2	S 63°52'10" E	290.28'
L3	N 90°00'00" E	119.57'
L4	N 90°00'00" E	165.25'
L5	N 1°55'16" W	24.86'
L6	N 86°36'20" E	471.53'
L7	N 86°36'20" E	335.17'
L8	N 86°36'20" E	136.35'
L9	N 86°36'20" E	501.08'
L9	S 89°38'56" W	61.24'