FINAL PLAT OF THE INDIAN WATERHOLE RANCH SUBDIVISION TERRELL COUNTY, TEXAS G.H. & S.S. R.R. Co. BLOCK A-2 SURVEY No. 63 ABSTRACT No. 418 G.H. & S.S. R.R. Co. BLOCK A-2 SURVEY No. 64 ABSTRACT No. 2900 ABSTRACT No. 2950 G.H. & S.S. R.R. Co. BLOCK A-2 SURVEY No. 65 ABSTRACT No. 419 LOT No. 36 (296.56 ACRES) G.H. & S.S. R.R. Co. BLOCK A-2 SAVE AND EXCEPT TRACT-8.191 ACRES VOL. 35, PG. 1, O.P.R., T.C., TX LOT No. 1 SAVE AND EXCEPT TRACT-8.191 ACRES (224.40 ACRES) LOT No. 35 S 87°03'12" S 87°48'35" E VOL. 35, PG. 1, O.P.R., T.C., TX J.J. RUSSELL BLOCK 218 SURVEY No. 1 ABSTRACT No. 2969 FILE No. 152333 (209.83 ACRES) S 8816'20" E S 871816" E 2060.12 S 87'38'04" E S 87°17'46" E S 27°57'43" W 668.12 1706.03 326.43 30' CUL-DE-SAC ✓ L149-LOT No. **SOLD** FROM WHICH A FOUND 60-D NAIL IN ROCK MOUND BEARS NORTH 02'00'51" EAST, A DISTANCE OF 65.88' TRACT 1 (193.31 ACRES) TRACT II 112,12 ACRES IQ INVESTMENTS, Ltd L165~ L147-TRACT 2 60.00' WIDE EASEMENT L164~ ~L154 AGREEMENT FOR ACCESS 115.18 ACRES TRACT 3 /I 145-_L153 O.P.R., T.C., TX 118.00 ACRES L162√ L152-ب TRACT 4 L151 L150 60' CUL-DE-SAC 69.37 ACRES N 87°33'02" W 2858.19' L141-7 L140-1597.46 S 85'59'40" W 1530.68 N 82°51'32" W TRACT 9 542.98 TRACT 8 LOT No. 3 103.46 ACRES LOT No. 34 (250.00 ACRES) (150.00 ACRES) 89.12 ACRES 8 T.C. R.R. Co. BLOCK D-9 LOT No. 32 T.C. R.R. Co. BLOCK D-9 SURVEY No. 3 BSTRACT No. 1071 (180.67 ACRES) SURVEY No. 2 ABSTRACT No. 1917 ∕L135~ PRIVATE ROAD "G" TRACTS 9 & 10 N 01°57'51" T.C. R.R. Co. BLOCK D-9 SURVEY No. 4 ABSTRACT No. 1739 M.K. & T.E. R.R. Co. BLOCK D-4 SURVEY No. 1 ABSTRACT No. 815 TRACT 7 506.43 149.57 ACRES TRACT 5 _N 19**°**26'06" W 128.63 ACRES 689.38 TRACT 6 M.K. & T.E. R.R. Co. BLOCK D-4 SURVEY No. 2 ABSTRACT No. 1578 75.65 ACRES TRACT 10 ≈5.04 ACRES UNDER _N 65°21'59" W FENCE LINE NOT UNDER BOUNDARY LINE 「631.76**'** 95.61 ACRES LOT No. 4 67.47.28" (350.63 ACRES) S 84°11'45" W SOLD 1189.29 S 10°35'15" E)'CUL-DE-SAC ヘ LOT No. 31 TRACT 11 (150.00 ACRES) TRACT 13 _S 02°00'51" W 105.08 ACRES 92.34 ACRES T447.92' 60' CUL-DE-SAC N 02°07'39" E S 88°04'58" E 1723.83' TRACT 12 1182.51 N 70°19'45" W S 88°04'58" E 2465.49' 577.26 L115~ 133.48 ACRES 60' WIDE ACCESS AND UTILITY EASEMENT BEING 60' SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 17 N 86°03'48" W L187 1469.13' TRACT 14 L114-IQ INVESTMENTS, Ltd (202.00 ACRES) 93.59 ACRES 60.00' WIDE EASEMENT TRACT 15 AGREEMENT FOR ACCESS N 02°07'39" E VOL. 35, PG. 12 O.P.R., T.C., TX TRACT 17 111.25 ACRES 1193.70 108.78 ACRES L112-TRACT 23 TRACT 16 WATER 1528.08, 68.81 ACRES 120.46 ACRES TRACT 25 /L21 ATION (≥ 170.68 ACRES (563.67 ACRES) TRACT 24 N 40°46'52" E 103.82 ACRES 145.53 TRACT 22 — 93.15 ACRES N 32[•]37'51" E S 32°10'34" E 784.76 N 82.39,28, W TRACT 27 N 81°14'53" W 109.50 ACRES LN 26°35'28" E 529.78**'** TRACT 18 LOT No. 8 (314.10 ACRES) M.K. & T.E. R.R. Co. BLOCK D-4 SURVEY No. 9 ABSTRACT No. 819 M.K. & T.E. R.R. Co. BLOCK D-4 SURVEY No. 10 ABSTRACT No. 1404 109.03 ACRES 30' CUL-DE-SAC TRACT 20 S 26'35'28" W 60' CUL-DE-SAC L194-581.73 56.04 ACRES " L188 / L193- ~_L189∕ N 53°08'36" W_ **SOLD** L192 441.47' L190 TRACT 21 TRACT 19 179.18 ACRES TRACT 26 114.18 ACRES LOT No. 27 231.49 ACRES (202.00 ACRES) SOLD **SOLD** S 34°06'40" W TRACT 28 93.45 S 06°47'15" W 30' CUL-DE-SAC √ 168.15 ACRES 326.46 L267~ L266-TRACT 30 125.99 ACRES L265-L264~ L263 TRACT 38 √ 30' CUL-DE-SAC L218 157.06 ACRES ~L217 L261 30' CUL−DE−SAC ✓ HORSEBACK ROAD ~L216 TRACT 31 ~L260 L201 91.64 ACRES ~L214 -L259 TRACT 39 PRIVATE ROAD "J' TRACTS 38 & 39 174.11 ACRES L199~ L198-L197-TRACT 29 L256 _L<u>82</u> `L255 149.87 ACRES L196~ HORSEBACK ROAD S 84°14'06" W _L254 <u></u>_L90 _N 22°43'45" E 730.48' L253 PRIVATE ROAD "M" L228 TRACTS 29, 34, 35, & 36 357.63 L228-\ ~L252 / S 63°32'44" W **/**∕-L91 355.88 N 47°01'59" E L251 N 43°17'27" W L250 M.K. & T.E. R.R. Co. BLOCK D-4 SURVEY No. 11 ABSTRACT No. 820 L₉₅ L₉₂ _669.52**'** N 89*57'08" W 2250.02' L222 L224 T.C. R.R. Co. BLOCK D-9 SURVEY No. 11 ABSTRACT No. 1075 T.C. R.R. Co. N 14°35'40" W BLOCK D-9 SURVEY No. 10 ABSTRACT No. 1918 L219-L248 TRACT 32 TRACT 37 726.26 120.18 ACRES LOT No. 21 BLOCK D-4 SURVEY No. 12 ABSTRACT No. 2155 160.61 ACRES 30' CUL-DE-SAC TRACT 34 30' CUL−DE−SAC 1 T.C. R.R. Co. BLOCK D-9 SURVEY No. 12 ABSTRACT No. 1787 (600.00 ACRES) LOT No. 9 125.57 ACRES (400.00 ACRES) TRACT 41 S 57°04'17" E_ 93.90 ACRES -L208 TRACT 40 S 31°07'58" E L207 208.15 ACRES 351.94' L206 S 16°55'33" E TRACT 36 215.20' L205 PRIVATE ROAD "K" TRACTS 37 & 41 162.07 ACRES S 24°41'03" W TRACT 35 362.57 172.81 ACRES L237-S 09'52'59" E TRACT 33 632.45 S 78°14'10" W L239 60' CUL-DE-SAC /124.05 ACRES N 80°36'23" W √ 60' CUL-DE-SAC N 01°58'11" E LOT No. 10 N 36°03'59" E 802.34 (450.00 ACRES) 60.00' rL101 136.50 N 88°04'42" W 2550.90' N 62°10'37" W N 88°01'49" \ 18.59' N 88'01'49" W 2575.55 FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 01'54'54" WEST, A DISTANCE OF 387.06 _N 80°22'25" W 1065.09' 5.55' N 87'57'32" W 1983.29' SAVE AND EXCEPT TRACT—88.793 ACRES VOL. 35, PG. 1, O.P.R., T.C., TX SEE DETAIL No. 3 N 87°57'32" w N 87°44'17" 288.18 L244¬ 875.59' N 261614" W T.C. R.R. Co. BLOCK D-9 SURVEY No. 15 N 88°31'11" W 3365.34' T.C. R.R. Co. BLOCK D-9 SURVEY No. 14 STRACT No. 2505 59.15 HARRISON FAMILY LIMITED PARTNERSHIP PROPERTY VOL. 162, PG. 291, N 02°48'28" E N 88'31'11" W 109.65 680.93 HARRISON FAMILY LIMITED PARTNERSHIP PROPERTY M.K. & T.E. R.R. Co. BLOCK D-4 SURVEY No. 19 ABSTRACT No. 824 VOL. 162, PG. 291, M.K. & T.E. R.R. Co-BLOCK D-4 SURVEY No. 20 ABSTRACT No. 1406 TRACT 15 TRACT 14 111.25 ACRES TRACT 20 93.59 ACRES 56.04 ACRES TRACT 40 TRACT 41 208.15 ACRES 93.90 ACRES N 55°53'20" 2543.41 TRACT 19 114.18 ACRES 30' ROAD EASEMENT N 01'58'11" E-S 00'05'09" E 236.53' (TRACT 41 PROPERTY LINE) TRACT 36 TRACT 30 0.183[√] 162.07 ACRES 125.99 ACRES N 88'01'49" W — 1065.09' \\ ACRES S 04'40'57" W 139.80' SAVE AND EXCEPT TRACT 88.793 ACRES TRACT 21 VOL. 35, PG. 1, O.P.R., T.C., TX 179.18 ACRES TRACT 31 91.64 ACRES y0.175 ROAD FASEMENT 61.95 DETAIL No. 2 DETAIL No. 3 DETAIL No. 1 - SCALE 1"=200' SCALE 1"=100' SCALE 1"=100' 0.183 ACRES (IN TRACT 21) AND 0.175 ACRES (IN TRACT 21) SHARED WATER WELL EASEMENTS AND 30' ROAD EASEMENTS 1/2 INTEREST TRACT 21 1/2 INTEREST RETAINED BY IQ INVESTMENTS, LTD. 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. 1/2" RODS WITH ALUMINUM CAPS STAMPED WITH TRACT NUMBERS ARE PLACED EVERYWHERE THAT **LINE AND CURVE TABLE ON SHEET 3 OF 3** A PROPERTY LINE INTERSECT A 30' WIDE R.O.W. LINE. 3. 30' WIDE UTILITY EASEMENT BEING 15' ON EACH SIDE OF AND PARALLEL TO THE CENTERLINE OF I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat AN EXISTING OVERHEAD ELECTRIC LINE. represents an actual survey made under my MASTER LEGEND direction to the best of my knowledge and ability, <u>Surveyor's Note</u> IRF IRON ROD FOUND IRS IRON ROD SET O SET 1/2" IRON ROD W/ ALUMINUM CAP SUBDIVISION/INTERIOR TRACT BOUNDARY this the 18th day of August, 2024. ● SET 8" MAG NAIL WITH WASHER UNLESS NOTED ADJACENT PROPERTY LINE IPF IRON PIPE FOUND 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 • SET 1/2" IRON ROD CAPPED "MQI" ———— EASEMENT 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 FENCE POST WATER WELL O.P.R. OFFICIAL PUBLIC RECORDS D.R. DEED RECORDS WIRE FENCE ■ WOODEN FENCE CORNER POST SURVEY LINE ☐ LARGE ROCK MOUND 20' CONTOUR LINE 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 ⊚ FOUND 1/2" IRON ROD P.R. PLAT RECORDS 100' CONTOUR LINE

SCALE 1" = 900 FEET

1800

MCMILLAN AND QUINN INC.

LAND SURVEYING

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.

WESLEY RAY QUINN

Registered Prof. Land Surveyor

Texas Registration No. 6625

T.C. TERRELL COUNTY

SHEET 2 OF 3

(24x36P)

PLAT

OFFICE: GS JOB NO.: 24070012

FIELD: GS WP

FIRM NO. 10194241

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