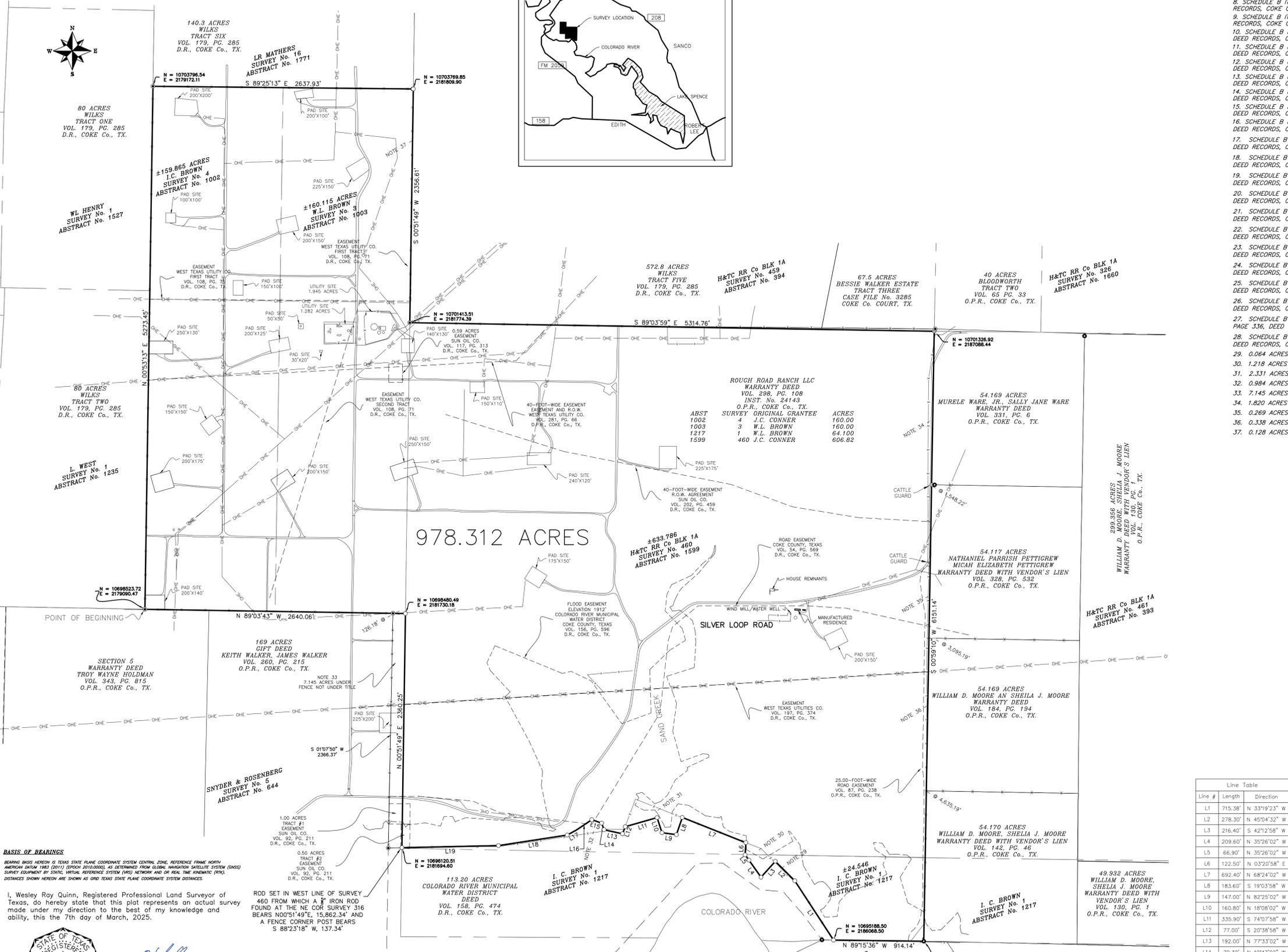
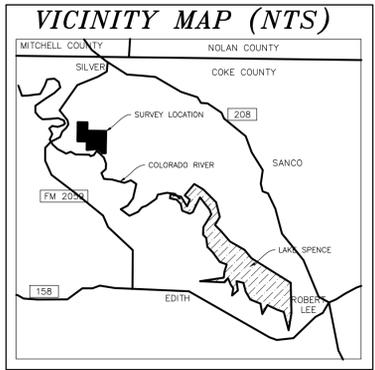


LEGEND

- FOUND 1/2" IRON PIPE
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD CAPPED "MO"
POINT
SUBJECT PROPERTY BOUNDARY
ADJACENT PROPERTY LINE
EASEMENT/BUILDING SET-BACK LINE
SURVEY LINE
FENCE
OVERHEAD POWER LINE
R.O.W. RIGHT-OF-WAY
O.P.R. OFFICIAL PUBLIC RECORDS



- NOTES:
1. FIELD NOTES TO ACCOMPANY THIS PLAT
2. ALL PAD SITES AREA ESTIMATED FROM AERIAL IMAGERY
3. UTILITY SITES AREA ESTIMATED FROM AERIAL IMAGERY
4. 11.71 ACRES OF GRAVEL EXISTING ROAD CALCULATED FROM AERIAL IMAGERY
5. SCHEDULE B ITEM (10a) EXACT LOCATION OF EASEMENT AS RECORDED IN VOLUME, 88, PAGE 213, DEED RECORDS, COKE COUNTY, TEXAS CAN NOT BE DETERMINED BY DEED DESCRIPTION
...
37. 0.128 ACRES OUTSIDE OF FENCE UNDER TITLE BOUNDARY

BASIS OF BEARINGS
BEARING BASE HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (NAD83) (EPOCH 2011.0) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) SURVEY EQUIPMENT BY STATIC, UTILITY REFERENCE SYSTEM (URS) NETWORK AND OR REAL TIME KINEMATIC (RTK). DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

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 7th day of March, 2025.



Wesley Ray Quinn signature

Registered Prof. Land Surveyor
Texas Registration No. 6625

Line Table with columns: Line #, Length, Direction. Lists lines L1 through L19 with their respective bearings and distances.

LAND TITLE SURVEY OF 978.312 ACRES, MORE OR LESS, BEING COMPRISED OF ±159.865 ACRES OUT OF I.C. BROWN SURVEY NO. 4, ABSTRACT NO. 1002, ±160.115 ACRES OUT OF W.L. BROWN SURVEY NO. 3, ABSTRACT NO. 1003, ±633.786 ACRES OUT OF H & T.C. R.R. CO. SURVEY NO. 460, BLOCK 1A, ABSTRACT NO. 1599, AND ±24.546 ACRES OUT OF I.C. BROWN SURVEY NO. 1, ABSTRACT NO. 1217, ALL OUT OF COKE COUNTY, TEXAS, AS DESCRIBED IN A CORRECTION SPECIAL WARRANTY DEED FROM JEWELL BRANNA TRUST TO ROUGH ROAD RANCH, LLC DATED MAY 16, 2017, RECORDED IN VOLUME 298, PAGE 108, OFFICIAL PUBLIC RECORDS, COKE COUNTY, TEXAS

SCALE 1" = 500 FEET

