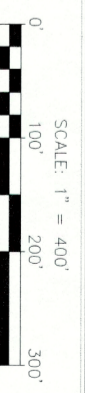


CROOKED CREEK RANCH SUBDIVISION

ROAD EASEMENT INFORMATION

(ALL ROAD EASEMENTS ARE A MINIMUM 60' WIDE)



LEGEND

- () RECORD BEARING & DISTANCE
- DIR DEED RECORDS OF KIMBLE COUNTY
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- OP R OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY
- PG PAGE
- PLR PLAT RECORDS OF KIMBLE COUNTY
- VOL VOLUME
- SET 2" IRON ROD WITH "MDS" CAP

- ADJONER LINE
- BOUNDARY LINE
- CHAIN LINK FENCE
- EASEMENT LINE
- OVERHEAD POWER
- WIRE FENCE

GENERAL NOTES:

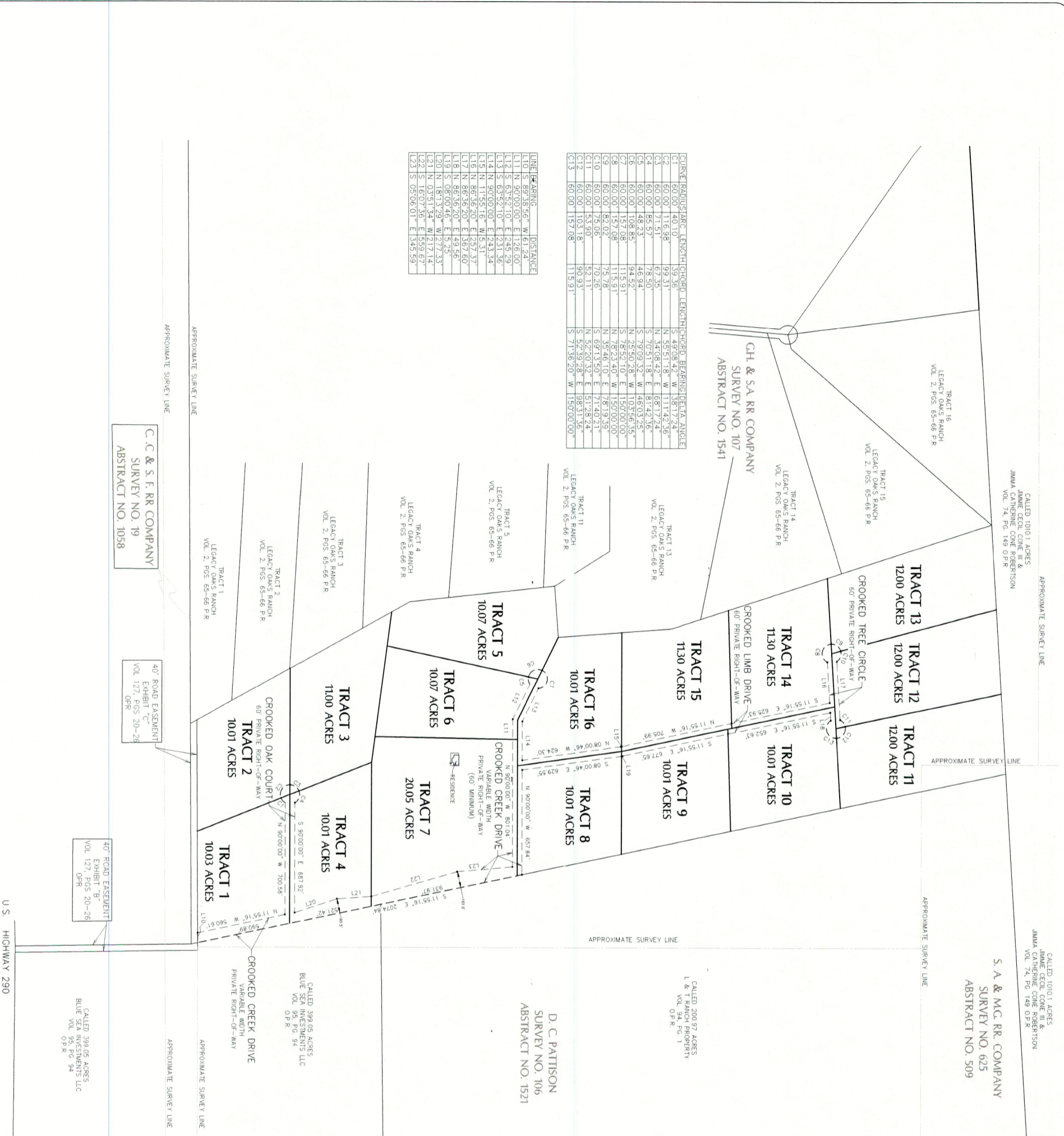
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, ZONAL ZONE (4203).
2. FIELD SURVEY COMPLETED 8-25-2022.
3. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLOSION WAS REFERRED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST ACCORDING TO MAP NO. 481232 0425 A, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KIMBLE COUNTY, TEXAS, HAVING AN EFFECTIVE DATE OF 1-15-1982. THE SUBJECT TRACTS IS SITUATED WITHIN UNSUBAED ZONE.
4. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

PLAT RESTRICTIONS

CROOKED CREEK RANCH SUBDIVISION BEING 179.88 ACRES OF LAND, MORE OR LESS, OUT OF THE S.A. & M.G. 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 18000 ACRE TRACT, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 58433 OR VOLUME 127, PAGES 20-26, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS, FEBRUARY 2023



ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 1009800
 874 HANCOCK ROAD SUITE 104 • KENNESAW, TX 79028 • 850-896-8888
 JOB No. 22-303-00 SURVEYORS: JB/XX SHEET 6 OF 6



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00	40.10	39.36	S 49°08'42" W	38°17'24"
C2	60.00	116.98	99.31	N 55°51'18" W	111°42'36"
C3	60.00	71.51	67.35	N 34°08'42" E	168°17'24"
C4	60.00	85.57	78.50	S 70°51'18" E	81°42'36"
C5	60.00	48.23	46.94	S 79°09'32" W	146°03'25"
C6	60.00	108.85	94.52	N 25°20'28" W	105°56'35"
C7	60.00	157.08	115.91	S 78°52'10" W	150°00'00"
C8	60.00	157.08	115.91	N 35°46'10" E	78°19'35"
C9	60.00	82.02	75.78	S 69°13'50" E	71°40'21"
C10	60.00	75.06	70.26	S 69°13'50" E	51°28'54"
C11	60.00	53.90	52.11	S 52°20'32" E	151°28'54"
C12	60.00	103.18	90.33	S 52°39'28" E	198°51'35"
C13	60.00	157.08	115.91	S 71°56'20" W	150°00'00"

LINE #	BEARINGS	DISTANCE
L10	S 89°38'56" W	61.24
L11	N 90°00'00" E	126.00
L12	S 83°52'10" E	245.29
L13	S 83°52'10" E	231.36
L14	N 90°00'00" E	243.34
L15	N 90°00'00" E	251.37
L16	N 86°35'20" E	439.56
L17	N 86°35'20" E	367.60
L18	N 86°35'20" E	439.56
L19	S 08°00'46" E	5.25
L20	N 18°13'29" W	277.33
L21	N 03°51'34" W	217.14
L22	S 16°07'36" E	539.67
L23	S 05°06'01" E	345.59