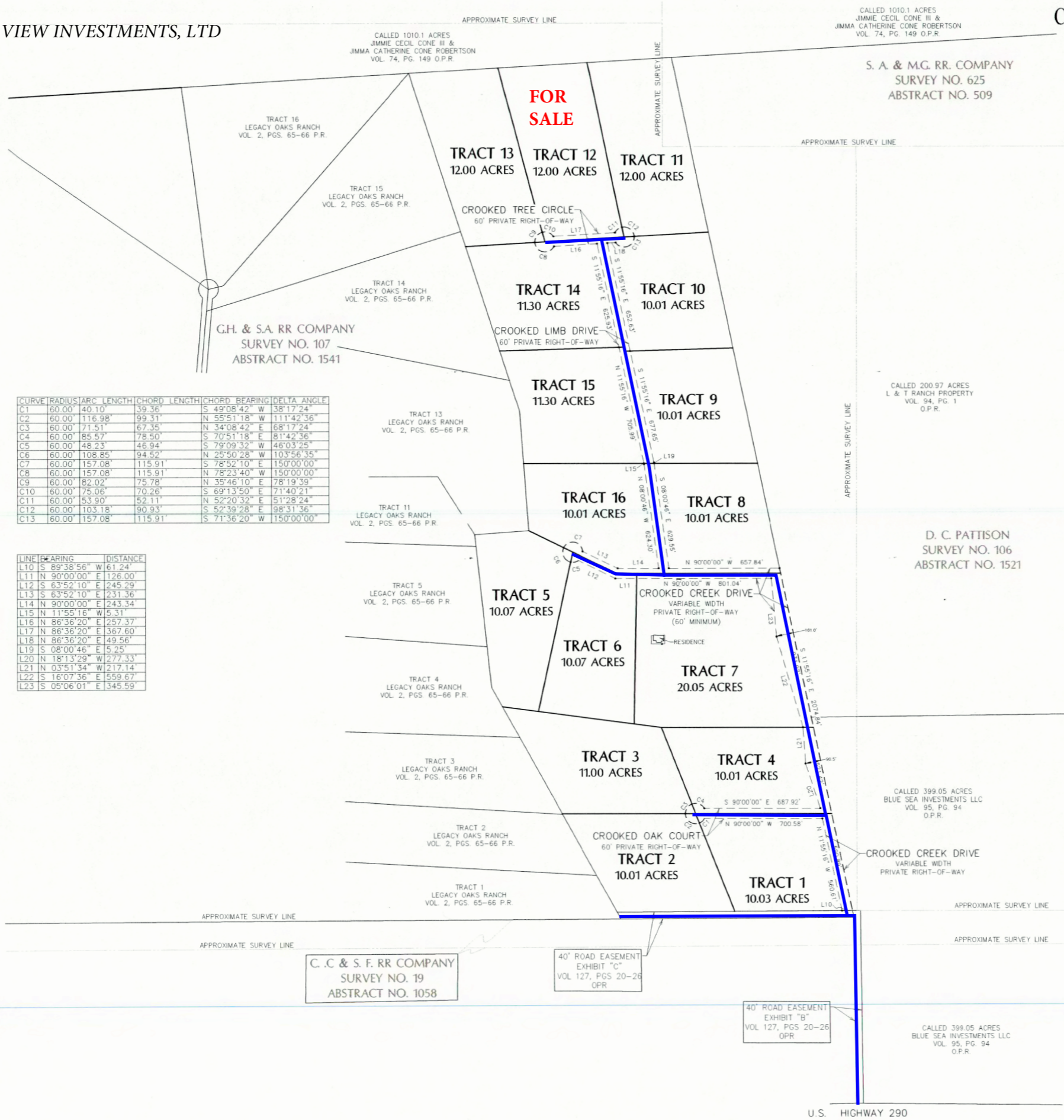


CYPRESS VIEW INVESTMENTS, LTD

CROOKED CREEK RANCH SUBDIVISION  
ROAD EASEMENT INFORMATION

(ALL ROAD EASEMENTS ARE A MINIMUM 60' WIDE)



CALLLED 1010.1 ACRES  
JIMMIE CECIL CONE III &  
JIMMA CATHERINE CONE ROBERTSON  
VOL. 74, PG. 149 O.P.R.

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

CALLLED 1010.1 ACRES  
JIMMIE CECIL CONE III &  
JIMMA CATHERINE CONE ROBERTSON  
VOL. 74, PG. 149 O.P.R.

G.H. & S.A. RR COMPANY  
SURVEY NO. 107  
ABSTRACT NO. 1541

CALLLED 200.97 ACRES  
L & T RANCH PROPERTY  
VOL. 94, PG. 1  
O.P.R.

D. C. PATTISON  
SURVEY NO. 106  
ABSTRACT NO. 1521

CALLLED 399.05 ACRES  
BLUE SEA INVESTMENTS LLC  
VOL. 95, PG. 94  
O.P.R.

CALLLED 399.05 ACRES  
BLUE SEA INVESTMENTS LLC  
VOL. 95, PG. 94  
O.P.R.

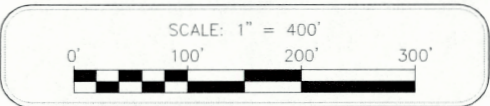
C. C. & S. F. RR COMPANY  
SURVEY NO. 19  
ABSTRACT NO. 1058

40' ROAD EASEMENT  
EXHIBIT "C"  
VOL. 127, PGS 20-26  
OPR

40' ROAD EASEMENT  
EXHIBIT "B"  
VOL. 127, PGS 20-26  
OPR

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	68°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	46°03'25"
C6	60.00	108.85	94.52	N 25°50'28" W	103°56'35"
C7	60.00	157.08	115.91	S 78°52'10" E	150°00'00"
C8	60.00	157.08	115.91	N 78°23'40" W	150°00'00"
C9	60.00	82.02	75.78	N 35°46'10" E	78°19'39"
C10	60.00	75.06	70.26	S 69°13'50" E	71°40'21"
C11	60.00	53.90	52.11	N 52°20'32" E	51°28'24"
C12	60.00	103.18	90.93	S 52°39'28" E	98°31'36"
C13	60.00	157.08	115.91	S 71°36'20" W	150°00'00"

LINE	BEARING	DISTANCE
L10	S 89°38'56" W	61.24'
L11	N 90°00'00" E	126.00'
L12	S 63°52'10" E	245.29'
L13	S 63°52'10" E	231.36'
L14	N 90°00'00" E	243.34'
L15	N 11°55'16" W	5.31'
L16	N 86°36'20" E	257.37'
L17	N 86°36'20" E	367.60'
L18	N 86°36'20" E	49.56'
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	559.67'
L23	S 05°06'01" E	345.59'



**LEGEND**

( ) RECORD BEARING & DISTANCE  
D.R. DEED RECORDS OF KIMBLE COUNTY  
IPF 1/2" IRON PIPE FOUND  
IRF 1/2" IRON ROD FOUND  
O.P.R. OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY  
PG PAGE  
P.R. PLAT RECORDS OF KIMBLE COUNTY  
VOL VOLUME  
• SET 1/2" IRON ROD WITH "MDS" CAP

--- 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.
- FIELD SURVEY COMPLETED 8-25-2022.
- VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 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 TRACT IS SITUATED WITHIN UNSHADED, DEFINED AS AREAS DETERMINED TO BE OUTSIDE SHADED ZONE. "X" THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- DETERMINATION 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 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 180.00 ACRE TRACT, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 5843 OR VOLUME 127, PAGES 20-26, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS.

FEBRUARY 2023

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FORM REGISTRATION NO. 10019600  
874 HARPER ROAD, SUITE 104 - KERRVILLE, TX 78028 - 830-816-8118

JOB No. 22-303-00 SURVEYORS: JB/XX SHEET 6 OF 6