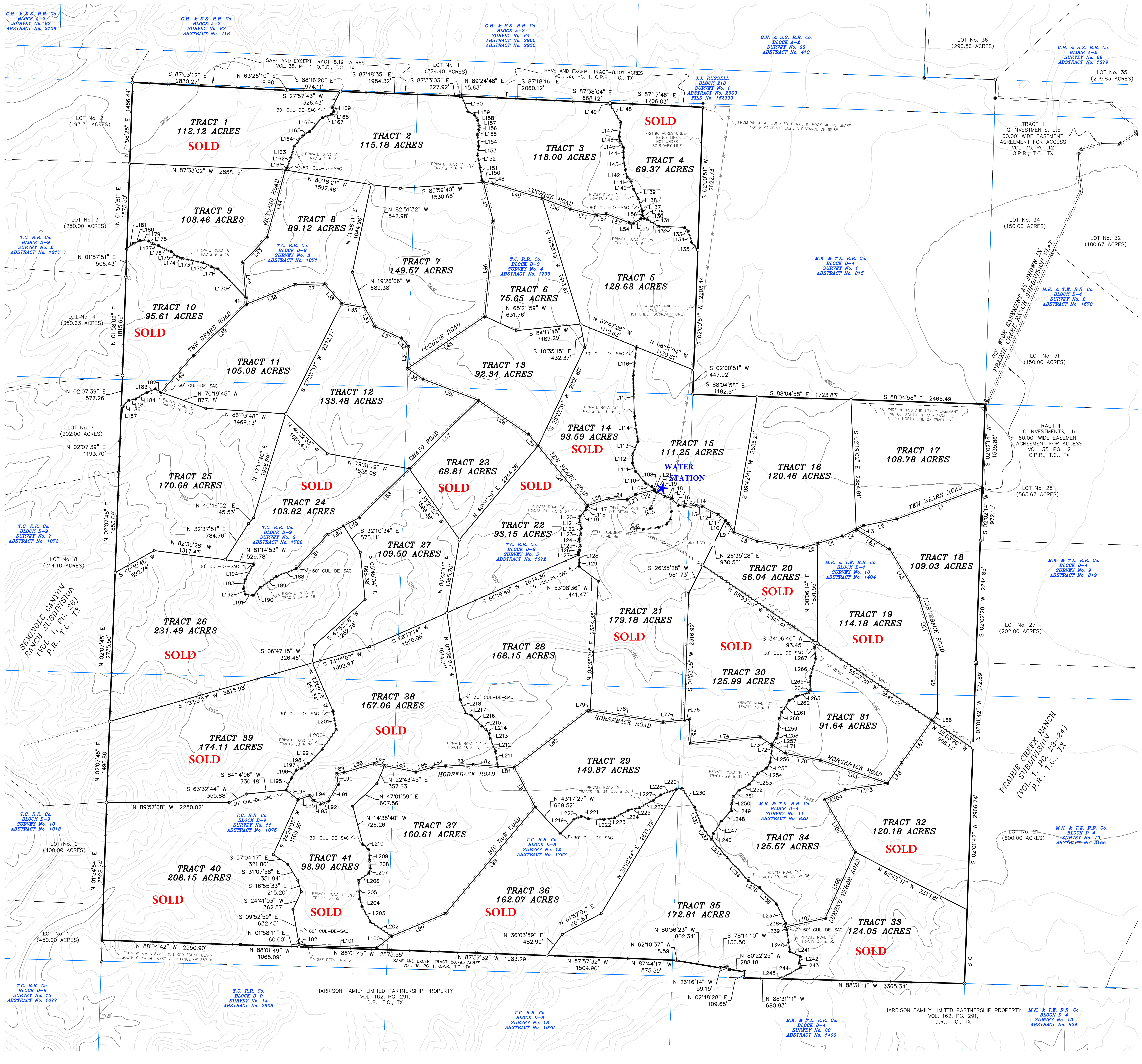
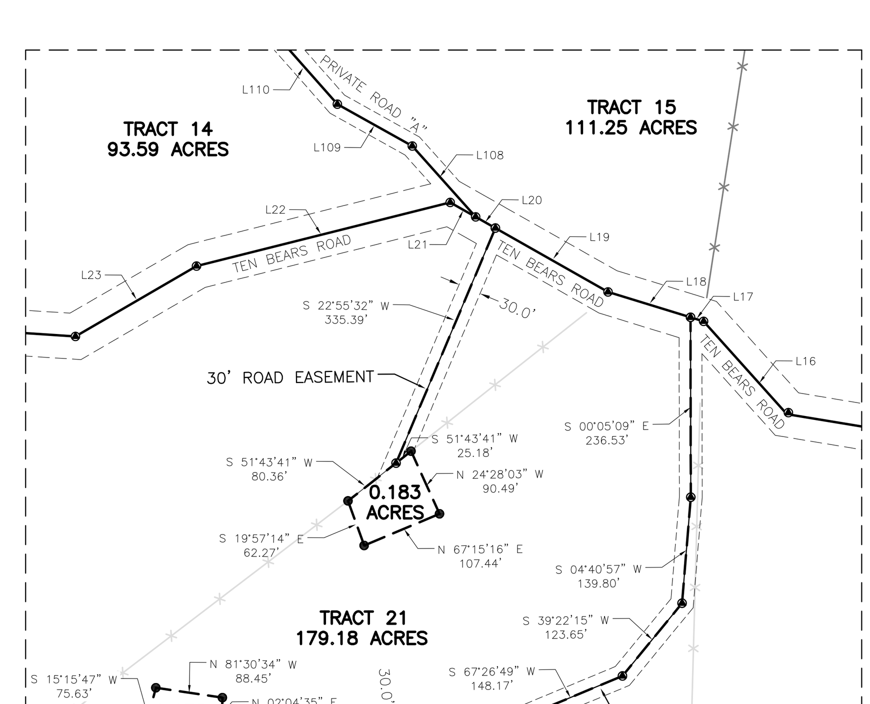
RANCH ENTERPRISES, LTD

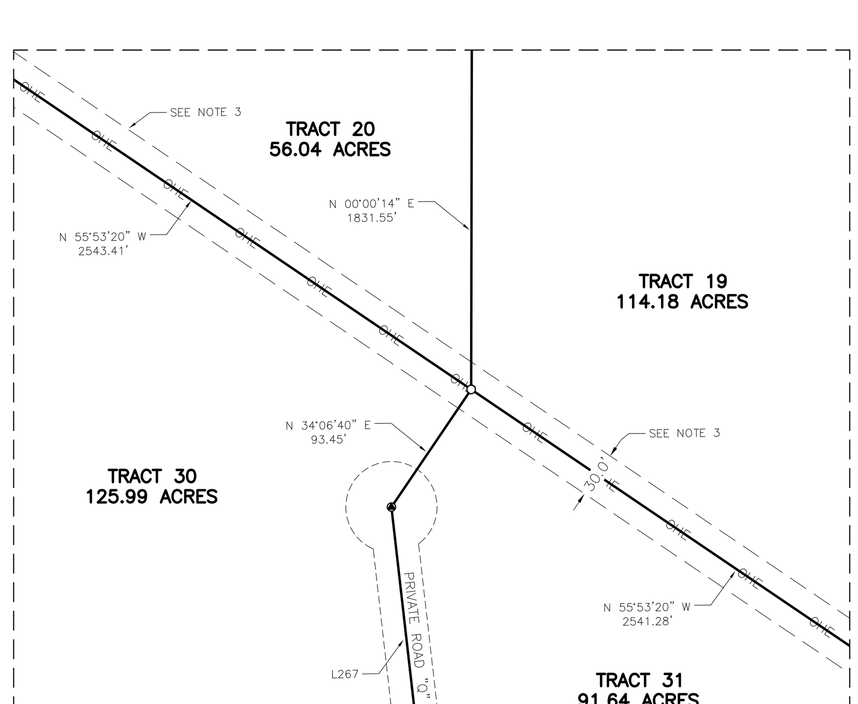
FINAL PLAT OF THE
INDIAN WATERHOLE RANCH SUBDIVISION

TERRELL COUNTY, TEXAS

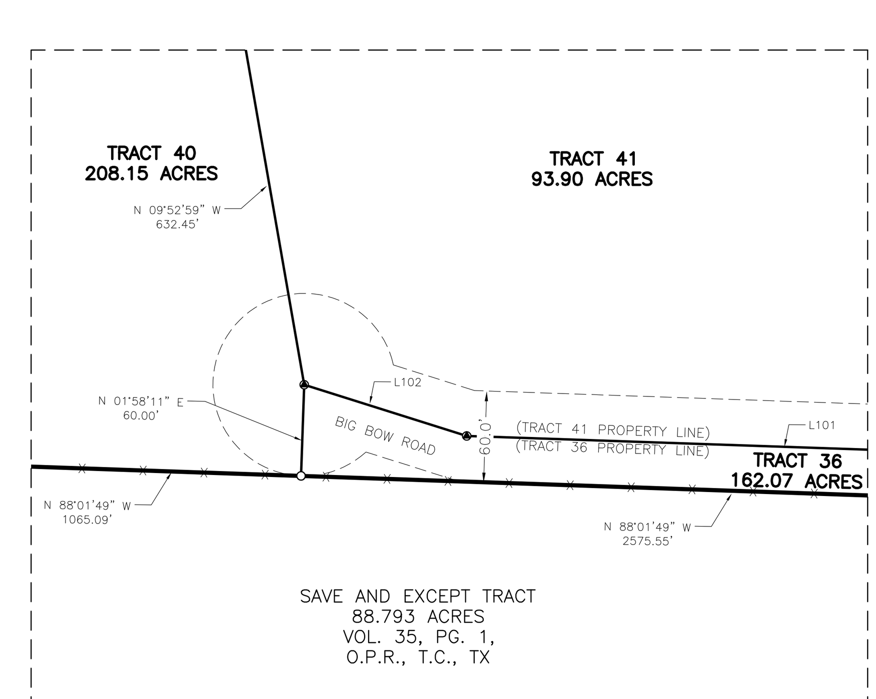




DETAIL No. 1 – SCALE 1"=200'
0.183 ACRES (IN TRACT 21)
AND 0.175 ACRES (IN TRACT 21)
SHARED WATER WELL EASEMENTS AND 30' ROAD EASEMENTS
1/2 INTEREST TRACT 21
1/2 INTEREST RETAINED BY IQ INVESTMENTS, LTD.



DETAIL No. 2
SCALE 1"=100'



DETAIL No. 3
SCALE 1"=100'

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 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 AN EXISTING OVERHEAD ELECTRIC LINE.*

LINE AND CURVE TABLE ON SHEET 3 OF 3

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 18th day of August, 2024.

STATE OF TEXAS REGISTERED WESLEY RAY QUINN 6625 PROFESSIONAL LAND SURVEYOR

PRELIM

Registered Prof. Land Surveyor
Texas Registration No. 6625

Surveyor's Note

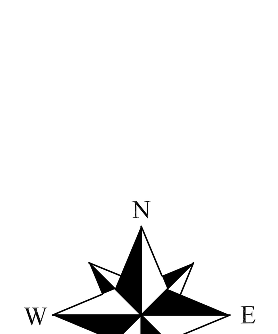
Original Survey lines and/or corners shown hereon are approximate, unless otherwise noted. Any acreage's shown for the original survey's are also approximate and should not be relied upon as officially approved quantities. A diligent search was made for original corners if they fell along the bounds 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 approval by the General Land Office of Texas. The possibility of excess acreage within the original survey's shown hereon is not addressed by this survey.

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 One Call System or www.texas811.org, before performing any excavations. Record information for adjoining land owners shown hereon is for visual information purposes only.

Basis of Bearings

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.



SCALE 1" = 900 FEET
0 900 1800

MASTER LEGEND

○	SET 1/2" IRON ROD W/ ALUMINUM CAP
▲	SET 8" MAG NAIL WITH WASHER UNLESS NOTED
O	SET 1/2" IRON ROD CAPPED "MQI"
◉	PIPE FENCE POST
▣	WOODEN FENCE CORNER POST
⊠	LARGE ROCK MOUND
◎	FOUND 1/2" IRON ROD
	SUBDIVISION/INTERIOR TRACT BOUNDARY
	ADJACENT PROPERTY LINE
	EASEMENT
	SUBDIVISION ROAD RIGHT-OF-WAY
	WIRE FENCE
	SURVEY LINE
	20' CONTOUR LINE
	100' CONTOUR LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
FCP	FENCE CORNER POST
Ⓦ	WATER WELL
O.P.R.	OFFICIAL PUBLIC RECORDS
D.R.	DEED RECORDS
P.R.	PLAT RECORDS
T.C.	TERRELL COUNTY

MQI McMILLAN AND QUINN INC. LAND SURVEYING

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OFFICE: GS
JOB NO.: 24070012
FIELD: GS WP

SHEET 2 OF 3
PLAT (24x36P)