PENDING
CLAY
4/26

FOR SALE

HOUSE
CABIN
METAL BARN

TR 1 43.39 Ac.
TR 2 29.26 Ac.
TR 3 37.04 Ac.
TR 4 63.08 Ac.
TR 5 55.13 Ac.
TR 6 64.44 Ac.
TR 7 34.81 Ac.
TR 8 42.58 Ac.
TR 9 70.41 Ac.
TR 10 47.39 Ac.
TR 11 58.03 Ac.
TR 12 36.15 Ac.
TR 13 50.25 Ac.
TR 14 51.58 Ac.
TR 15 60.26 Ac.
TR 16 51.88 Ac.
TR 17 40.34 Ac.
TR 18 41.41 Ac.
TR 19 37.09 Ac.
TR 20 92.72 Ac.
TR 21 53.04 Ac.
TR 22 59.62 Ac.
TR 29
TR 30
TR 35
TR 36

K2MJ ENTERPRISES
546.60 ACRES
W.D.
VOL. 275, PG. 205
O.P.R.E.C.T.

M.S. ELLIOT
24.18 ACRES
VOL. 372, PG. 405
O.P.R.E.C.T.

R.E. MENOTTI
152.00 ACRES
VOL. 282, PG. 261
O.P.R.E.C.T.

J.L. MENOTTI
119.88 ACRES
VOL. 281, PG. 162
O.P.R.E.C.T.

R.E. MENOTTI
84.40 ACRES
VOL. 314, PG. 371
O.P.R.E.C.T.

COOPER TEXAS REAL ESTATE HOLDINGS, LLC,
174.77 ACRES
VOL. 393, PG. 478
O.P.R.E.C.T.

JSK MARKETING
1396.84 ACRES
VOL. 341, PG. 438
O.P.R.E.C.T.

GC & SF RR CO BLOCK F SURVEY NO. 13 ABSTRACT NO. 888
GC & SF RR CO BLOCK F SURVEY NO. 16 ABSTRACT NO. 1817
GC & SF RR CO BLOCK F SURVEY NO. 12 ABSTRACT NO. 2352
GC & SF RR CO BLOCK F SURVEY NO. 17 ABSTRACT NO. 890

60-FT WIDE EASEMENT (PER DEED)

30.0' PRIVATE ROAD ESMT. ROAD "A"
30.0' PRIVATE ROAD ESMT. ROAD "B"
30.0' PRIVATE ROAD ESMT. ROAD "C"
30.0' PRIVATE ROAD ESMT. ROAD "D"
30.0' PRIVATE ROAD ESMT. ROAD "E"
30.0' PRIVATE ROAD ESMT. ROAD "F"

60.0' ROAD & UTIL ESMT

60.0' ACCESS EASEMENT

R60.0' CUL-DE-SAC

INSET "A"
INSET "B"
INSET "C"

20-FT ROAD EASEMENT ALONG THE NORTH SIDE OF THE WATER EASEMENT (EXHIBIT "C" PER DEED)

"MULTI USE" EASEMENT (EXHIBIT "E" PER DEED)

WATER WELL INTEREST ALL INT. TR 20

10-FT WATER LINE EASEMENT ALONG THE SOUTH SIDE OF THE ROAD EASEMENT (EXHIBIT "D" PER DEED)

EXISTING WELL
±27' INSIDE FENCE
±15' OUTSIDE TITLE

±1.73-ACRES UNDER FENCE, OUTSIDE OF TITLE

2" METAL POST

COUNTY ROAD 450
(PUBLIC R.O.W.)

FD. 1/2" S.R.
FD. 5/8" S.R.
FD. 1/2" S.R. W/CAP "BUSHONG"

SD45725
SD45730
SD45735

N01°19'06"E 480.11' [N00°30'00"E 480.57']
N62°55'28"W 188.63' [N63°42'00"W 188.37']
N01°14'52"W 5281.25' [N00°31'00"E 5282.44']
S89°23'32"E 8822.95' [S89°52'00"W]
N89°25'20"W 9279.23' [N89°51'00"E 9279.95']
N01°17'23"E 2235.24' (N00°32'00"E)
N89°37'32"W 24.90' (S89°38'00"W 24.90')

INSET "G"
SCALE: 1"=200'

INSET "F"

INSET "E"

INSET "D"

FOR SALE

WELL

TR 23 45.15 Ac.
TR 24 28.74 Ac.
TR 25 36.49 Ac.
TR 26 56.94 Ac.
TR 27 39.92 Ac.
TR 28 48.42 Ac.
TR 29 50.83 Ac.
TR 30 76.36 Ac.
TR 31 40.26 Ac.
TR 32 48.04 Ac.
TR 33 55.84 Ac.
TR 34 37.04 Ac.
TR 35 103.25 Ac.
TR 36 30.21 Ac.
TR 37 42.16 Ac.
TR 38 46.84 Ac.
TR 39 42.48 Ac.
TR 40 43.56 Ac.
TR 41 39.36 Ac.
TR 42 39.52 Ac.
TR 43 41.93 Ac.
TR 44 46.19 Ac.
TR 45 49.92 Ac.
TR 46 50.42 Ac.
TR 47 44.85 Ac.
TR 48 86.18 Ac.
TR 49 54.78 Ac.
TR 50 47.28 Ac.
TR 51 65.88 Ac.
TR 52 78.22 Ac.
TR 53 59.52 Ac.
TR 54 84.67 Ac.
TR 55 49.92 Ac.
TR 56 27.38 Ac.
TR 57 72.55 Ac.
TR 58 44.93 Ac.
TR 59 81.49 Ac.
TR 60 40.93 Ac.
TR 61 74.47 Ac.
TR 62 77.76 Ac.
TR 63 59.65 Ac.
TR 64 48.32 Ac.

G.M. INGHAM
1555.30 ACRES
RECORDING INFORMATION UNAVAILABLE

GC & SF RR CO SURVEY NO. 10 ABSTRACT NO. 2725

T.C. R.R CO BLOCK K SURVEY NO. 19 ABSTRACT NO. 1267

GC & SF RR CO BLOCK F SURVEY NO. 11 ABSTRACT NO. 887

T.C. R.R CO BLOCK K SURVEY NO. 20 ABSTRACT NO. 2561

GC & SF RR CO BLOCK F SURVEY NO. 18 ABSTRACT NO. 2192

T.C. R.R CO BLOCK K SURVEY NO. 23 ABSTRACT NO. 1269

TC RR CO BLOCK K SURVEY NO. 24 ABSTRACT NO. 2195

GC & SF RR CO SURVEY NO. 19 ABSTRACT NO. 891

T.C. R.R CO SURVEY NO. 20 ABSTRACT NO. 2561

J.M. DAVIS
3034.43 ACRES
VOL. 393, PG. 77
O.P.R.E.C.T.

LOT 4 BISON TRAIL SUBDIVISION G.W.D.V.L. VOL. 412, PG. 599 O.P.R.E.C.T.

LOT 5 BISON TRAIL SUBDIVISION W.D. VOL. 419, PG. 525 O.P.R.E.C.T.

LOT 6 BISON TRAIL SUBDIVISION W.D. VOL. 419, PG. 525 O.P.R.E.C.T.

LOT 7 BISON TRAIL SUBDIVISION W.D.V.L. VOL. 379, PG. 90 O.P.R.E.C.T.

TR 59 APACHE RIDGE SUBDIVISION W.D. VOL. 369, PG. 580 O.P.R.E.C.T.

TR 58 APACHE RIDGE SUBDIVISION

REF: 79.22 ACRES OUT OF A 3034.43-AC ACCORDING TO SURVEY BY BUSHONG RPLS# 5690 MARCH 14, 2022

CENTERLINE OF A 30-FT WIDE WELL ACCESS EASEMENT

WATER WELL INTEREST & WELL EASEMENT
1/3 INT. TR 52
1/3 INT. TR 53
1/3 INT. TR 56

WATER WELL INTEREST & WELL EASEMENT
1/6 INT. TR 32
1/6 INT. TR 33
1/6 INT. TR 43
3/6 INT. TO HIGH LONESOME INVESTMENTS, LLC, & ITS SUCCESSORS, AND ASSIGNS

60.0' ROAD & UTIL ESMT

30.0' PRIVATE ROAD ESMT. ROAD "H"

30.0' PRIVATE ROAD ESMT. "I"

R60.0' CUL-DE-SAC

6" CEDAR POST

2" METAL POST

4" CEDAR POST

3" METAL POST

FD. 1/2" S.R. W/CAP "BUSHONG"

FD. 1/2" S.R. W/ ALUM. CAP

2" METAL FENCE POST FROM WHICH AN MAGNETIC SPIKE FOUND IN A ROCK BEARS S47°57'32"E 16.24' (S48°42'00"E 16.24')

SD45735 SD45740 SD45745 SD45750 SD45755 SD45760