



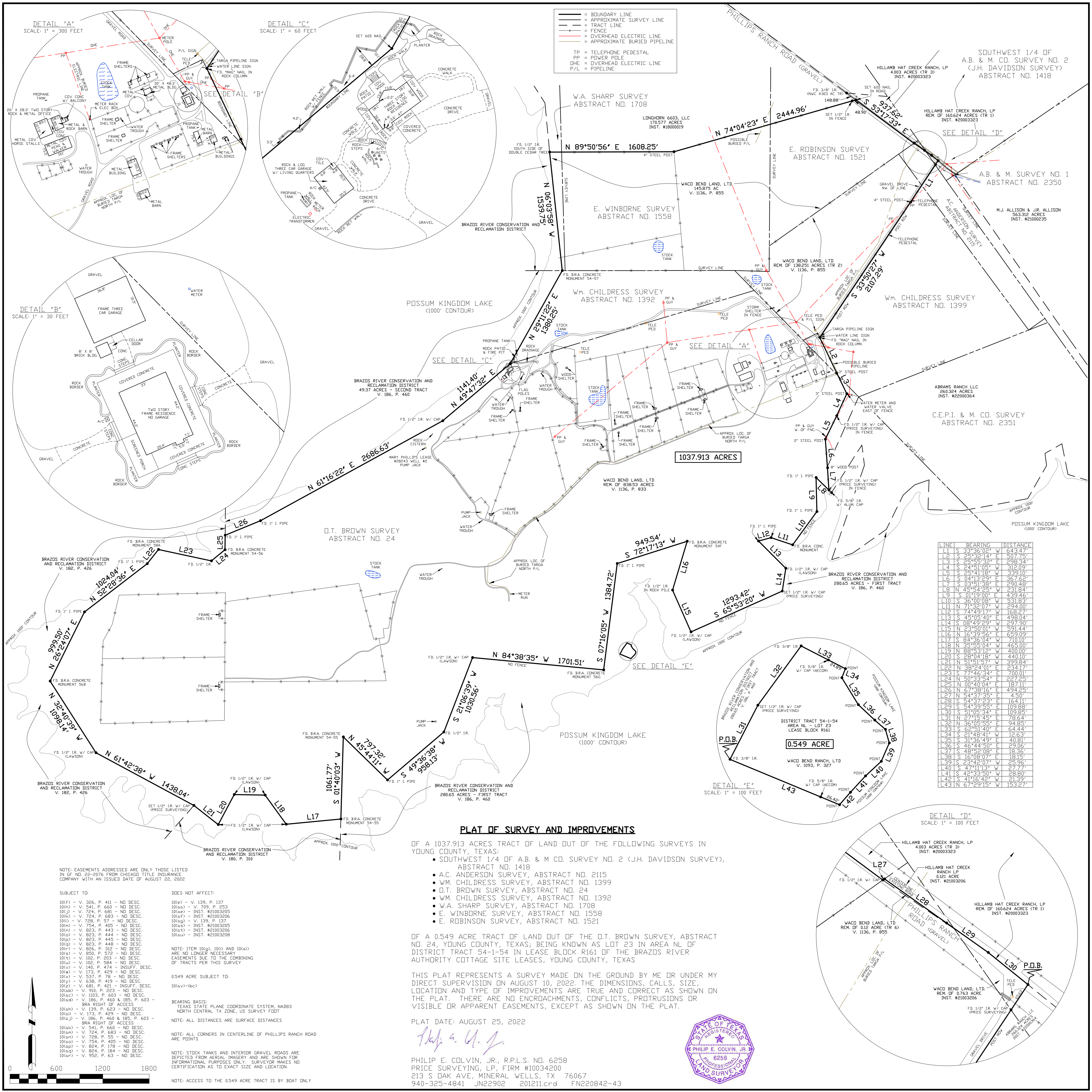
WilliamSTrew[☆]

Waco Bend Ranch

Graham, Texas | Young County

1037+/- acres on the Brazos River

LANDSANDDWELLINGS.COM



— = BOUNDARY LINE
— = APPROXIMATE SURVEY LINE
— = TRACT LINE
— = FENCE
— = OVERHEAD ELECTRIC LINE
— = APPROXIMATE BURIED PIPELINE
TP = TELEPHONE PEDESTAL
PP = POWER POLE
OHE = OVERHEAD ELECTRIC LINE
P/L = PIPELINE

LINE	BEARING	DISTANCE
L1	S 33°36'02" W	643.47'
L2	S 25°32'14" E	507.75'
L3	S 25°55'32" E	298.34'
L4	S 24°51'05" W	312.09'
L5	S 25°41'18" W	339.10'
L6	S 04°51'39" E	367.62'
L7	S 03°51'38" E	290.48'
L8	N 45°54'25" W	231.84'
L9	S 01°19'00" E	439.46'
L10	S 26°00'08" W	531.83'
L11	N 71°32'07" W	294.00'
L12	S 74°49'17" W	168.27'
L13	S 45°05'40" E	498.04'
L14	S 08°49'29" W	297.90'
L15	N 23°50'01" W	591.44'
L16	N 16°39'56" E	659.09'
L17	S 84°36'04" W	710.10'
L18	N 35°55'04" W	465.00'
L19	N 88°52'12" E	400.00'
L20	S 28°04'18" W	440.10'
L21	N 51°51'57" W	399.84'
L22	N 38°24'01" E	234.17'
L23	S 77°46'34" E	700.01'
L24	N 50°33'54" E	227.25'
L25	N 00°40'04" E	187.11'
L26	N 67°38'16" E	494.25'
L27	S 54°37'35" E	4.50'
L28	S 54°37'22" E	154.11'
L29	S 54°39'55" E	109.88'
L30	S 51°05'34" E	109.85'
L31	N 27°15'45" E	78.64'
L32	N 36°05'55" E	94.85'
L33	S 62°51'40" E	64.44'
L34	S 21°48'41" W	12.63'
L35	S 31°36'49" E	40.81'
L36	S 46°44'50" E	29.06'
L37	S 48°05'08" E	18.36'
L38	S 16°08'07" E	18.15'
L39	S 23°42'07" W	25.96'
L40	S 47°11'13" W	27.77'
L41	S 42°33'50" W	28.80'
L42	S 41°16'42" W	61.39'
L43	N 67°29'15" W	153.27'

PLAT OF SURVEY AND IMPROVEMENTS

OF A 1037.913 ACRES TRACT OF LAND OUT OF THE FOLLOWING SURVEYS IN YOUNG COUNTY, TEXAS:

- SOUTHWEST 1/4 OF A.B. & M. CO. SURVEY NO. 2 (J.H. DAVIDSON SURVEY), ABSTRACT NO. 1418
- A.C. ANDERSON SURVEY, ABSTRACT NO. 2115
- W.M. CHILDRESS SURVEY, ABSTRACT NO. 1399
- D.T. BROWN SURVEY, ABSTRACT NO. 24
- W.M. CHILDRESS SURVEY, ABSTRACT NO. 1392
- W.A. SHARP SURVEY, ABSTRACT NO. 1708
- E. WINBORNE SURVEY, ABSTRACT NO. 1558
- E. ROBINSON SURVEY, ABSTRACT NO. 1521

OF A 0.549 ACRE TRACT OF LAND OUT OF THE D.T. BROWN SURVEY, ABSTRACT NO. 24, YOUNG COUNTY, TEXAS; BEING KNOWN AS LOT 23 IN AREA NL OF DISTRICT TRACT 54-1-54 IN LEASE BLOCK R161 OF THE BRAZOS RIVER AUTHORITY COTTAGE SITE LEASES, YOUNG COUNTY, TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 10, 2022. THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT. THERE ARE NO ENCRUMCHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT.

PLAT DATE: AUGUST 25, 2022

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN22902 201211.crd FN220842-43



NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN GF NO. 22-2076 FROM CHICAGO TITLE INSURANCE COMPANY WITH AN ISSUED DATE OF AUGUST 22, 2022

SUBJECT TO:
10(c) - V. 326, P. 411 - NO DESC.
10(d) - V. 541, P. 660 - NO DESC.
10(e) - V. 724, P. 681 - NO DESC.
10(f) - V. 724, P. 683 - NO DESC.
10(g) - V. 728, P. 57 - NO DESC.
10(h) - V. 754, P. 405 - NO DESC.
10(i) - V. 823, P. 443 - NO DESC.
10(j) - V. 823, P. 444 - NO DESC.
10(k) - V. 823, P. 445 - NO DESC.
10(l) - V. 823, P. 448 - NO DESC.
10(m) - V. 826, P. 312 - NO DESC.
10(n) - V. 850, P. 575 - NO DESC.
10(o) - V. 102, P. 203 - NO DESC.
10(p) - V. 102, P. 584 - NO DESC.
10(q) - V. 140, P. 474 - INSUFF. DESC.
10(r) - V. 173, P. 429 - NO DESC.
10(s) - V. 537, P. 78 - NO DESC.
10(t) - V. 638, P. 419 - NO DESC.
10(u) - V. 681, P. 421 - INSUFF. DESC.
10(v) - V. 910, P. 223 - NO DESC.
10(w) - V. 103, P. 603 - NO DESC.
10(x) - V. 186, P. 460 & 185, P. 603 - NO DESC.
10(y) - V. 139, P. 623 - NO DESC.
10(z) - V. 173, P. 429 - NO DESC.
10(aa) - V. 186, P. 460 & 185, P. 603 - NO DESC.
10(ab) - V. 541, P. 660 - NO DESC.
10(ac) - V. 724, P. 683 - NO DESC.
10(ad) - V. 728, P. 55 - NO DESC.
10(ae) - V. 754, P. 405 - NO DESC.
10(af) - V. 824, P. 178 - NO DESC.
10(ag) - V. 824, P. 184 - NO DESC.
10(ah) - V. 952, P. 63 - NO DESC.

DOES NOT AFFECT:
10(ce) - V. 139, P. 137
10(caa) - V. 709, P. 253
10(caa) - INST. #21003205
10(cab) - INST. #21003206
10(cac) - V. 139, P. 137
10(cac) - INST. #21003205
10(cad) - INST. #21003206
10(cad) - INST. #21003208

NOTE: ITEM 10(c), 10(d) AND 10(e) ARE NO LONGER NECESSARY EASEMENTS DUE TO THE COMBINING OF TRACTS PER THIS SURVEY

0.549 ACRE SUBJECT TO:
10(au) - (cc)

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS IN CENTERLINE OF PHILLIPS RANCH ROAD ARE POINTS

NOTE: STOCK TANKS AND INTERIOR GRAVEL ROADS ARE DEPICTED FROM AERIAL IMAGERY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE AND LOCATION.

NOTE: ACCESS TO THE 0.549 ACRE TRACT IS BY BOAT ONLY



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|--|---|---|---|---|---|--|---|---|---|
|  |  |  |  |  |  |  |  |  |  |
| Fence | Road / Trail | Waco Bend Ranch | Stream, Intermittent | River/Creek | Water Body | | | | |



 Waco Bend Ranch

 Stream, Intermittent

 River/Creek

 Water Body



Links

[Property website](#)

[Interactive Property Map](#)

[Property Video](#)

[Property Photo Bank](#)

WilliamStrew[☆]



Allen Crumley

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landsanddwellings.com

Information provided is not guaranteed

