

C. & M. RR. CO. SURVEY,  
SECTION NO. 2, A-594

WILLIAM & GEORGE LALK  
VOL. 1627, PG. 327  
O P B W C

JILL A. & JAMES H. WILLIAMS  
VOL. 1911, PG. 289  
O. P. R. W. C.

S. P. RR. CO. SURVEY, SECTION NO. 1, A-280

WINLAND TEXAS NORTH LLC  
DOCUMENT #201919178  
O. P. R. W. C.

S. P. RR. CO. SURVEY, SECTION NO. 2, A-674

ETCF HURST LLC  
DOCUMENT #20255633  
O. P. R. W. C.

FIELD NOTES

FIELD NOTES OF 303.07 ACRES BEING THAT TRACT OF LAND  
CONVEYED TO ETCF HURST LLC BY DEED RECORDED IN DOCUMENT  
#20555633, OFFICIAL PUBLIC RECORDS OF WICHITA COUNTY, SAID  
ETCF HURST LLC TRACT BEING OUT OF THE S. P. RR. CO. SURVEY  
SECTION NO. 2, A-674, WICHITA COUNTY, TEXAS, AND MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a spike nail found at the Southwest corner said Section No. 2, A-674, at the Southeast corner of the S. P. RR. CO. Survey, Section No. 2, A-665, in the North line of the D. L. & C. CO. Survey, A-726, in the centerline of Midway Church Road, at the Southwest corner of said ETCF Hurst & Co. Survey, A-726, in the North line of the D. L. & C. CO. Survey, and James H. Williams by deed recorded in Volume 1911, Page 289, Official Public Records of Wichita County and in the North line of a tract of land conveyed to W. L. Douglas Estate by deed recorded in Document #202216480, Official Public Records of Wichita County, for the Southwest corner and PLACE OF BEGINNING of this tract;

THENCE N 00° 22' 47" E, with the West line of said Section No. 2, T-674, the East line of said Section No. 2, A-665, with the West line of said ETOF Hurst LLC tract and the East line of said Williams tract, at 41.4 feet pass a wood stake, 1.5 feet East of said wood stake, a 2" pipe fence corner, 1.4 feet East of a fence, at 870.8 feet pass a 6" pipe fence corner, 1.4 feet East in the fenced South right-of-way easement of F.M. Highway 1739 North, at 954.2 feet pass a pk nail into the centerline of F.M. Highway 1739 North, at 1000.0 feet pass a 2" pipe fence corner, 1.5 feet East of said corner, in the fenced North right-of-way easement of F.M. Highway 1739 North, generally with a fence, at 2089.5 feet pass a 4" pipe fence corner, 1.6 feet East, at 3996.1 feet pass a 2" pipe fence corner, 1.5 feet East of said corner, at 5305.49 feet pass a 2" pipe fence corner at the Northwest corner of said Section No. 2, T-674, at the Northeast corner of said Section No. 2, T-674, at 5313.1, in the centerline of Austin Road, at the Northwest corner of said ETOF Hurst LLC tract, at the Northeast corner of said Williams tract and in the South line of a tract of land conveyed to William and George L. Lutz, Vol. 102, Page 1627, of the Official Public Records of Wichita County, for the Northwest corner of this tract;

THENCE S 89° 22' 14" E, with the North line of said Section No. 2, A-674, the South line of said Section No. 1, A-313, the North line of said ETCF Hurst LLC tract and the South line of said Lark tract, generally with a fence, at 1500.0 feet pass a 2.5" pipe fence corner continuing on the same course, 1500.0 feet to a 2.5" pipe fence corner, 1500.0 feet to a 2.5" pipe fence corner at the most Northern Northeast corner of said Section No. 2, A-674, in the South line of said Section No. 1, A-313, at the Northwest corner of the S. P. RR. CO. Survey, Section No. 2, A-699, the most Northern Northeast corner of said Lark tract, in the South line of said Lark tract and at an ell corner of said Lark tract, for the most Northern Northeast corner of this tract;

THENCE S 00° 30' 40" W, with the East line of said Section No. 2, A-674, the West line of said Section No. 2, A-789, the East line of said ETCF Hurst LLC tract, the East line of said Lolk tract, generally with a fence, at 1128.0 feet, pass a 4" pipe fence corner and continuing on the same course, a total distance of 1317.80 feet to an iron rod set at an ell corner of said Section No. 2, A-674, at the Southwest corner of said Section No. 2, A-789, at an ell corner of said ETCF Hurst LLC tract and at the Most Southerly Southwest corner of said Lolk tract, for an ell corner of this tract;

"THENCE S 89° 30' 16" E, with the North line of said Section No. 2, A-674, the South line of said Section No. 2, A-789, the North line of said ETOF Hurst LLC tract, at 916.2 feet pass a 6" pipe fence corner, at 1277.5 feet pass a 4" pipe fence corner, at 736.4 feet pass a 6" pipe fence corner, in the fenced North right-of-way easement between Midway Church Road and continuing on the north side of said Midway Church Road, at 1277.5 feet pass a 4" pipe fence corner in the fenced West line of Midway Church Road and continuing on the south side of said Midway Church Road, at 1277.5 feet pass a 4" pipe fence corner in the fenced East line of Midway Church Road and continuing on the north side of said Midway Church Road, at the most Easterly Northeast corner of said Section No. 2, A-674, at the Southeast corner of said Section No. 2, A-789, at the Southeast corner of said Section No. 1, A-280, in the centerline of Midway Church Road, at the most Easterly Northeast corner of said ETOF Hurst LLC tract, at the most Southerly East corner of said ETOF Hurst LLC tract, at the east line of a tract of land conveyed to Vinland Texas North LLC by deed recorded in Document #201919178, Official Public Record Book 100, Page 10, the most Easterly Northeast corner of this tract;

THENCE S 00° 21' 49" W, with the East line of said Section No. 2, A-674, the West line of said Section No. 1, A-280, the centerline of Midway Church Road, the East line of said CETF Hurst LLC tract, the West line of said Vinland Texas North LLC tract and the West line of a parcel of land conveyed to David Corona by deeds recorded in the Public Records of Wichita County, Kansas as Instrument #20171395 and #20222318, to the intersection of the West line of said Section 1, A-280, Official Public Records of Wichita County, a distance of 3315.92 feet to a pk nail set at the beginning of a curve to the right having a radius of 747.0 feet, for an angle corner of this tract;

THENCE Southwesterly with the centerline of Midway Church Road, the Southeast line of said ETCF Hurst LLC tract and said curve to the right, a total arc distance of 992.11 feet (Chord =  $S\ 43^{\circ}\ 31'\ 03''\ W - 920.78$  feet) to a pk nail set in the South line of said Section No. 2, A-674, the North line of said A-726, the centerline of Midway Church Road, at an angle corner of said ETCF Hurst LLC tract and in the North line of said W. L. Douglas Estate tract, for an angle corner of this tract;

THENCE N 89° 22' 31" W, with the South line of said said Section No. 2, A-674, the North line of said A-726, the centerline of Midway Church Road, the South line of said ETOF Hurst LLC tract and the North line of said W. L. Douglas Estate tract, a distance of 2204.63 feet to the PLACE of BEGINNING and containing 303.07 acres of land, of which 5.11 acres lies within the right-of-way of Midway Church Road.

CHORD = S 43° 31' 03" W 920.78'  
R = 747.00' L = 992.11'

HUGH MCCORMICH &  
GORDON KENNETH  
VOL. 1355, PG. 664  
O. P. R. W. C.

BASIS OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL

BOUNDARY SURVEY  
OF 303.07 ACRES  
OUT OF THE  
S. P. RR. CO. SURVEY, SECTION NO. 2, A-674  
WICHITA COUNTY, TEXAS

CORLETT, PROBST & BOYD, P.L.L.C.

ENGINEERS - SURVEYORS  
4605 OLD JACKSBORO HIGHWAY  
WICHITA FALLS, TEXAS 76302

|                                   |     |
|-----------------------------------|-----|
| DRAWN                             | UC  |
| CHECKED                           | DGS |
| APPROVED                          | DGS |
| PHONE (940)723-1455<br>WO#25-0391 |     |

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JUNE, 2025

SHEET 1 OF 1

The herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for Wichita County, Texas,



Panel Number: 48485C0120G

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.

Flood Zone designation is Zone A & X.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

## LEGEND

 PP POWER POLE  
 PP W/MB POWER POLE W/ METER BOX  
 PP W/TRANS POWER POLE W/ TRANSFORMER  
 SIGN  
 X EXISTING FENCE  
 FND IR PROPERTY CORNER (AS NOTED)



DEVIN G. SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

