

COTTON SPINDLE
(SET) N.E.C.
BLOCK 48

PLACE OF
BEGINNING

S 01°30'55" E 997.40'
N 00°19'55" E 380.00'

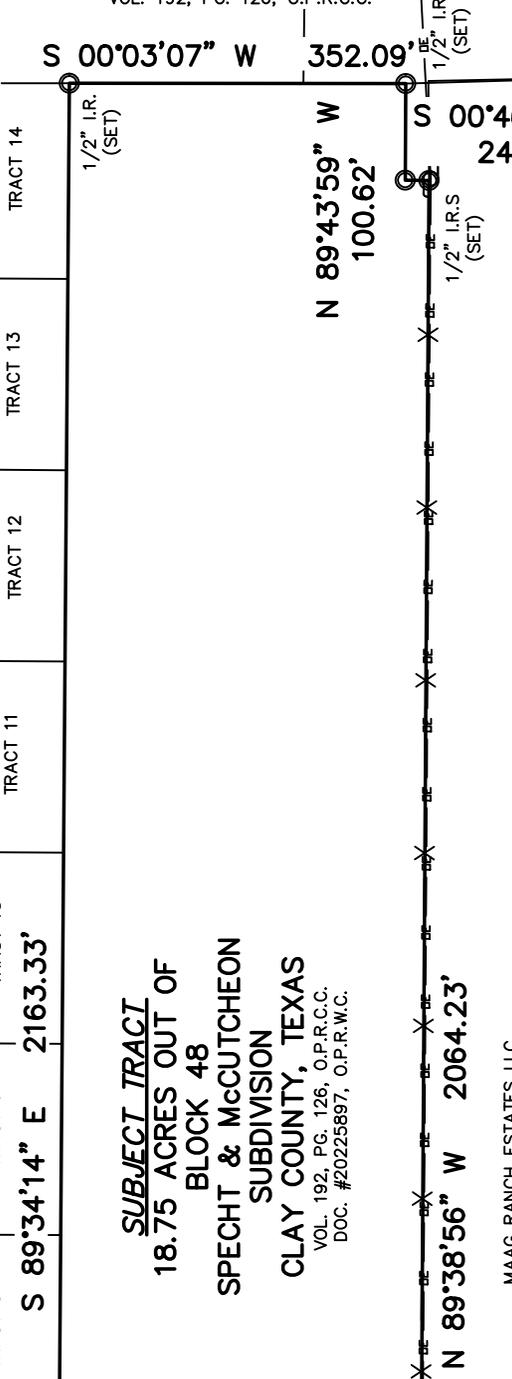
TRACT 2
CLAY COUNTY
WICHITA COUNTY

MAAG RANCH ESTATES LLC.
VOL. 192, PG. 126, O.P.R.C.C.

TRACT 8 | TRACT 9 | TRACT 10
S 89°34'14" E 2163.33'

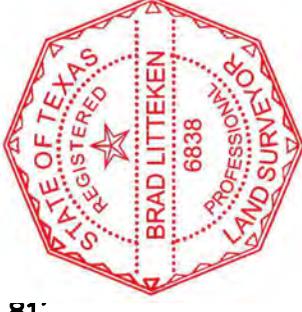
SUBJECT TRACT
18.75 ACRES OUT OF
BLOCK 48
SPECHT & MCCUTCHEON
SUBDIVISION
CLAY COUNTY, TEXAS
VOL. 192, PG. 126, O.P.R.C.C.
DOC. #20225897, O.P.R.W.C.

MAAG RANCH ESTATES LLC.
TRACT 15
VOL. 192, PG. 126, O.P.R.C.C.



MAAG RANCH ESTATES LLC.
TRACT 1
VOL. 192, PG. 126, O.P.R.C.C.

BASIS OF BEARINGS:
SOUTH 89°34'14" EAST FOR THE
NORTH LINE OF BLOCK 48 PER
GPS OBSERVATIONS ON FEB. 20,
2023 (SPCS83, TX4202, US
SURVEY FEET, 2018 GEOID)

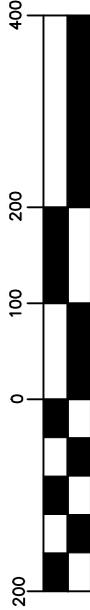


FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR CLAY COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48077C0025D AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED 04/02/1991 ZONE X

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GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

"TRACT 2"

STANDARD LAND SURVEY

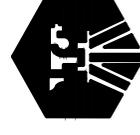
SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: MAAG RANCH ESTATES
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SHEET 1 OF 3

I hereby certify that this survey of this property located at 0.19 MILE SOUTH OF AN ELL CORNER OF FM 1177 being legally described BY METES AND BOUNDS ABOVE OUT OF BLOCKS 47-48 SPECHT & MCCUTCHEON SUBDIVISION, VOL. 35, PG. 266, C.C.D.R., CLAY COUNTY, TEXAS

was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition IV Standard Land Survey as of this the 20th day of FEBRUARY, 2022.

Brad Litteken
BRAD LITTEKEN R.P.L.S. 6838



PROVEN SURVEYING
2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450
Texas Licensed Survey Firm 10015000

WO: 220251-2 REV: TMD/DLH REF:

FARM-TO-MARKET ROAD 1177

FIELD NOTES:

A TRACT OF LAND IN CLAY AND WICHITA COUNTIES, TEXAS; OUT OF BLOCK 48 OF THE SPECHT & McCUTCHEON RECORDED IN VOLUME 35 PAGE 266 CLAY COUNTY DEED RECORDS ("C.C.D.R."); LYING 0.19 MILE SOUTH OF THE ELL CORNER OF FARM-TO-MARKET ROAD 1177 ("FM 1177"); OUT OF THAT TRACT OF LAND DEEDED TO MAAG RANCH ESTATES LLC. RECORDED IN VOLUME 192 PAGE 126 OFFICIAL PUBLIC RECORD OF CLAY COUNTY ("O.P.R.C.C."); ALSO KNOWN AS TRACT 2; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION, IN THE EAST RIGHT-OF-WAY LINE OF SAID FM 1177 AND BEARING SOUTH 01°30'55" EAST 997.40 FEET FROM A COTTON SPINDLE SET AT THE NORTHWEST CORNER OF SAID BLOCK 48;

THENCE SOUTH 89°34'14" EAST 2163.33 FEET SEVERING SAID MAAG TRACT TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°03'07" WEST 352.09 FEET SEVERING SAID MAAG TRACT TO A 1/2 INCH IRON ROD SET FOR THE EASTERLY SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE NORTH 89°43'59" WEST 100.62 FEET SEVERING SAID MAAG TRACT TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°46'34" WEST 24.81 FEET SEVERING SAID MAAG TRACT TO A 1/2 INCH IRON ROD SET FOR THE SOUTHERLY SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE NORTH 89°38'56" WEST 2064.23 FEET SEVERING SAID MAAG TRACT TO A 1/2 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF SAID FM 1177 FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 00°19'55" EAST 380.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 1177 TO THE PLACE OF BEGINNING AND CONTAINING 18.75 ACRES OF LAND MORE OR LESS.

"TRACT 2"

STANDARD LAND SURVEY

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: MAAG RANCH ESTATES
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SHEET 2 OF 3



I hereby certify that this survey of this property located at 0.19 MILE SOUTH OF AN ELL CORNER OF FM 1177
being legally described BY METES AND BOUNDS ABOVE OUT OF BLOCKS 47-48
SPECHT & McCUTCHEON SUBDIVISION, VOL. 35, PG. 266, C.C.D.R., CLAY COUNTY, TEXAS

was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition II Standard Land Survey as of this the 20th day of FEBRUARY, 2022.


BRAD LITTEKEN R.P.L.S. 6838

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WICHITA FALLS, TEXAS 76309
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