

Z:\Land Projects 21\210391-0\210391-0.dwg, 5/11/2021 9:53:01 AM, C:\08

FIELD NOTES:

A TRACT OF LAND IN WICHITA COUNTY, TEXAS; OUT OF THE H.&G.N. RAILROAD COMPANY SURVEY SECTION 21 ABSTRACT 142; MORE COMMONLY KNOWN AS 1951 FARM-TO-MARKET ROAD 2384; OUT OF A TRACT OF LAND DEEDED TO HOWARD WAYNE & ROBBIE L. WILLIAMSON RECORDED IN VOLUME 2460 PAGE 802 OFFICIAL PUBLIC RECORD OF WICHITA COUNTY ("O.P.R.W.C."); AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH SPIKE FOUND AT THE INTERSECTION OF SAID FARM-TO-MARKET ROAD 2384 AND OLD GUN CLUB ROAD AND AT THE NORTHEAST CORNER OF SAID ABSTRACT 142 FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°38'56" WEST 723.01 FEET ALONG THE CENTERLINE OF SAID FARM-TO-MARKET ROAD 2384 TO A COTTON SPINDLE SET AT AN ANGLE POINT OF SAID FARM-TO-MARKET ROAD 2384 AND AN ANGLE POINT OF THIS DESCRIPTION;

THENCE SOUTH 00°42'56" WEST 486.79 FEET ALONG THE CENTERLINE OF SAID FARM-TO-MARKET ROAD 2384 TO A COTTON SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE NORTH 89°23'06" WEST, AT 39.18 FEET PASS A 4 INCH DIAMETER PIPE CORNER POST IN THE WEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 2384, IN ALL A TOTAL DISTANCE OF 829.43 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 00°38'56" EAST, AT 1185.00 FEET PASS A 1/2 INCH IRON ROD SET IN THE SOUTH MARGIN OF SAID OLD GUN CLUB ROAD, IN ALL A TOTAL DISTANCE OF 1209.80 FEET TO A 1/2 INCH IRON ROD SET IN THE CENTERLINE OF SAID OLD GUN CLUB ROAD AND THE NORTH LINE OF SAID ABSTRACT 142 FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°23'06" EAST 830.00 FEET ALONG THE CENTERLINE OF SAID OLD GUN CLUB ROAD AND THE NORTH LINE OF SAID ABSTRACT 142 TO THE PLACE OF BEGINNING AND CONTAINING 23.05 ACRES OF LAND MORE OR LESS OF WHICH 0.49 ACRE LIES IN THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF OLD GUN CLUB ROAD AND 1.09 ACRE LIES IN THE OCCUPIED WEST RIGHT OF WAY OF FM 2384.

HOWARD WAYNE & ROBBIE L. WILLIAMSON
REMAINDER OF CALLED 109.16 ACRES OUT OF
THE H.&G.N. RAILROAD CO. SURVEY
SECTION 21, ABSTRACT 142
VOL. 2460, PG. 802, O.P.R.W.C.

N 00°38'56" E 1209.80'

SUBJECT TRACT
23.05 ACRES OUT OF
THE H.&G.N. RAILROAD COMPANY SURVEY
SECTION 21, ABSTRACT 142
WICHITA COUNTY, TEXAS
VOL. 2460, PG. 802, O.P.R.W.C.

BETTY L. WILBUR
CALLED 70 ACRES OUT OF
THE H.&G.N. RAILROAD CO. SURVEY
SECTION 22, ABSTRACT 396
VOL. 1540, PG. 491, W.C.D.R.

MBARK PROPERTIES LP,
CALLED 480 ACRES OUT OF
THE H.&G.N. RAILROAD CO. SURVEY
SECTION 19, ABSTRACT 143
VOL. 2954, PG. 840, O.P.R.W.C.

3/8" SPIKE (Found)
NE COR.
H.&G.N. RR CO. SURVEY
SEC. 21 ABSTRACT 142

MBARK PROPERTIES LP,
CALLED 480 ACRES OUT OF
THE H.&G.N. RAILROAD CO. SURVEY
SECTION 20, ABSTRACT 410
VOL. 2954, PG. 840, O.P.R.W.C.

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 WICHITA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48485COT50G AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 3, 2010
ZONE X

SURVEYOR'S NOTE:

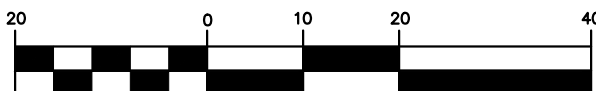
1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
2. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP OR SHINER STAMPED "PROVEN SURVEYING 10015000"
3. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
4. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.
5. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

BASIS OF BEARINGS:

SOUTH 89°23'06" EAST BETWEEN FOUND MONUMENTS FOR THE NORTH LINE OF ABSTRACT 142 PER GPS OBSERVATIONS ON JUNE 9, 2021 (SPCS83, TX4202, US SURVEY FEET, 2018 GEOID)

HOWARD WAYNE & ROBBIE L. WILLIAMSON
REMAINDER OF CALLED 109.16 ACRES OUT OF
THE H.&G.N. RAILROAD CO. SURVEY
SECTION 21, ABSTRACT 142
VOL. 2460, PG. 802, O.P.R.W.C.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



I hereby certify that this survey of this property located at 1951 FARM-TO-MARKET ROAD 2384
being legally described BY METES AND BOUNDS ABOVE OUT OF
THE H.&G.N. RAILROAD COMPANY SURVEY SECTION 21 ABSTRACT 142, WICHITA 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 Standards and Specifications for a Category 1A, Condition IV Survey as of this the 9th day of JUNE, 2021.

BRAD LITTEKEN R.P.L.S. 6838

WO: 210391-0

REV:

REF:

TMD/DLH



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