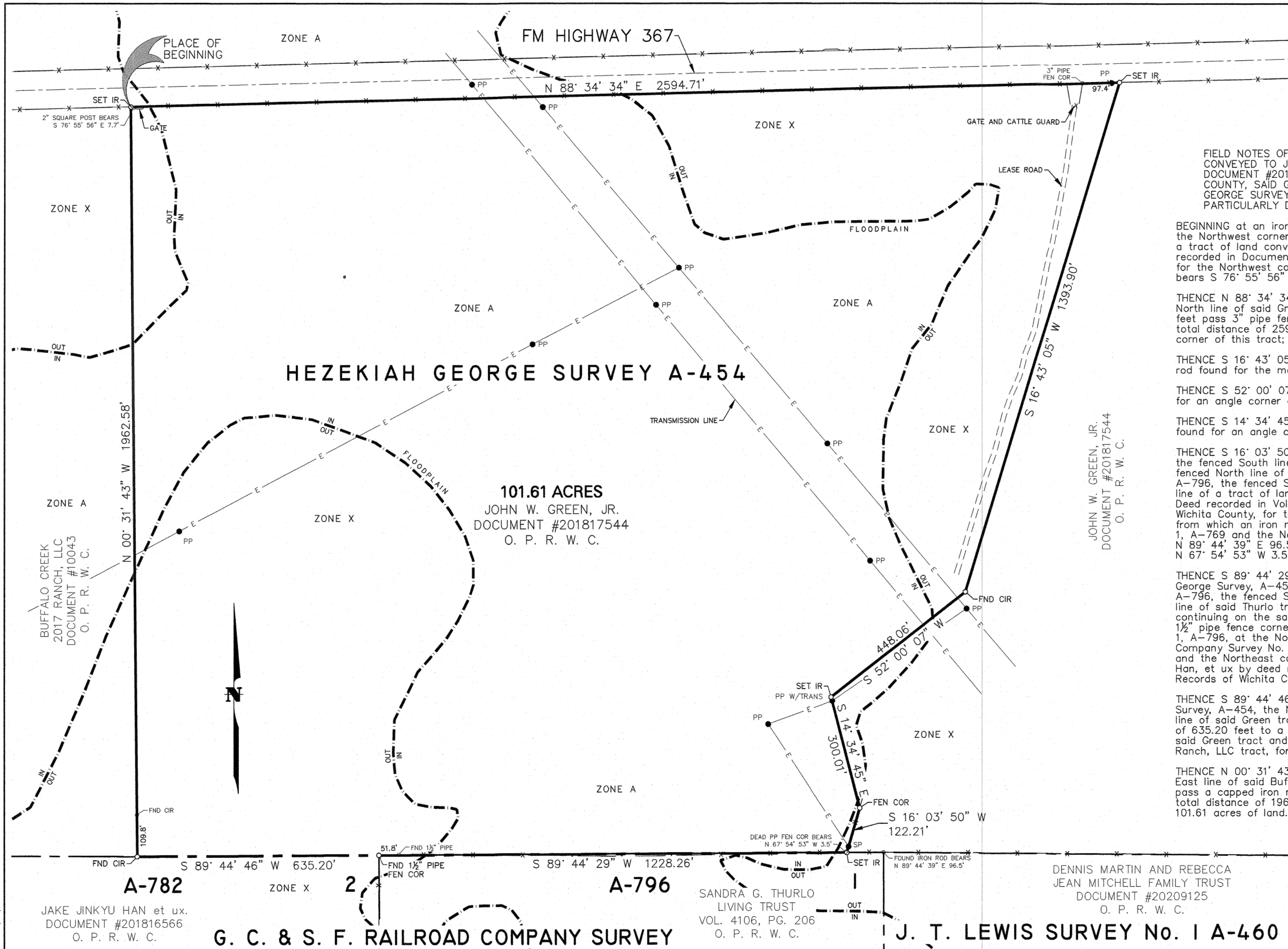


S:\WALT\2024\24-0458\24-0458.DWG BOUNDARY P-6/17/2024 3:58 PM S-6/17/2024 3:58 PM WALTER THOMPSON



FIELD NOTES

FIELD NOTES OF 101.61 ACRES OUT OF A TRACT OF LAND CONVEYED TO JOHN W. GREEN, JR. BY DEED RECORDED IN DOCUMENT #201817544, OFFICIAL PUBLIC RECORDS OF WICHITA COUNTY, SAID GREEN TRACT BEING OUT OF THE HEZEKIAH GEORGE SURVEY, A-454, WICHITA COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the South line of FM Highway 367, at the Northwest corner of said Green tract and at the Northeast corner of a tract of land conveyed to Buffalo Creek 2017 Ranch, Inc. by deed recorded in Document #10043, Official Public Records of Wichita County, for the Northwest corner of this tract, from which a 2" square post bears S 76° 55' 56" E 7.7 feet;

THENCE N 88° 34' 34" E, with the South line of FM Highway 367, the North line of said Green tract and generally with a fence, at 2497.31 feet pass 3" pipe fence corner and continuing on the same course a total distance of 2594.71 feet to an iron rod set for the Northeast corner of this tract;

THENCE S 16° 43' 05" W a distance of 1393.90 feet to a capped iron rod found for the most Northerly Southeast corner of this tract;

THENCE S 52° 00' 07" W a distance of 448.06 feet to an iron rod set for an angle corner of this tract;

THENCE S 14° 34' 45" E a distance of 300.01 feet to a fence corner found for an angle corner of this tract;

THENCE S 16° 03' 50" W a distance of 122.21 feet to an iron rod set in the fenced South line of said Hezekiah George Survey, A-454, the fenced North line of the G. C. & S. F. Railroad Company Survey No. 1, A-796, the fenced South line of said Green tract and the fenced North line of a tract of land conveyed to Sandra G. Thurlo Living Trust by Deed recorded in Volume 4106, Page 206, Official Public Records of Wichita County, for the most Southerly Southeast corner of this tract, from which an iron rod found at the Northeast corner of said Survey No. 1, A-769 and the Northeast corner of said Thurlo tract bears N 89° 44' 39" E 96.5 feet and a dead power pole fence corner bears N 67° 54' 53" W 3.5 feet;

THENCE S 89° 44' 29" W, with the fenced South line of said Hezekiah George Survey, A-454, the fenced North line of said Survey No. 1, A-796, the fenced South line of said Green tract and the fenced North line of said Thurlo tract, at 1176.66 feet pass 1 1/2" pipe fence corner and continuing on the same course a total distance of 1228.26 feet to a 1 1/2" pipe fence corner found at the Northwest corner of said Survey No. 1, A-796, at the Northeast corner of the G. C. & S. F. Railroad Company Survey No. 2, A-782, the Northwest corner of said Thurlo tract and the Northeast corner of a tract of land conveyed to Jake Jinkyu Han, et ux by deed recorded in Document #201816566, Official Public Records of Wichita County, for an angle corner of this tract;

THENCE S 89° 44' 46" W, with the South line of said Hezekiah George Survey, A-454, the North line of said Survey No. 2, A-782, the South line of said Green tract and the North line of said Han tract, a distance of 635.20 feet to a capped iron rod found at the Southwest corner of said Green tract and the Southeast corner of said Buffalo Creek 2017 Ranch, LLC tract, for the Southwest corner of this tract;

THENCE N 00° 31' 43" W, with the West line of said Green tract and the East line of said Buffalo Creek 2017 Ranch, LLC tract, at 109.8 feet pass a capped iron rod found and continuing on the same course a total distance of 1962.58 feet to the PLACE of BEGINNING and containing 101.61 acres of land.

JOHN W. GREEN, JR.  
DOCUMENT #201817544  
O. P. R. W. C.

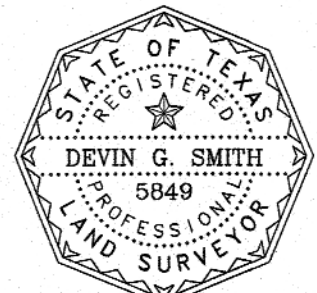
DENNIS MARTIN AND REBECCA  
JEAN MITCHELL FAMILY TRUST  
DOCUMENT #20209125  
O. P. R. W. C.

J. T. LEWIS SURVEY No. 1 A-460

BASIS OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL

LEGEND

- PP POWER POLE
- PP W/TRANS POWER POLE WITH TRANSFORMER
- E EXISTING ELECTRIC LINE
- X EXISTING FENCE
- FND IR PROPERTY CORNER (AS NOTED)



Devin G. Smith  
6/18/24  
DEVIN G. SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

BOUNDARY SURVEY OF 101.61 ACRES OUT OF THE HEZEKIAH GEORGE SURVEY, A-454 WICHITA COUNTY, TEXAS	
CORLETT, PROBST & BOYD, P.L.L.C. ENGINEERS - SURVEYORS 4605 OLD JACKSBORO HIGHWAY WICHITA FALLS, TEXAS 76302	
DRAWN WAT	TBPLS-100541-00
CHECKED DGS	
APPROVED DGS	
PHONE (940)723-1455 WO#24-0458	TBPE F-279
SCALE: 1" = 200'	SHEET 1 OF 1
JUNE, 2024	

A portion of the herein described property does lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for the City of Wichita Falls, Wichita County, Texas.

Panel Number: 48485C0275G and 48485C0280G.

Dated: February 3, 2010

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

Flood Zone designation is Zones A and 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.