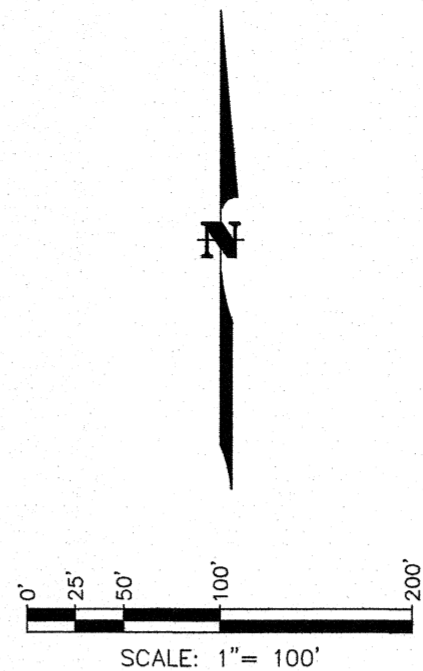


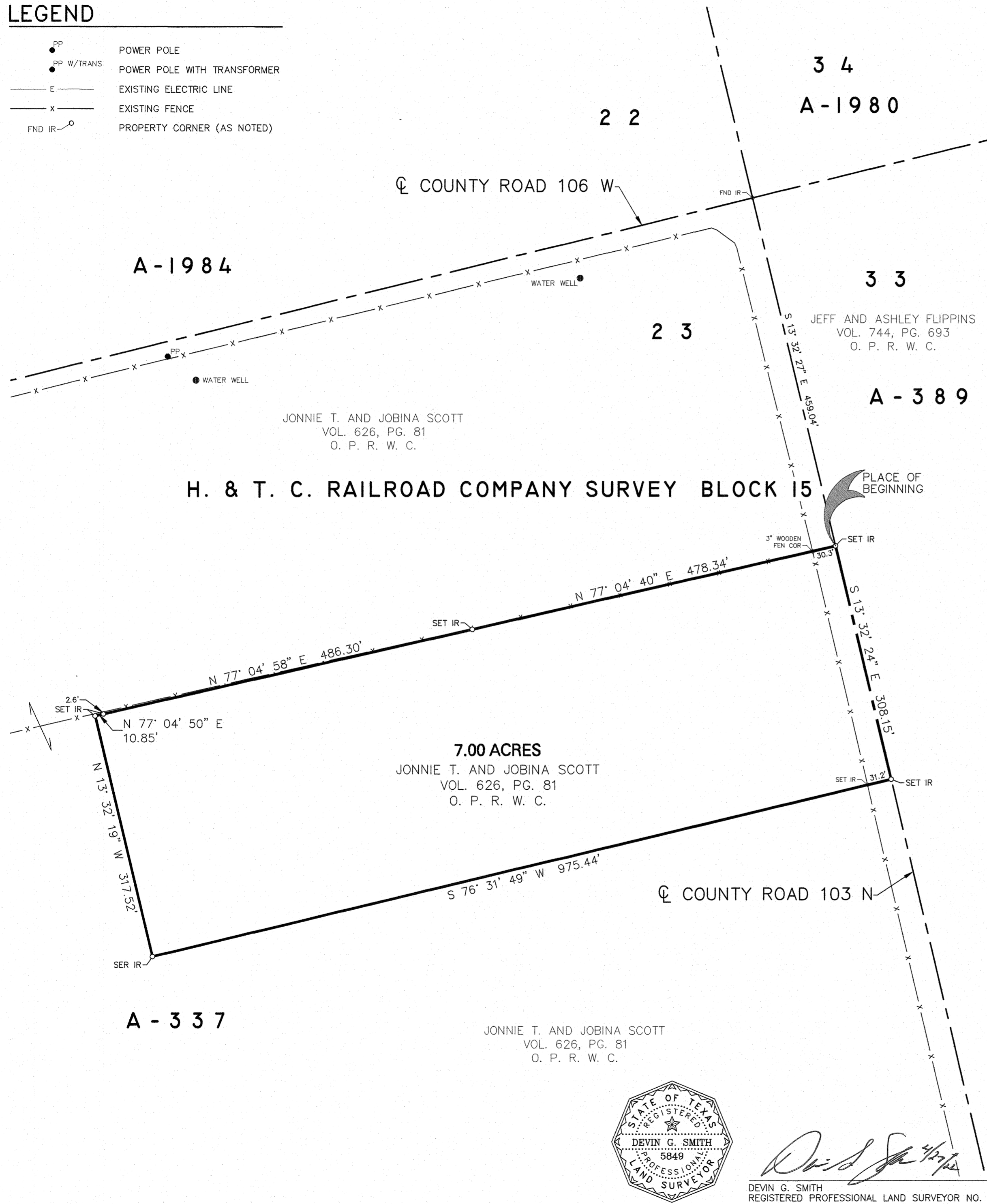
LEGEND

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



The U.S. Department of Housing and Urban Development, Federal Insurance Administration has not published maps for the area which delineate the 100 Year Flood Boundary and Floodway.

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.



FIELD NOTES

FIELD NOTES OF 7.00 ACRES OUT OF A TRACT OF LAND CONVEYED TO JONNIE T. AND JOBINA SCOTT AS RECORDED IN VOLUME 626, PAGE 81, OFFICIAL PUBLIC RECORDS OF WILBARGER COUNTY, SAID SCOTT TRACT BEING OUT OF THE H. & T. C. RAILROAD COMPANY SURVEY No. 23, A-337, BLOCK 15, WILBARGER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the centerline of County Road 103 N, in the East line of said Survey No. 23, A-337, in the East line of said Scott tract and in the West line of a tract of land conveyed to Jeff and Ashley Flippins by deed recorded in Volume 744, Page 693, Official Public Records of Wilbarger County, said rod being S 13° 32' 27" E 459.04 feet from an iron rod found at the Northeast corner of said Survey No. 23, A-337, the Northeast corner of said Scott tract and the Northwest corner of said Flippins tract, for the Northeast corner of this tract;

THENCE S 13° 32' 24" E, with the centerline of County Road 103 N, the East line of said Survey No. 23, A-337, the East line of said Scott tract and the West line of said Flippins tract, a distance of 308.15 feet to an iron rod set for the Southeast corner of this tract;

THENCE S 76° 31' 49" W, at 31.2 feet pass an iron rod set in the fenced West line of County Road 103 N and continuing on the same course a total distance of 975.44 feet to an iron rod set for the Southwest corner of this tract;

THENCE N 13° 32' 19" W a distance of 317.52 feet to an iron rod set for the Northwest corner of this tract;

THENCE N 77° 04' 50" E a distance of 10.85 feet to an iron rod set for an angle corner of this tract;

THENCE N 77° 04' 58" E a distance of 486.30 feet to an iron rod set in a fence line, for an angle corner of this tract;

THENCE N 77° 04' 40" E, generally with a fence, at 448.04 feet pass a 3" wooden fence corner in the fenced West line of County Road 103 N and continuing on the same course a total distance of 478.34 feet to the PLACE of BEGINNING and containing 7.00 acres of land, of which 0.22 acre lies within the right-of-way of County Road 103 N.

BASIS OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL

BOUNDARY SURVEY
 OF 7.00 ACRES OUT OF THE
 H. & T. C. RAILROAD COMPANY
 SURVEY No. 23, A-337, BLOCK 15
 WILBARGER COUNTY, TEXS

CORLETT, PROBST & BOYD, P.L.L.C.
 ENGINEERS - SURVEYORS
 4605 OLD JACKSBORO HIGHWAY
 WICHITA FALLS, TEXAS 76302

DRAWN	WAT
CHECKED	DGS
APPROVED	DGS
PHONE (940)723-1455	
WO#22-0419	
TBPE F-279	

SCALE: 1" = 100' APRIL, 2022 SHEET 1 OF 1



Devin G. Smith
 DEVIN G. SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

S:\WALT\2022\22-0419\22-0419.DWG BOUNDARY P-4/27/2022 4:26 PM S-4/27/2022 4:26 PM WALTER THOMPSON