

DESCRIPTION

Being a 68.91 acre tract of land being the remaining portion of a called 78.150 acre tract, as conveyed in Tract 2 of that certain Special Warranty Deed recorded in Volume 1499, Page 226 of the Official Public Records of Hutchinson County, Texas, and situated in the Northwest 1/4 of Section 23, Block Y, Arnold & Barrett Survey, Hutchinson County, Texas, and said 68.91 acre tract being further described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found at the northwest corner of this tract and said Section 23;

THENCE S. 89° 37' 45" E., 2657.50 feet, along the north line of said Section 23, to a 1/2 inch iron rod found at the northeast corner of this tract and the same being the northwest corner the Amended Alexander-Simpson Funeral Home Building Site Unit No. 1, an Addition to the City of Borger, Hutchinson County, Texas, as shown on the plat recorded in volume 889, Page 291B (Clerk's File No. 287467) of the Official Public Records of Hutchinson County, Texas;

THENCE S. 0° 30' 53" W., 525.79 feet, along the west line of said Building Site, to a 60-D nail found at the most easterly southeast corner of this tract and the same being the most easterly northeast corner of Wal-Mart Subdivision to the City of Borger, Hutchinson County, as shown on the plat recorded in Volume 6, Page 36, Slides 649 & 650 of the Plat Records of Hutchinson County, Texas, from whence a 1/2 inch iron rod with a yellow cap found at the shared south corner of said Building Site and said Wal-Mart Subdivision bears S. 0° 30' 53" W., 149.99 feet;

THENCE N. 89° 56' 00" W., 92.74 feet, along a northerly line of said Wal-Mart Subdivision, to a 1/2 inch iron rod found at a jog corner of this tract and the same being the middle northeast corner of said Wal-Mart Subdivision;

THENCE S. 53° 08' 27" W., 191.90 feet, along a northerly line of said Wal-Mart Subdivision, to a 3/8 inch iron rod found for the most easterly southwest corner of this tract and the same being a jog corner of said Wal-Mart Subdivision;

THENCE N. 36° 53' 51" W., 624.97 feet, along an easterly line of said Wal-Mart Subdivision, to a 3/8 inch iron rod set at a jog corner of this tract and the same being the most northerly northeast corner of said Wal-Mart Subdivision;

THENCE S. 53° 07' 15" W., 872.76 feet, along a northerly line of said Wal-Mart Subdivision, to a 3/8 inch iron rod found for a jog corner of this tract and the same being the most northerly northwest corner of said Wal-Mart Subdivision;

THENCE S. 8° 09' 13" W., 332.24 feet, along a westerly line of said Wal-Mart Subdivision, to a 3/8 inch iron rod set at a jog corner of this tract and the same being the middle northwest corner of said Wal-Mart Subdivision;

THENCE S. 36° 53' 22" E., 165.23 feet, along a westerly line of said Wal-Mart Subdivision, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" found at a middle southeast corner of this tract and the same being the northeast corner of a called 1.00 acre tract, as conveyed in that certain Warranty Deed recorded in Volume 2342, Page 271 of the Official Public Records of Hutchinson County, Texas, from whence a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" found at the southeast corner of said called 1.00 Acre Tract and a jog corner of said Wal-Mart Subdivision bears S. 36° 53' 22" E., 224.97 feet;

THENCE S. 53° 07' 03" W., 172.85 feet, along a northerly line of said called 1.00 acre tract, to a 3/8 inch iron rod set at a jog corner of this tract and the same being the most northerly northwest corner of said called 1.00 acre tract;

THENCE S. 36° 52' 57" E., 190.43 feet, along a westerly line of said called 1.00 acre tract, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" found at a middle southeast corner of this tract and the same being a jog corner of a called 1.00 acre tract;

THENCE S. 53° 07' 03" W., 232.14 feet, along a northerly line of said called 1.00 acre tract, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" found at a jog corner of this tract and the same being the most southerly northwest corner of said called 1.00 acre tract;

THENCE S. 36° 52' 57" E., along a westerly line of said called 1.00 acre tract, for 20.00 feet passing a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" found at the shared west corner of said called 1.00 acre tract and another called 1.00 acre tract, as conveyed in that certain Cash Warranty Deed recorded in Volume 2217, Page 223 of the Official Public Records of Hutchinson County, Texas, and continuing, along said second called 1.00 acre tract, for 209.35 feet passing a 1/2" iron rod with a red cap stamped "Furman R.P.L.S. #5374" found for an offset reference, and continuing in all a distance 290.57 feet to a point for a middle southeast corner of this tract and the south corner of second called 1.00 acre tract and also being in the northerly right-of-way line of Texas State Highway No. 136, also known as West Wilson Street (204 feet in width);

THENCE S. 53° 07' 03" W., 99.98 feet, along said northerly right-of-way line, to a point at the most northerly southwest corner of this tract and the same being the east corner of a called 0.861 acre tract, as conveyed in that certain Cash Warranty Deed recorded in Volume 2338, Page 30 of the Official Public Records of Hutchinson County, Texas;

THENCE N. 36° 52' 33" W., along the easterly line of said called 0.861 acre tract, for 0.25 feet passing a 1/2" iron rod with a red cap stamped "Furman R.P.L.S. #5374" found for an offset reference, and continuing in all a distance of 290.06 feet to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" found for a jog corner of this tract and the same being the northeast corner of said called 0.861 acre tract;

THENCE S. 68° 31' 13" W., 3.80 feet, along the northerly line of said called 0.861 acre tract, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" found for a jog corner of this tract and the same being the northwest corner of said called 0.861 acre tract;

THENCE S. 3° 50' 15" W., 384.04, along the westerly line of said called 0.861 acre tract, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" found at a middle southeast corner of this tract and the same being the south corner of said called 0.861 acre tract and also being in said northerly right-of-way line;

THENCE S. 53° 07' 03" W., 72.40 feet, along said northerly right-of-way line, to a 5/8 inch iron rod with a red cap stamped "CEC 10194378" found at a middle southwest corner of this tract and the same being the east corner of a called 2.000 acre tract, as conveyed in that certain Warranty Deed recorded in Volume 2187, Page 323 of the Official Public Records of Hutchinson County, Texas;

THENCE N. 36° 52' 57" W., 300.00 feet, along the easterly line of said called 2.000 acre tract, to a 5/8 inch iron rod with a red cap stamped "CEC 10194378" found for a jog corner of this tract and the same being the north corner of said called 2.000 acre tract;

THENCE S. 53° 07' 03" W., 55.05 feet, along the northerly line of said called 2.000 acre tract, to a 5/8 inch iron rod with a red cap stamped "CEC 10194378" found for a jog corner of this tract and said called 2.000 acre tract and the same being the point of tangency (P.T.) of a curve to the right with a radius of 2462.79 feet;

THENCE Southwesterly, along the arc of said curve to the right and the northerly line of said called 2.000 acre tract, for an arc distance of 235.40 feet with a chord bearing and distance of S. 55° 50' 18" W. for 235.31 feet to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" set at a middle southwest corner of this tract and the same being the west corner of said called 2.000 acre tract and in the easterly line of Tractor Supply Addition, an Addition to the City of Borger, Hutchinson County, Texas, as shown on the plat recorded in volume 2245, Page 81 (Clerk's File No. 379617) of the Official Public Records of Hutchinson County, Texas, from whence a 5/8 inch iron rod with a red cap stamped "CEC 10194378" found for the southeast corner of said Tractor Supply Addition bears S. 36° 52' 57" E., 301.22 feet;

THENCE N. 36° 52' 57" W., 148.78 feet, along the easterly line of said Tractor Supply Addition, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" set at the most southerly southeast corner of this tract and the same being the northeast corner of said Tractor Supply Addition;

THENCE S. 61° 49' 07" W., 369.72 feet, along the northerly line of said Tractor Supply Addition, to a 5/8 inch iron rod with a red cap stamped "CEC 10194378" found at a jog corner of this tract and the same being the northwest corner of said Tractor Supply Addition;

THENCE N. 36° 52' 57" E., 450.00 feet, along the westerly line of said Tractor Supply Addition, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" set at the most westerly southeast corner of this tract and the same being the southwest corner of said Tractor Supply Addition tract and also being in the curve the right of said northerly right-of-way line with a radius of 2762.79 feet;

THENCE Southwesterly, along the arc of said curve to the right of said northerly right-of-way line, for an arc distance of 400.34 feet with a chord bearing and distance of S. 69° 48' 24" W. for 399.99 feet to a 5/8 inch iron rod with a red cap stamped "CEC 10194378" found at the most southerly southwest corner of this tract and the same being in the west line of said Section 23, from whence a 1 inch iron pipe found for the southwest corner of said Section 23 bears S. 0° 29' 42" E., 2867.86 feet;

THENCE N. 0° 29' 42" W., 2406.51 feet, along the west line of said Section 23, to the **POINT OF BEGINNING** and contains 68.91 acres of land, more or less.

SAVE & EXCEPT a 0.23 acre tract of land situated in the Northwest 1/4 of said Section 23 as conveyed in that certain General Warranty Deed recorded in Volume 1915, Page 216 of the Official Public Records of Hutchinson County, Texas, and said 0.23 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of this tract, from whence a 1/2 inch iron rod found at the northeast corner of said 68.91 acre tract, surveyed herewith, bears East for 31.06 feet and N. 0° 30' 53" E., 137.70 feet;

THENCE South, 44.00 feet, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" set at the most northerly southeast corner of this tract;

THENCE S. 20° 00' 00" W., 50.00 feet, to a 1/2 inch iron rod found at a jog corner of this tract;

THENCE S. 45° 00' 00" W., 50.00 feet, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" set at the south corner of this tract;

THENCE N. 45° 00' 00" W., 50.00 feet, to a 1/2 inch iron rod with an orange cap stamped "CEC 10194378" set at a jog corner of this tract;

THENCE N. 20° 06' 47" W., 49.89 feet, to a 1/2 inch iron rod found at the most northerly southwest corner of this tract;

THENCE N. 0° 04' 18" E., 44.14 feet, to a 1/2 inch iron rod found at the northwest corner of this tract;

THENCE East, 104.91 feet, to the **POINT OF BEGINNING** of this tract and contains 0.23 acres of land, more or less.

The total net acreage for this tract is 68.68 Acres, more or less.

Certificate

I do hereby certify to **Kensington Vanguard National Land Services** that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; that it was prepared from a survey made on the ground under my supervision on this the **19th day of December, 2024**; that no visible above ground encroachments exist other than shown. Property is located in Zone X as according to the Flood Insurance Rate Map Panel 4803740005C with an effective date 02/02/1996.

Justin W. Cantwell, RPLS 6331



Notes:

- See Attached Exhibit "A" for the Schedule B Notes.
- Bearings Based on GPS Observations; Texas State Plane Coordinate System, North Zone, NAD 83 Datum

PLAT OF SURVEY

Kensington Vanguard National Land Services
GF: 5212663-D-TX-CP-PP
Being a 68.91 Acre Tract out of the Northwest
1/4 of Section 23, Blk. Y, A.&B. Survey,
Hutchinson County, Texas, Save & Except a
0.23 Acre Tract for 68.68 Total Net Acres

CENTERLINE CENTERLINE ENGINEERING & CONSULTING, LLC.
8112 United Avenue, Lubbock, Texas 79424
(806) 470-8888
FAX: (806) 470-8888
Toll Free: 1-877-617-1111
TBP's Reg. No. 10194378