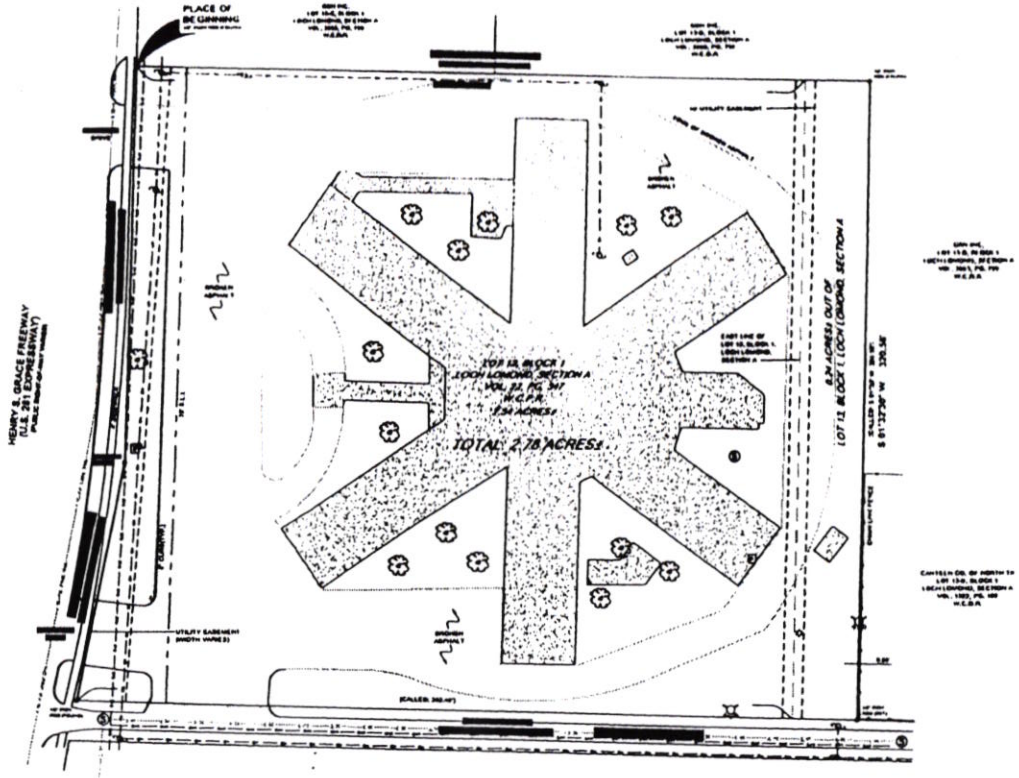


FIELD NOTES:

A 2.78 ACRE TRACT OF LAND OUT OF BLOCK 1, CHEROKEE COUNTY SCHOOL LANDS, WICHITA COUNTY, TEXAS, BEING ALL OF LOT 12, BLOCK 1, LOCH LOMOND ADDITION, SECTION A AND PART OF LOT 13, BLOCK 1, SAID LOCH LOMOND ADDITION, SECTION A, AS RECORDED IN VOLUME 22, PAGE 347, WICHITA COUNTY PLAT RECORDS, SAID WICHITA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF HENRY S. GRACE FREEWAY (U.S. 281 EXPRESSWAY) AT THE NORTHWEST CORNER OF ABOVE SAID LOT 12, BLOCK 1, LOCH LOMOND ADDITION, SECTION A, AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 88°30'14" EAST 373.64 FEET ALONG THE NORTH LINE OF SAID LOT 12, PASSING ITS NORTHEAST CORNER AT 348.88 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01°38'38" WEST 309.56 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF AN EXISTING 30 FOOT PUBLIC ALLEY FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 88°30'00" WEST 306.49 FEET ALONG SAID NORTH LINE OF AN EXISTING 30 FOOT PUBLIC ALLEY AND THE SOUTH LINE OF ABOVE SAID LOT 12, BLOCK 1, LOCH LOMOND ADDITION, SECTION A, TO A 1/2" IRON ROD FOUND ON SAID EAST RIGHT-OF-WAY LINE OF HENRY S. GRACE FREEWAY (U.S. 281 EXPRESSWAY) AND THE SOUTHWEST CORNER OF SAID LOT 12; SAID 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE OF HENRY S. GRACE FREEWAY (U.S. 281 EXPRESSWAY) THE FOLLOWING TWO (2) BEARING AND DISTANCES:

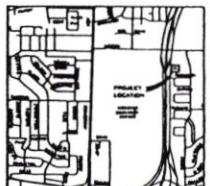
THENCE NORTH 11°11'00" EAST 134.37 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR AN INTERIOR CORNER;

THENCE NORTH 01°37'41" EAST 197.38 FEET TO THE PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT CONTAINS 2.78 ACRES, MORE OR LESS.

LEGEND:

- LIGHT POLE
- POWER POLE
- ELECTRIC BOX
- FIRE PROTECTION MANHOLE
- SANITARY SEWER MANHOLE
- TREE
- FIRE HYDRANT
- CONCRETE PAD/FOUNDATION
- 8" SANITARY SEWER FORCE MAIN
- 8" SANITARY SEWER MAIN
- OVERHEAD POWER LINE
- GAS LINE



LOCATION MAP

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 FALLS, TEXAS, COMMUNITY PANEL NUMBER 48485C0155G AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEBRUARY 3, 2010.

Zone: "X"

N
W E
S

GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

1 inch = 30 ft.

BASIS OF BEARINGS

N 11°11'E FOR THE EAST R.O.W. LINE OF HENRY S. GRACE FREEWAY AND THE WEST LINE OF LOT 12, BLOCK 1, LOCH LOMOND, SECTION A, PER VOL. 22, PG. 347 W.C.P.R.

Surveyed, platted and this survey of the property located at 4411 HENRY S. GRACE FWY., and being legally described as Lot 12, Block 1, LOCH LOMOND ADDITION, SECTION A, and 0.24 acres out of Lot 13, Block 1, LOCH LOMOND ADDITION, SECTION A, an addition to the City of WICHITA FALLS, Texas, as recorded per instrument number/Volume 2022, Page 346 / 348, of the WICHITA County Plat Records, was under direct supervision of the undersigned Registered Professional Land Surveyor, Surveyor and Surveyed on the Ground on the 13th day of MAY 2021.

JERRY MANSKEY
Registered Professional Land Surveyor No. 3000

BIGGS & MATHEWS, INC.
CONSULTING ENGINEERS / SURVEYORS
2000 BROOK AVENUE T: (940) 766-0139
WICHITA FALLS, TX 76309 F: (940) 766-0898

WF-3187-