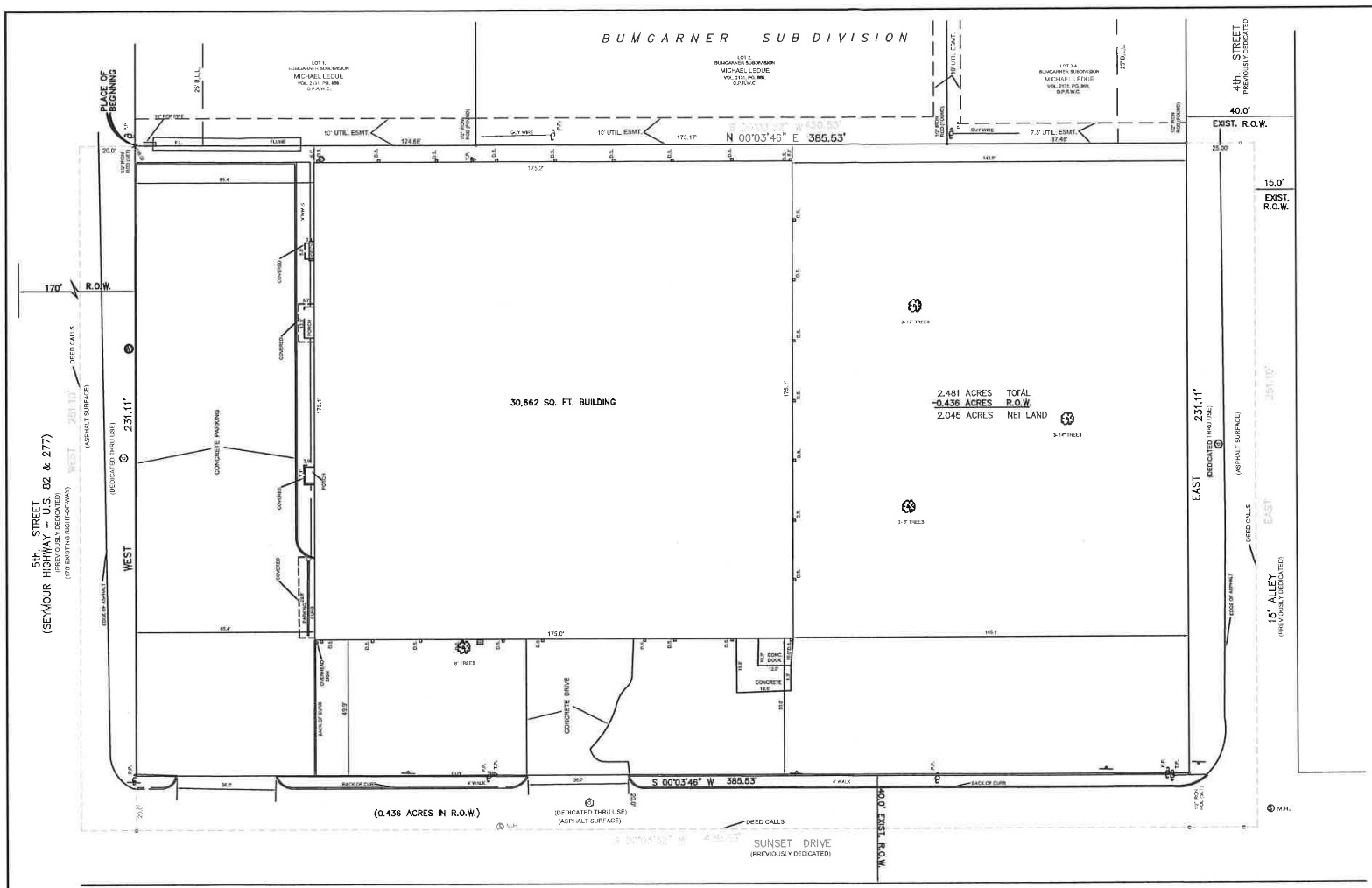

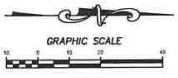

LEGEND

- SEWER MANHOLE
- WATER METER
- DOWNSPOUT
- POWER POLE
- TREES
- SIGNS
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- GAS METER
- ELECTRIC METER

FIELD NOTES

A TRACT OF LAND OUT OF THE JOHN A. SCOTT SURVEY NO. 18, A-300, WICHITA COUNTY, WICHITA FALLS, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO THE SHOPPER INC. AND RECORDED IN VOLUME 1278, PAGE 525, WICHITA COUNTY DEED RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF 5TH STREET, A DEDICATED STREET, SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BUMGARNER SUBDIVISION, AN ADDITION TO THE CITY OF WICHITA FALLS, TEXAS, AS RECORDED IN VOLUME 25, PAGE 174, WICHITA COUNTY PLAT RECORDS, FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°03'46" EAST 385.53 FEET ALONG THE EAST LINE OF LOTS 1, 2 AND 3-A, SAID BUMGARNER SUBDIVISION, TO A 1/2 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF 4TH STREET, A DEDICATED STREET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 231.11 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 4TH STREET TO A 1/2 INCH IRON ROD AT ITS POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SUNSET DRIVE, A DEDICATED STREET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00°03'46" WEST 385.53 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD FOR ITS POINT OF INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF 5TH STREET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST 231.11 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF 5TH STREET TO THE PLACE OF BEGINNING AND CONTAINING 2.045 ACRES, MORE OR LESS.

BASIS OF BEARINGS

WEST FOR THE NORTH RIGHT-OF-WAY LINE OF 5th STREET PER DEED OF RECORD.

FLOODPLAIN INFORMATION

THIS FLOOD STATEMENT (S) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE. IT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL NOT FLOOD FROM LOCAL OR OTHER SOURCES AND/OR FLOOD. IT DOES NOT IMPLY ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA (SHADED ZONE X) OF 100 YEAR FLOOD AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR WICHITA FALLS, TEXAS, COMMUNITY PANEL NUMBER 480672 0005 B AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED SEPT. 19, 1983 ZONE X

SCHEDULE "B"				
ITEM	VOL./PAGE	TYPE	OWNER	SHOWN
1	N/A			NO
2	RIGHTS OF PARTIES IN POSSESSION			NO
3	N/A			NO
4	DEED BY USE	STREET	CITY OF WICHITA FALLS	YES
5	N/A			NO
6	N/A			NO
7	N/A			NO
8	N/A			NO
9	N/A			NO

STATE OF TEXAS REGISTERED JAMES E. BIGGS III 2967 PROFESSIONAL LAND SURVEYOR

I hereby certify that this survey of the property located at 2200 5th STREET and being 2.481 acres out of the JOHN A SCOTT SURVEY NO. 18, Survey, Abstract No. A-300, WICHITA County, Texas, was made on the ground, correctly measuring the lots found at the time of the survey, and satisfies the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey as of this, the 18th day of JANUARY 2007.

JAMES E BIGGS III
Registered Professional Land Surveyor No. 2967

DWG: 2007-012.DWG | SCALE: 1=20
SUR. WFG | DWN: JLM | CHK: FDH

BIGGS & MATHEWS, INC.
CONSULTING ENGINEERS / SURVEYORS
2500 BROOK AVENUE
WICHITA FALLS, TX 76301
V. (940) 766-0156
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F:\03_PROJECTS\2007\DWG\2007-012\DWG\2007-012.DWG 1-20 JLM

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