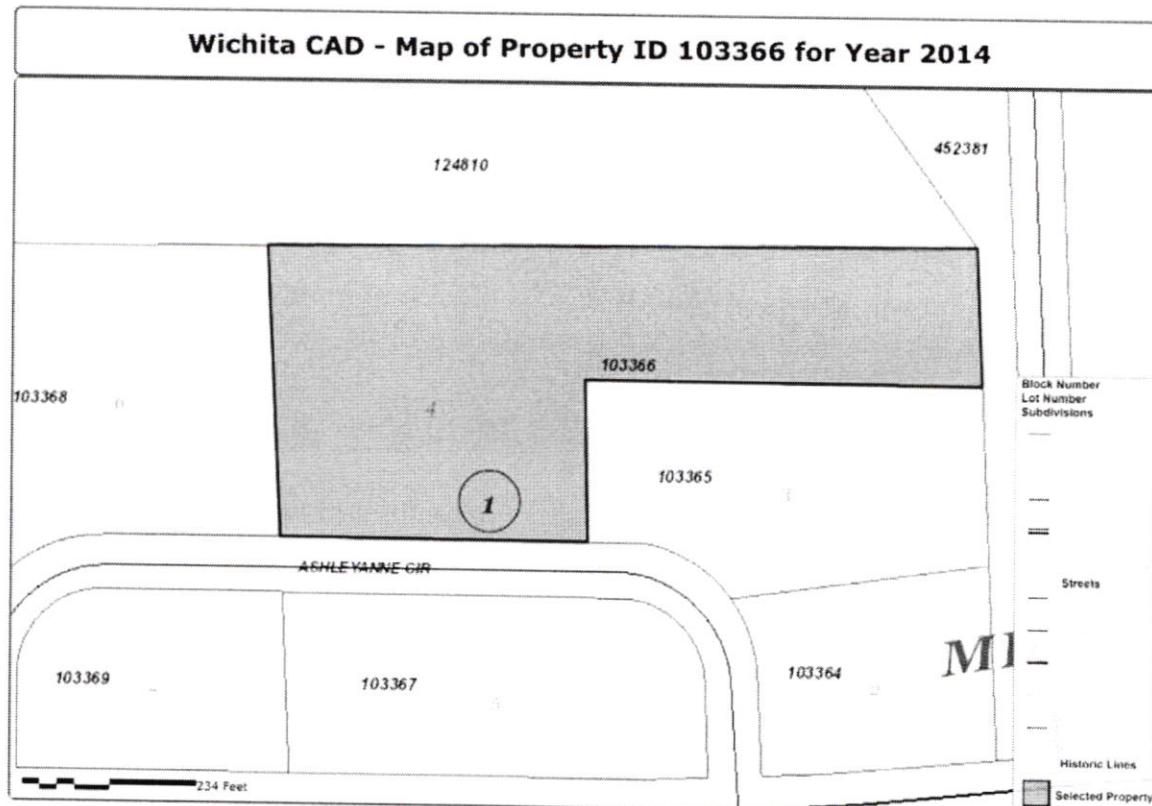


## LEGAL DESCRIPTION

Wichita County Appraisal District records indicate the following legal description: Lot 4, Block 1, Michna Estates, Wichita Falls, Wichita County, Texas. No metes and bounds legal description was provided. No survey was provided.

### Digital Plat Map



## SITE DESCRIPTION

### GENERAL DESCRIPTION:

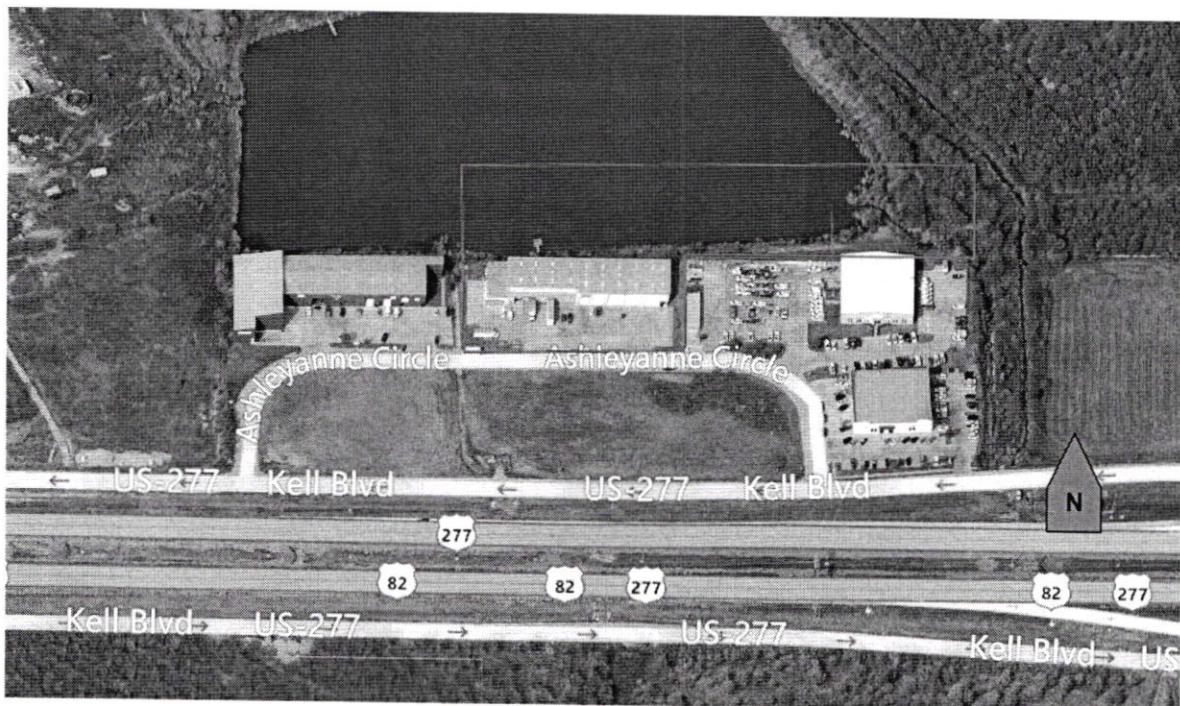
The subject site is located on the north side of Ashleyanne Circle, approximately 350 feet northwest of Kell Boulevard.

### SIZE:

Total: 4.0098 acres or 174,667 square feet (per WCAD)

Useable: 1.303 acres or 56,739 (per plat)

Only the useable area has been utilized in this analysis. As seen from aerial below, the north section of the site extends into an adjacent pond area (and this area is not usable).



### SHAPE:

"L" shape

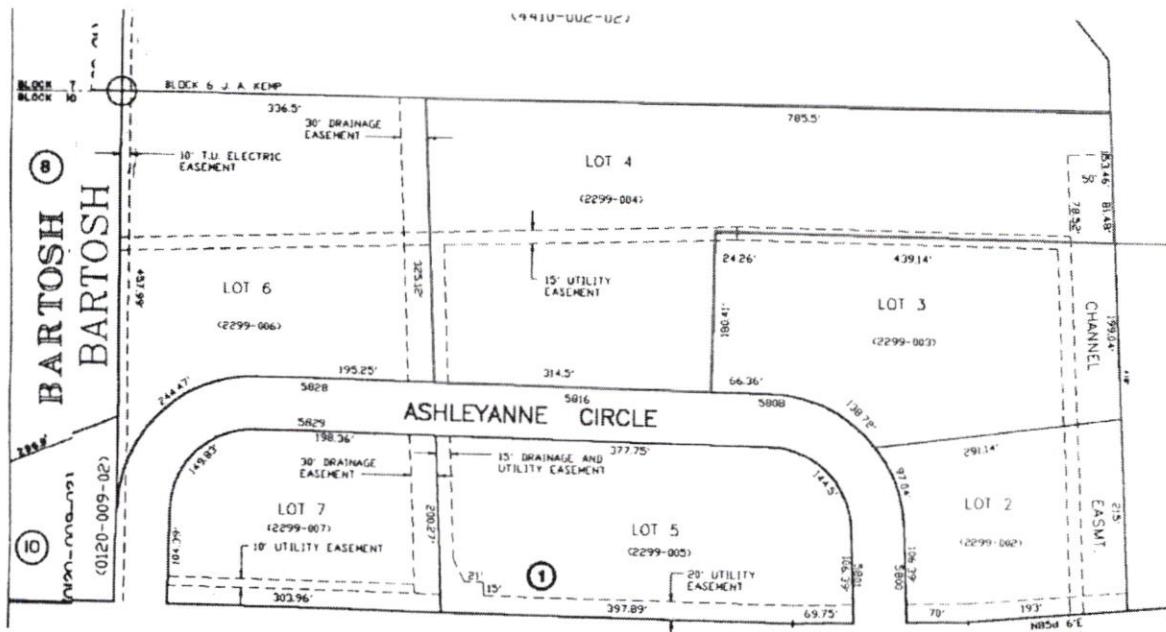
### DIMENSIONS:

325.12' W x 785.5' N x 153.46' E x 439.14' SSE x 180.41' ESE x 314.5' S (See Plat). The front area of the site which is usable is approximately 314.5' x 180.41' deep; per plat).

### FRONTAGE:

Approximately 314.5 feet along the north side of Ashleyanne Circle.

## SITE DESCRIPTION – Continued



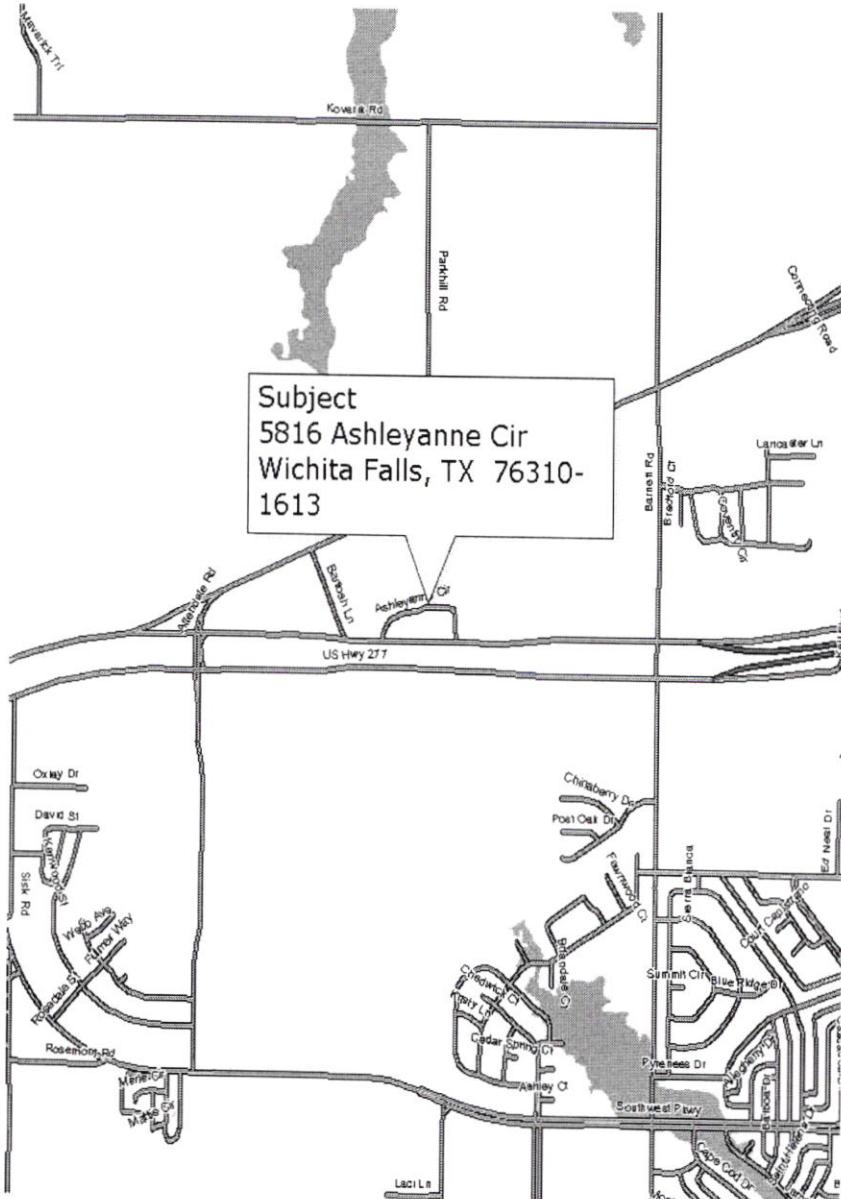
Plat Map from Wichita County Plat Office

### TOPOGRAPHY:

The subject site is generally level and at street grade. There is a slight slope downward slope to the west. There is a concrete drainage ditch area on the west side of the site that drains into the pond area on the north side of the site.

## SITE DESCRIPTION – Continued

### FLOOD HAZARD:



According to FEMA Flood Map Panel No. 48485C0430G; dated February 03, 2010, the subject sites lie outside of a designated flood hazard zone, within a Zone X.