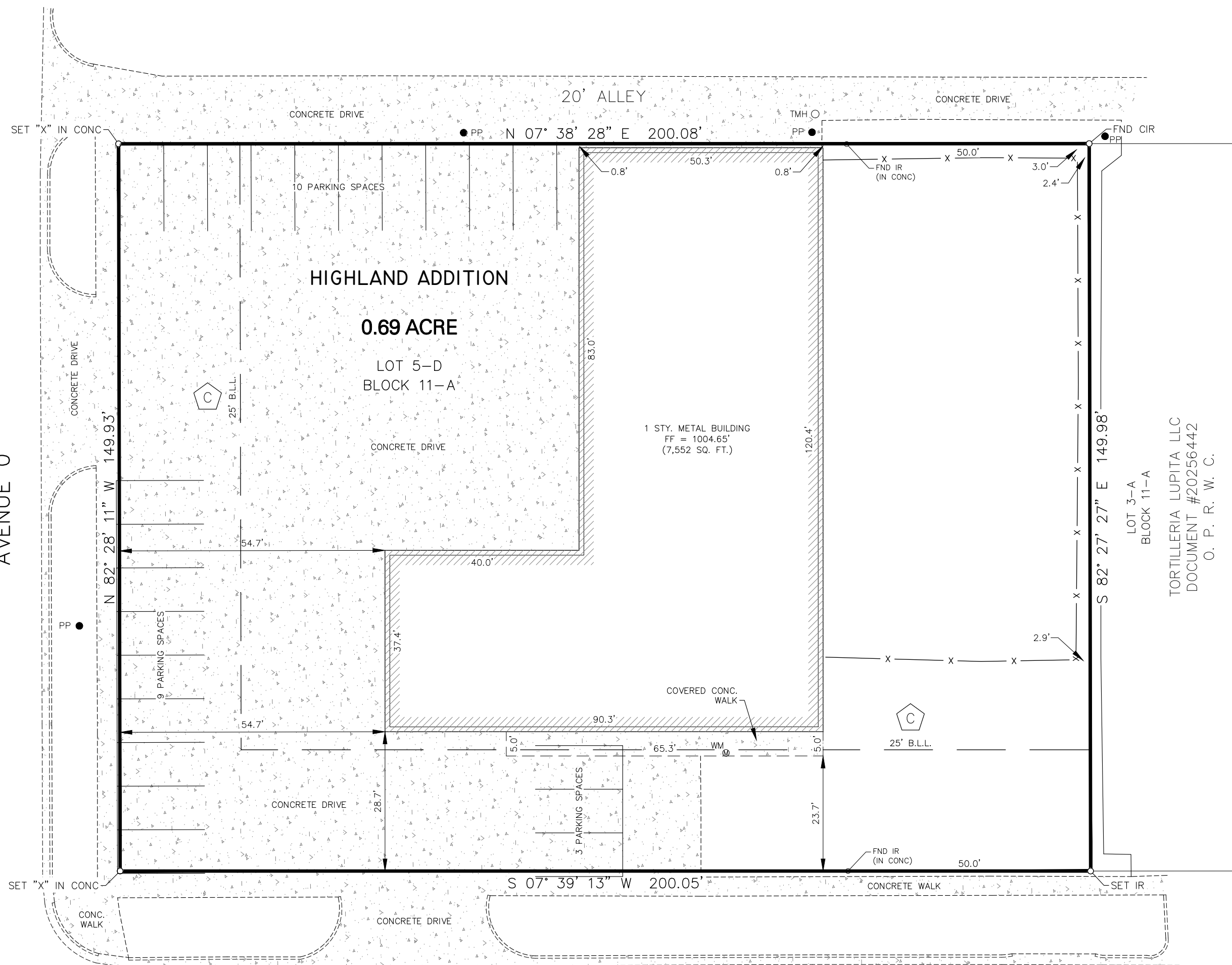


S:\UC\2026\CLOSING\26-0755.DWG CLOSING P-9/8/2026 11:15 AM S-9/8/2026 11:14 AM ULISES CANTU

AVENUE O



KEMP BOULEVARD



LOCATION MAP
NOT TO SCALE

LEGEND

- PP POWER POLE
- TMH TELEPHONE MANHOLE
- WM WATER METER
- X EXISTING FENCE
- EXISTING CONCRETE
- FND IR PROPERTY CORNER (AS NOTED)



DEVIN G. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

09/08/2026

The herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for the City of Wichita Falls, Wichita County, Texas.

Panel Number: 48485C0320G,

Dated: February 3, 2010,

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.

Flood Zone designation is Zone X.

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.

To: TEXAN TITLE INSURANCE COMPANY, and each of their respective affiliates, successors and assigns as they may appear:

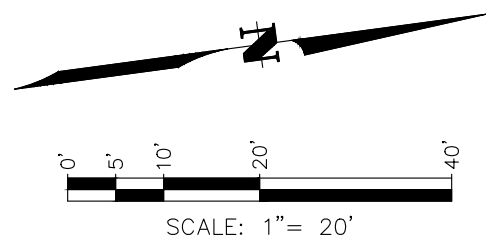
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 13, 14 and 18 of Table A thereof. The field work was completed on August 26, 2026.

NOTES:

PROPERTY ADDRESS: 2408 KEMP BOULEVARD & 2412 KEMP BOULEVARD, WICHITA FALLS, TX, 76308

- PROPERTY IS ZONED GENERAL COMMERCIAL (GC).
- GENERAL COMMERCIAL (GC)
 - MINIMUM LOT AREA: 5000 SQ. FT.
 - MINIMUM LOT WIDTH: 50 FEET
 - FRONT SETBACK: 25 FEET MINIMUM.
 - SIDE SETBACK, INTERIOR:
 - SINGLE-FAMILY AND DUPLEX DWELLINGS: 5 FEET, MINIMUM.
 - ALL OTHERS: NONE
 - SIDE SETBACK, EXTERIOR: 25 FEET MINIMUM, EXCEPT 15 FOOT MINIMUM FOR SINGLE-FAMILY AND DUPLEX DWELLINGS.
 - REAR SETBACK:
 - SINGLE-FAMILY AND DUPLEX DWELLINGS: FIVE FOOT MINIMUM FROM COMMON LOT LINE OR ONE FOOT MINIMUM FROM ALLEY.
 - ALL OTHERS: NONE.
 - HEIGHT: NO MAXIMUM.
 - BUILDING COVERAGE: NO MAXIMUM. EXCEPT 50% OF LOT AREA MAXIMUM, FOR SINGLE-FAMILY AND DUPLEX DWELLINGS.
 - OPEN SPACE: 20% OF LOT AREA, MINIMUM, FOR MULTIFAMILY DWELLINGS CONTAINING 25 UNITS OR MORE.
- PARKING REQUIREMENTS: WILL BE BASED ON HOW THE PROPERTY IS TO BE USED.
- ALL ZONING INFORMATION IS FROM THE CITY OF WICHITA FALLS ZONING ORDINANCE OF JUNE 2, 2026 AS PREPARED BY THE PLANNING DIVISION OF THE CITY OF WICHITA FALLS.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED DURING THIS SURVEY.
- NO EVIDENCE OF USE OF THIS SITE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED DURING THIS SURVEY.
- NO EVIDENCE OF ANY WETLAND AREA.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

PARKING	
TYPE	NUMBER
REGULAR	22
HANDICAPPED	0
TOTAL	22



SCHEDULE B EXCEPTIONS: TEXAN TITLE INSURANCE COMPANY COMMITMENT GF No. 2026-2093 ISSUED AUGUST 25, 2026

10 EXCEPTIONS:

25 foot setback line along the East and South side of the land as shown on or described in the plat of the subdivision recorded in Volume 25, Page 256 in the plat records of Wichita County. Affects this property and is shown on this survey

LEGAL DESCRIPTION:

LOT 5-D, BLOCK 11-A, HIGHLAND ADDITION, AN ADDITION TO THE CITY OF WICHITA FALLS AS RECORDED IN VOLUME 25, PAGE 256, WICHITA COUNTY PLAT RECORDS, WICHITA FALLS, WICHITA COUNTY, TEXAS.

BASIS OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL

ALTA/NSPS LAND TITLE SURVEY OF LOT 5-D, BLOCK 11-A HIGHLAND ADDITION WICHITA FALLS, WICHITA COUNTY, TEXAS

DRAWN	UC
CHECKED	DGS
APPROVED	DGS
PHONE (940) 723-1455	
WO#26-0755	

CORLETT, PROBST & BOYD, P.L.L.C.

ENGINEERS - SURVEYORS
4605 OLD JACKSBORO HIGHWAY
WICHITA FALLS, TEXAS 76302

TBPLS-100541-00

SCALE: 1" = 20'

AUGUST, 2026

SHEET 1 OF 1