



GPS DERIVED TRUE BEARINGS
TBPLS-100541-00

BOUNDARY SURVEY OF 2362.879 ACRES OUT OF
SECTIONS 17, A-273, 18, A-1500, 19, A-274
20, A-1499, 29, A-279, BLOCK B & SECTION
31, A-318, BLOCK C, H. & T. C. RAILROAD
COMPANY SURVEY KNOX COUNTY TEXAS

<p>CORLETT, PROBST & BOYD, P.L.L.C. ENGINEERS - SURVEYORS 4605 OLD JACKSBORO HIGHWAY WICHTA FALLS, TEXAS 76702</p>	<p>SCALE: 1" = 600'</p>	<p>AUGUST 2018</p>	<p>SHEET 1 OF 1</p>
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EVIN G. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849



2. S. S. 8/5/18

FIELD NOTES

FIELD NOTES OF 2362.879 ACRES OUT OF SECTIONS 17, A-273, 18, A-1500, 19, A-274, 20, A-1499, 29, A-279, BLOCK B, SECTION 31, A-318, BLOCK C, THE H. & T. C. RAILROAD COMPANY SURVEY, KNOX COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 6" wooden fence post at the Southeast corner of said Section 18, A-1500 and the Northeast corner of a tract of land conveyed to Tom Compton by deed recorded in Volume 98, Page 573, Deed Records of Knox County, for the Southeast corner of this tract, from which a game fence corner bears N 44° 27' 11" W a distance of 10.4 feet;

THENCE N 88° 47' 06" W, with the North line of said Compton tract, the North line of a tract of land conveyed to Dwight E. Burgess by deeds recorded in Volume 230, Page 715, Deed Records of Knox County and Volume 300, Page 673, Official Public Records of Knox County, and the North of a tract of land conveyed to D. R. Miller Family Trust by deeds recorded in Volume 78, Page 81, Deed Records of Knox County and Volume 263, Page 540, Official Public Records of Knox County and Jacky R. Miller by deed recorded in Volume 290, Page 181, Official Public Records of Knox County, a distance of 2830.79 feet to a 6" wooden fence post for an angle corner of said Miller tract and this tract, from which a game fence corner bears N 31° 14' 47" W a distance of 10.2 feet;

THENCE S 83° 59' 14" W, with the North line of said Miller tract and generally with new game fence, a distance of 2404.14 feet to an iron rod found at an angle corner of said Miller tract and this tract, from which a game fence corner bears N 69° 46' 17" E a distance of 27.9 feet and N 01° 33' 32" E a distance of 24.8 feet;

THENCE N 09° 33' 10" W, with the North line of said Miller tract and generally with new game fence, a distance of 379.96 feet to an iron rod found at a 6" wooden fence post at an angle corner of said Miller tract and in the South line of said Section 18, A-1500, for an angle corner of this tract, from which a game fence corner bears N 03° 18' 47" E a distance of 37.4 feet;

THENCE N 88° 34' 12" W, with the South line of said Sections 18, A-1500 and 19, A-274, the North line of said Miller tract, the North line of a tract of land conveyed to Andrey Logs Welch by deeds recorded in Volume 229, Page 182, Deed Records of Knox County and Volume 295, Page 205, Official Public Records of Knox County, the North line of a tract of land conveyed to Farmer's National Bank by deed recorded in Volume 236, Page 759, Deed Records of Knox County and the North line of a tract of land conveyed to T. G. Thompson by deeds recorded in Volume 81, Page 443 and Volume 85, Page 539, Deed Records of Knox County and generally with new game fence, a distance of 4624.29 feet to a 6" wooden fence post at the Southeast corner of a tract of land conveyed to Kenneth Wayne Carroll by deeds recorded in Volume 11, Page 211, Volume 98, Page 541, Volume 254, Page 667 and Volume 254, Page 669, Deed Records Knox County, for the most Southerly Southwest corner of this tract, from which 3" pipe fence corner on new game fence bears S 19° 41' 36" W 53.9 feet;

THENCE N 01° 24' 09" E, with the East line of said Carroll tract and generally with new game fence, a distance of 2446.68 feet to an iron rod found at a 6" wooden fence corner at the most Easterly Northeast corner of said Carroll tract, for an angle corner of this tract;

THENCE N 52° 02' 45" W, with the fenced North line of said Carroll tract, a distance of 321.93 feet to a 8" wooden fence corner at an angle corner of said Carroll tract and this tract;

THENCE N 88° 00' 48" W, with the fenced North line of said Carroll tract, a distance of 390.58 feet to an iron rod found at a 6" wooden fence corner in the West line of said Section 19 and at an ell corner of said Carroll tract, for an ell corner of this tract from which a game fence corner bears N 02° 04' 17" W a distance of 4.3 feet;

THENCE N 01° 15' 58" E, with the West line of said Section 19, A-274, the East line of said Section 30, A-1498, the East line of said Carroll tract and generally with new game fence, a distance of 2585.94 feet to a nail found at an angle corner of said Carroll tract and this tract, from which a game fence corner bears N 34° 15' 03" E a distance of 4.1 feet;

THENCE N 57° 54' 09" W, with the North line of said Carroll tract and generally with new game fence, a distance of 114.38 feet to a nail found in the fenced North line of said Section 30, A-1498, the South line of said Section 29, A-279 and at an angle corner of said Carroll tract and this tract, from which a game fence corner bears N 19° 56' 17" E a distance of 2.9 feet;

THENCE N 88° 33' 32" W, with the North line of said Section 30, A-1498, the South line of said Section 29, A-279 and the North line of said Carroll tract, a distance of 5146.20 feet to an iron rod found at a fence post at the Northwest corner of said Section 30, A-1498, the Southwest corner of said Section 29, A-279, and an ell corner of said Carroll tract, for the most Westerly Southwest corner of this tract, from which a game fence corner bears N 56° 14' 12" E a distance of 8.7 feet;

THENCE N 01° 29' 44" E, with the West line of said Section 29, A-279 and the East line of said Carroll tract, a distance of 4721.75 feet to an iron rod found at an angle corner of a tract of land conveyed to Richard K. Montgomery by deeds recorded in Volume 208, Page 645 and Volume 275, Page 248, Deed Records of Knox County, for the Northwest corner of this tract, from which a game fence corner bears S 53° 57' 13" E a distance of 3.3 feet;

THENCE with the fenced South line of said Montgomery tract as follows:

N 67° 52' 20" E a distance of 469.29 feet to an iron rod set at a fence corner at an angle corner of said Montgomery tract and this tract, from which a game fence corner bears S 63° 30' 00" E a distance of 10.2 feet; and N 85° 21' 55" E a distance of 1779.40 feet to a fence post in the North line of said Section 29, A-279 and at an angle corner of said Montgomery and this tract, from which a game fence corner bears S 84° 17' 48" E a distance of 26.4 feet;

THENCE continuing with the fenced North line of said Montgomery tract and the fenced North line of Sections 29, A-279 and 20, A-1499 as follows: S 88° 57' 52" E a distance of 3692.66 feet to a fence post at an angle corner of said Montgomery tract and this tract, from which a game fence corner bears S 00° 45' 48" W a distance of 4.1 feet; and S 89° 21' 24" E a distance of 3427.49 feet to an iron rod set at a fence post at the Northwest corner of a tract of land conveyed to First National Bank of Wichita Falls, Texas, for the most Northerly Northeast corner of this tract, from which a 2.5" pipe fence corner bears S 04° 30' 09" E a distance of 5.1 feet;

THENCE S 00° 49' 59" E, with the West line of said First National Bank of Wichita Falls, Texas tract and generally with fence, a distance of 4283.84 feet to an iron rod found at the Southwest corner of said First National Bank of Wichita Falls, Texas tract, for an ell corner of this tract, from which a game fence corner bears S 34° 56' 16" E 1.2 feet;

THENCE S 88° 31' 14" E, with the South line of said First National Bank of Wichita Falls, Texas tract and generally with fence, a distance of 646.07 feet to a t-post and iron rod set at an angle corner of said First National Bank of Wichita Falls, Texas tract and this tract, from which a game fence corner bears S 01° 13' 32" W 0.4 foot;

THENCE continuing with the South line of said First National Bank of Wichita Falls, Texas tract and generally with fence as follows: S 88° 50' 28" E a distance of 549.12 feet to a t-post and iron rod set at an angle corner of said First National Bank of Wichita Falls, Texas tract and this tract; S 66° 10' 17" E, at 454.2 feet pass a spike nail set and continuing on the same course a total distance of 4527.65 feet to a t-post and iron rod set at an angle corner of said First National Bank of Wichita Falls, Texas tract and this tract; S 53° 50' 03" E a distance of 353.31 feet to a t-post and iron rod set at an angle corner of said First National Bank of Wichita Falls, Texas tract and this tract; and S 68° 28' 27" E a distance of 662.68 feet to an 8" wooden fence post at the Southeast corner of said First National Bank of Wichita Falls, Texas tract, in the East line of said Section 18, A-1500 and the West line of F. M Highway 267, for the most Easterly

Northeast corner of this tract, from which a game fence corner bears N 56° 17' 45" W a distance of 1.2 feet;

THENCE S 01° 03' 57" W, with the East line of said Section 18, A-1500 and generally with fence, a distance of 4075.45 feet to the PLACE of BEGINNING and containing 2362.879 acres of land.