FIELD NOTES

FIELD NOTES OF 30.88 ACRES OUT OF A TRACT OF LAND CONVEYED TO RIVER CREEK INVESTMENTS BY DEED RECORDED IN VOLUME 183, PAGE 883, OFFICIAL PUBLIC RECORDS OF CLAY COUNTY, SAID TRACT BEING OUT OF BLOCK 15 AND 16 OF THE HALSELL SUBDIVISION AS RECORDED IN VOLUME 49, PAGE 199, CLAY COUNTY DEED RECORDS, CLAY COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a pk nail set in the centerline of Grinke Road, the North line of said Block 15, in the South line of a tract of land conveyed to Laura Beaudin by deed recorded in Volume 12, Page 90, Official Public Records of Clay County, at the most Northerly Northwest corner of said River Creek Investments tract and at the Northeast corner of a tract of land conveyed to Keith Sinclair by deed recorded in Volume 486, Page 885, Official Public Records of Clay County, for the most Northerly Northwest corner of this tract:

THENCE S 89° 53' 25" E, with the centerline of Grinke Road, the North line of said River Creek Investments tract and said Block 15 and the South line of said Beaudin tract a distance of 800.90 feet to a spike nail set, for the Northeast corner of this

THENCE S 00° 52' 33" E, at 15.1 feet pass a reference rod set in the fenced South line of Grinke Road and continuing on the same course a total distance of 1240.02 feet to an iron rod set, for the Southeast corner of this tract;

THENCE N 89' 53' 28" W, a distance of 1235.41 feet to an iron rod set in the West line of said River Creek Investments tract and in the East line of a second tract of land conveyed to Keith Sinclair by deed recorded in Volume 484, Page 65, Official Public Records of Clay County, for the Southwest corner of this tract;

THENCE N 00° 01' 54" E, with the West line of said River Creek Investments tract and the East line of said second Sinclair tract, generally with a fence, a distance of 819.83 feet to an iron rod found at the Southwest corner of said first Sinclair tract, for the most Westerly Northwest corner of this tract:

THENCE S 89° 53' 45" E, with the North line of said River Creek Investments tract and the South line of said first Sinclair tract tract a distance of 414.77 feet to an iron rod found at an ell corner of said River Creek Investments tract and at the Southeast corner of said first Sinclair tract, for an ell corner of this tract;

THENCE S 00° 02' 38" E, with the West line of said River Creek Investments tract and the East line of said second Sinclair tract at 403.0 feet pass a reference rod set in the fenced South line of Grinke Road and continuing on the same course a total distance of 419.99 feet to the PLACE of BEGINNING and containing 30.88 acres of land, of which 0.30 acre lies within the easement of Grinke Road.

LEGEND

POWER POLE

EXISTING ELECTRIC LINE

EXISTING FENCE EXISTING PIPELINE

FND IR-

PROPERTY CORNER (AS NOTED)

BASIS OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL

BOUNDARY SURVEY OF 30.88 ACRES
OUT OF BLOCK 15 AND 16 HALSELL SUBDIVISION No. 1 CLAY COUNTY, TEXAS

DRAWN CHECKED APPROVED

PHONE (940)723-1455

FAX (940)397-0549

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

SCALE: 1" = 200'

TBPE F-279

JANUARY, 2022

SHEET OF 1

TBPLS-100541-00