

B.B.B. & C. CO.
SURVEY NO. 2,
A-1104

38.44 ACRES, B.B.B. & C. CO.
CO. SURVEY NO. 2, A-1104
KEITH & TERESA DAVIS
VOL. 132, PG. 401,
C. C. O. P. R.

T. E. & L. CO. SURVEY NO. 2801,
A-531

657 BELCHER RD
32.3 ACRES, T. E. & L. CO.
SURVEY NO. 2801, A-531
PATTERSON & DAVIS
VOL. 436, PG. 187,
C. C. O. P. R.

3/8" BRIDGE
SPIKE (H&I)

12" WOOD
FENCE
CORNER
(H&I)

APPROXIMATE LOCATION OF 4
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 6
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

APPROXIMATE LOCATION OF 3
1/2" NATURAL GAS PIPELINE
(TANGA MIDSTREAM SERVICES)

B.B.B. & C. CO. SURVEY NO. 1,
A-54

71.2 ACRES (TRACT 4)
B.B.B. & C. CO. SURVEY NO. 1, A-54
CAROL GILL SMITH TRUST
VOL. 88, PG. 347,
C. C. O. P. R.

G. MAYBEE
SURVEY,
A-329

65.4 ACRES (TRACT 5)
G. MAYBEE SURVEY, A-329
CAROL GILL SMITH TRUST
VOL. 88, PG. 347,
C. C. O. P. R.

T. E. & L. CO.
SURVEY NO. 2803,
A-534

ADDRESS
80.0 ACRES, T. E. & L. CO.
SURVEY NO. 2802, A-533
TIMOTHY WELCH
VOL. 5, PG. 488,
C. C. O. P. R.

199.84 ACRES

TEXAS EMIGRATION & LAND CO.
SURVEY NO. 2802,
A-533

T. E. & L. CO.
SURVEY NO. 2816,
A-537

657 BELCHER RD
70.0 ACRES OUT OF 72 ACRES, T. E. & L.
CO. SURVEY NO. 2802, A-533
ERNEST & NIKKI MURPHY
VOL. 141, PG. 785,
C. C. O. P. R.

997 BELCHER RD
2.3 ACRES, T. E. & L. CO.
SURVEY NO. 2802, A-533
CLYDE & BONNIE RUSSELL
VOL. 207, PG. 219,
C. C. O. P. R.

GENERAL SURVEY NOTES

PLEASE SEE THE GENERAL NOTES LOCATED AT
www.SalterEngineering.com/notes.shtml
WHICH ARE INCORPORATED HEREIN AND
MADE A PART OF THIS SURVEY MAP.

FLOODPLAIN INFORMATION

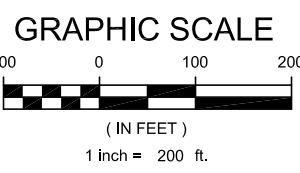
ALL OR PART OF THE PROPERTY SHOWN **DOES NOT** LIE
WITHIN THE 100-YEAR FLOOD HAZARD AREA AS SHOWN ON
THE FOLLOWING FEMA FLOOD INSURANCE RATE MAP:

FLOOD ZONE: ZONE X
BASE FLOOD ELEVATION: N/A
CITY / COUNTY: CLAY COUNTY, TX
MAP PANEL NUMBER: 4807C03050
DATE: APRIL 2, 1991

THIS FLOOD STATEMENT IS BASED ON CURRENTLY AVAILABLE INFORMATION
THAT IS SUBJECT TO CHANGE. CROSSROADS SURVEYING, LLC DOES NOT WARRANT THAT THE PROPERTY AND
STRUCTURES SHOWN ARE NOT IN A FLOOD HAZARD AREA OR THAT THE PROPERTY IS NOT IN A FLOOD HAZARD AREA.

SPRINT NOT GUARANTEED FOR USE ON THE PART OF THE SURVEYOR.

BASIS OF BEARINGS
S 89°59'49" E FOR THE NORTH LINE OF T. E. & L. CO.
SURVEY NO. 2802, A-533
PER GPS STATE-PLANE COORDINATES



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PRIVACY FENCE
- OTHER FENCE
- SURVEY LINE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- UTILITY POLE
- UTILITY POLE W/ GUY ANCHOR
- ELECTRICITY METER
- ELECTRIC TRANSMISSION TOWER
- TELEPHONE BOX

LEGAL DESCRIPTION

A 199.84-acre tract out of the Texas Emigration & Land Company Survey No. 2802, Abstract No. 533, Clay County, Texas, being all that certain tract as described in deed to George & Hulan McNallen from River Creek Investments, LLC, on June 9, 2016, as recorded in Volume 90, Page 622, Clay County Official Public Records, and being more specifically described by metes and bounds as follows:

BEGINNING at a 3/8-inch bridge spike set in the northern side of the gravel road, at the approximate centerline intersection of Belcher Road and Cray Road, both gravel public roads, being the northeast corner of the T. E. & L. Co. Survey No. 2801, Abstract No. 531, the northeast corner of a 320-acre tract as described in deed to Patterson & Davis on February 2, 1996, as recorded in Volume 435, Page 187, Clay County Deed Records, the southeast corner of the B.B.B. & C. Co. Survey No. 2, Abstract No. 1101, the southeast corner of a 38.44-acre tract as described in deed to Keith & Teresa Davis from Wetzel Living Trust on January 25, 2019, as recorded in Volume 132, Page 401, Clay County Official Public Records, the southwest corner of the B.B.B. & C. Co. Survey No. 1, Abstract No. 54, the southwest corner of a 54-acre tract (tract 3) as described in deed to the Carol Smith Trust on December 2, 2016, as recorded in Volume 98, Page 347, Clay County Official Public Records, the northwest corner of said Survey No. 2802, and being the northwest corner of said McNallen tract for the northwest corner and POINT OF BEGINNING of this tract;

THENCE SOUTH 89°59'49" EAST with said Cray Lane, the south line of said Survey No. 1, the south line of said 54-acre Smith tract, the south line of said Cray Lane (Tract 4) as described in said Smith Deed, the north line of said Survey No. 2802, and the north line of said McNallen tract at 1,045.47 feet passing a 1-inch iron rod found at the intersection of Gill Road, a gravel public road, and said Cray Lane, at the southeast corner of said 54-acre Smith tract and the southwest corner of said 71.2-acre Smith tract, and continuing along the centerline of said Cray Lane for a total distance of 3,145.28 feet to a 3/8-inch bridge spike set being the northwest corner of a 50-acre tract as described in deed to Timothy Welch from Charles Welch Estate on May 20, 2011, as recorded in Volume 58, Page 486, Clay County Official Public Records, and being the northeast corner of said McNallen tract for the northeast corner of this tract, a 1/2" iron rod found at the southeast corner of the G. Maybee Survey, Abstract No. 329, and the southeast corner of a 65.4-acre tract (tract 5) as recorded in said Smith Deed bears SOUTH 89°59'49" EAST 2,260.90 feet;

THENCE leaving the centerline of said Cray Lane, the south line of said Survey No. 1, the south line of said 71.2-acre Smith tract, and the north line of said Survey No. 2802, SOUTH 00°15'50" EAST at 23.05 feet passing a 10-inch wood fence corner post found on the south easement line of said Cray Lane, and continuing along west line of said Welch tract and the east line of said McNallen tract for a total distance of 2,769.66 feet to a 12-inch wood fence post corner found being the northeast corner of a 72.0-acre tract as described in deed to Ernest & Nikki Murphy from Bellevue Ranch LLC on August 5, 2019, as recorded in Volume 141, Page 785, Clay County Official Public Records, and being the southeast corner of said McNallen tract for the southeast corner of this tract;

THENCE leaving the west line of said Welch tract NORTH 89°55'53" WEST along the north line of said Murphy tract and the south line of said McNallen tract at 3,119.24 feet passing a 12-inch wood fence corner post found on the east easement line of said Belcher Road and continuing for a total distance of 3,144.92 feet to a 3/8-inch bridge spike set east of the centerline of said Belcher Road, on the east line of said Survey No. 2801, the east line of said Patterson & Davis tract, and on the west line of said Survey No. 2802, being the northwest corner of said Murphy tract and being the southwest corner of said McNallen tract for the southwest corner of this tract, a 1/2-inch iron rod found at the southwest corner of a 2-acre tract as described in deed to Clyde & Bonnie Russell from Ernest & Nikki Murphy on February 20, 2023, as recorded in Volume 207, Page 219, Clay County Official Public Records, bears SOUTH 00°03'53" WEST 1,438.62 feet;

THENCE NORTH 00°16'18" WEST 2,766.06 feet with said Belcher Road, along the east line of said Survey No. 2801, the east line of said Patterson & Davis tract, the west line of said Survey No. 2802, and the west line of said McNallen tract to the POINT OF BEGINNING and containing 199.84 acres, more or less,

SURVEYOR'S CERTIFICATION

To: GEORGE & HULAN MCNALLAN

I, Brian Salter, Registered Professional Land Surveyor, hereby certify that this survey of the property located at: CRAY LANE & BELCHER ROAD

and legally described herein was made on the ground on this, the 17th day of JUNE

2025, by me or under my supervision and correctly shows the boundary lines, dimensions, and area of the land, and all alleys, streets, rights-of-way, easements, and other matters of record which, to my knowledge, affect the property. The undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, prohibitions, overlapping of improvements, easements, or rights-of-way except as shown hereon.

Brian Salter, Professional Land Surveyor No. 5597

COPYRIGHT © 2025 CROSSROADS SURVEYING, LLC - ALL RIGHTS RESERVED

THIS SURVEY MAP IS ONLY FOR THE PURPOSES OF RECORDING AND DOES NOT REPRESENT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. LAND IS NOT TRANSFERRED, AND NO RECORDS SHALL BE FILED WITH THE PUBLIC RECORDS.

Crossroads Surveying, LLC

D.B.A. SALTER ENGINEERING & SURVEYING
MAILING ADDRESS
1417 MALCOLM LANE
WICHITA FALLS, TX 76302
(940) 228-9097

STATE OF TEXAS
COUNTY OF CLAY
BRIAN SALTER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5597

TYPE FORM F-12715
TIPES FROM 1/1/15

BBB
ACCREDITED
BUSINESS

SCALE
1" = 200'

SCALE
250066.dwg

SCALE
1" = 200'