

FIELD NOTES:

A TRACT OF LAND IN WICHITA COUNTY OUT OF BLOCK 24 KNOTT BROTHERS SUBDIVISION RECORDED IN VOLUME 4, PAGES 32 & 33, WICHITA COUNTY PLAT RECORD, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF A TRACT OF LAND DEEDED TO JOSEPH C. & ELIZABETH E. MAY RECORDED IN DOCUMENT NUMBER 20199007, OFFICIAL PUBLIC RECORD OF WICHITA COUNTY ("O.P.R.W.C.") AND THE NORTHEAST LINE OF A TRACT OF LAND DEEDED TO JOSEPH C. & ELIZABETH E. MAY RECORDED IN DOCUMENT NUMBER 201913057, O.P.R.W.C., BEARING SOUTH 46°16'37" EAST 704.02 FEET FROM A 6 INCH WOOD CORNER FENCE POST FOR THE WEST CORNER OF BLOCK 24, FOR WEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 45°23'40" EAST 748.40 FEET ALONG THE SOUTHEAST LINE OF SAID MAY TRACT AND THE SOUTHEAST LINE OF A TRACT OF LAND DEEDED TO BCW INVESTMENTS INC., RECORDED IN DOCUMENT NUMBER 201717632, O.P.R.W.C. TO A 1/2 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS DESCRIPTION;

THENCE SOUTH 44°36'20" EAST, AT 88.38 FEET PASS A 1/2 INCH IRON ROD SET, IN ALL A TOTAL DISTANCE OF 171.14 FEET TO A POINT IN THE NORTH GRADIENT BOUNDARY OF THE WICHITA RIVER FOR THE EAST CORNER OF THIS DESCRIPTION;

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 580.11 FEET, AN ARC LENGTH OF 849.52 FEET AND A LONG CHORD BEARING SOUTH 27°04'07" WEST 775.62 FEET WITH THE NORTH GRADIENT BOUNDARY OF SAID WICHITA RIVER TO A POINT IN THE NORTHEAST LINE OF SAID MAY TRACT FOR THE SOUTH CORNER OF THIS DESCRIPTION;

THENCE NORTH 46°16'37" WEST 415.19 FEET ALONG THE NORTHEAST LINE OF SAID MAY TRACT TO THE PLACE OF BEGINNING AND CONTAINING 3.20 ACRES OF LAND MORE OR LESS.

SURVEYOR'S NOTE:

1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
2. EASEMENTS AND LIMIT LINES SHOWN ARE REFLECTED ON THE FINAL PLAT.
3. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP OR SHINER.
4. ALL REFERENCE CORNERS ARE MARKED WITH A RED PLASTIC CAP STAMPED "PROVEN SURVEYING 10015000".
5. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
6. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.
7. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

6" WOOD CORNER
FENCE POST
WEST CORNER BLOCK 24

S 46°16'37" E
704.02'

JOSEPH C. & ELIZABETH E. MAY
CALLED 3.07 ACRES OUT OF BLOCK 20
KNOTT BROTHERS SUBDIVISION
VOL. 4, PGS. 32 & 33, W.C.P.R.
DOC. #20199007, O.P.R.W.C.

BCW INVESTMENTS INC.
CALLED THE S 1/2 OF W 1/2 OF BLOCK 20
KNOTT BROTHERS SUBDIVISION
VOL. 4, PGS. 32 & 33, W.C.P.R.
DOC. #201717632, O.P.R.W.C.

SUBJECT TRACT
3.20 ACRES OUT OF BLOCK 24
KNOTT BROTHERS SUBDIVISION
WICHITA COUNTY, TEXAS
VOL. 2178, PG. 488, O.P.R.W.C.

PLACE OF
BEGINNING

1/2" I.R.
(SET)

JOSEPH C. & ELIZABETH E. MAY
CALLED 90.45 ACRES OUT OF
BLOCK 24 KNOTT BROTHERS SUBDIVISION
VOL. 4, PGS. 32 & 33, W.C.P.R.
DOC. #201913057, O.P.R.W.C.

POINT NOT
SET

L=849.52 R=580.11
LC=S27°04'07" W 775.62
WICHITA RIVER
(STATE OF TEXAS)

1/2" I.R.
(SET)

80'

1/2" I.R.
(SET)

POINT NOT
SET

REMAINING OF
KNOTT BROTHERS SUBDIVISION
VOL. 4, PGS. 32 & 33, W.C.P.R.
DOC. #201717632, O.P.R.W.C.

ZONE X
(OUT)

APPROX. LOCATION OF 100
YEAR FLOODPLAIN

ZONE AE
(IV)

ZONE AE FLOODWAY
(IV)

ZONE SHAD'D
(OUT)

ZONE X
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FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (I) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (II) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (III) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR WICHITA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4848503506 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED 02/03/2010.
ZONE X, SHAD'D & AE



SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: JOE MAY
COPYRIGHT 2022 PROVEN SURVEYING, ALL RIGHTS RESERVED

I hereby certify that this survey of this property located at DIRECTLY SOUTHEAST OF 3635 RIVER ROAD, WICHITA FALLS, TEXAS
being legally described BY METES AND BOUNDS ABOVE OUT OF BLOCK 24
KNOTT BROTHERS SUBDIVISION, VOL. 4, PGS. 32 & 33, W.C.P.R., WICHITA COUNTY, TEXAS
was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional
Surveyors Standards and Specifications for a Category 1A, Condition II Survey as of this the 15th day of JUNE, 2022.

Brad Litteken
BRAD LITTEKEN R.P.L.S. 6838

WO: 220220-0 REV: 06/22/2022 REF: WCF/NDG



PROVEN SURVEYING
2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450
Texas Licensed Survey Firm 10015000

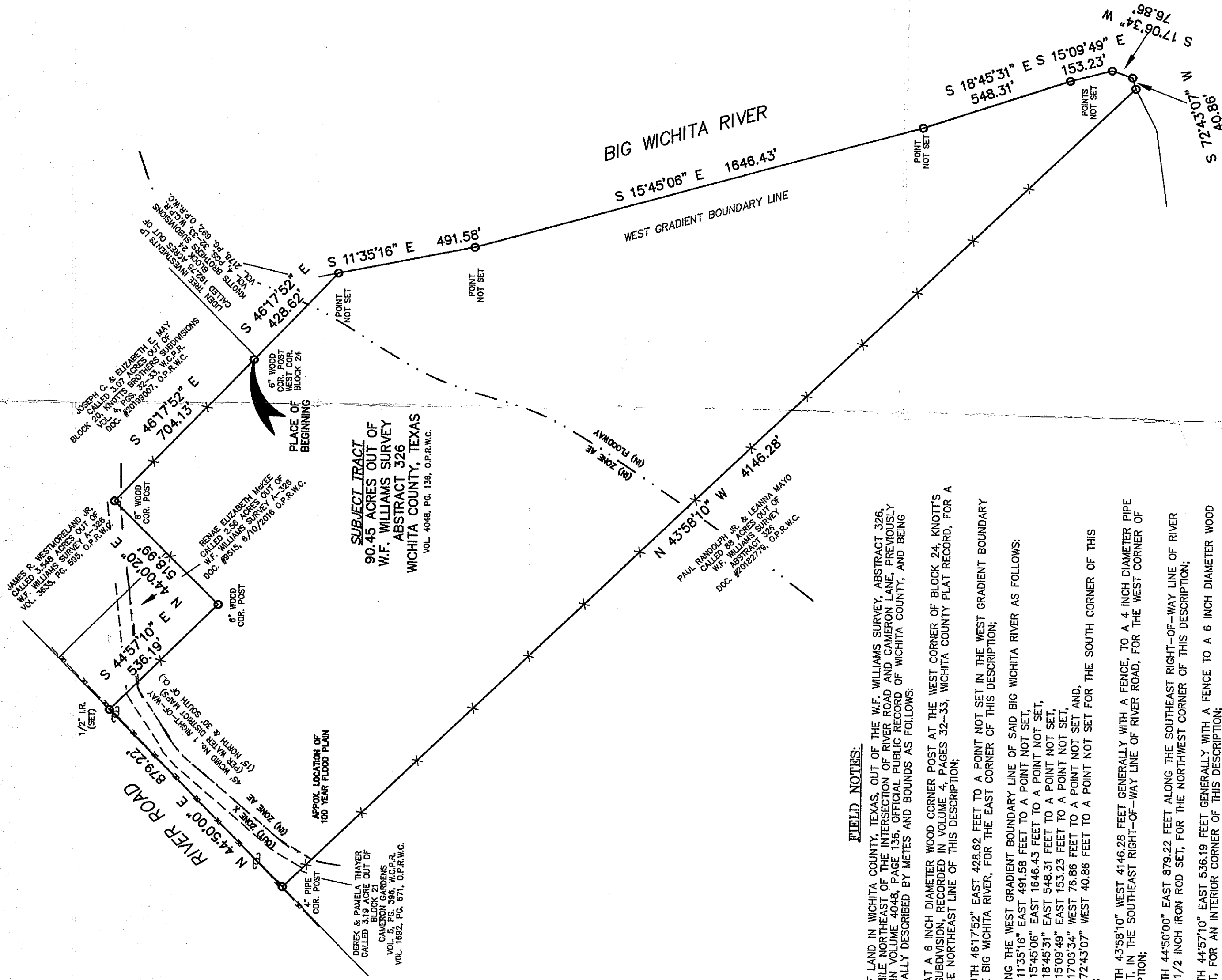
BASIS OF BEARINGS:

NORTH 45°23'40" EAST BETWEEN
FOUND MONUMENTS FOR THE
NORTHWEST LINE OF BLOCK 24
PER GPS OBSERVATIONS ON JUNE
15, 2022 (SPCS83, TX4202, US
SURVEY FEET, 2018 GEOID)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



FIELD NOTES:

A TRACT OF LAND IN WICHITA COUNTY, TEXAS, OUT OF THE W.F. WILLIAMS SURVEY, ABSTRACT 326, LYING 0.2 MILE NORTHEAST OF THE INTERSECTION OF RIVER ROAD AND CAMERON LANE, PREVIOUSLY DESCRIBED IN VOLUME 4048 PAGE 136, OFFICIAL PUBLIC RECORD OF WICHITA COUNTY, AND BEING MORE SPECIALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 6 INCH DIAMETER WOOD CORNER POST AT THE WEST CORNER OF BLOCK 24, KNOTT'S BROTHERS SUBDIVISION, RECORDED IN VOLUME 4, PAGES 32-33, WICHITA COUNTY PLAT RECORD, FOR A POINT IN THE NORTHEAST LINE OF THIS DESCRIPTION;

THENCE SOUTH 46°17'52" EAST 428.62 FEET TO A POINT NOT SET IN THE WEST GRADIENT BOUNDARY LINE OF THE BIG WICHITA RIVER, FOR THE EAST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE WEST GRADIENT BOUNDARY LINE OF SAID BIG WICHITA RIVER AS FOLLOWS:

- SOUTH 11°35'16" EAST 491.58 FEET TO A POINT NOT SET,
- SOUTH 15°45'06" EAST 1646.43 FEET TO A POINT NOT SET,
- SOUTH 18°45'31" EAST 548.31 FEET TO A POINT NOT SET,
- SOUTH 15°09'49" EAST 153.23 FEET TO A POINT NOT SET,
- SOUTH 17°06'34" WEST 76.86 FEET TO A POINT NOT SET AND,
- SOUTH 72°43'07" WEST 40.86 FEET TO A POINT NOT SET FOR THE SOUTH CORNER OF THIS DESCRIPTION;

THENCE NORTH 43°58'10" WEST 4146.28 FEET GENERALLY WITH A FENCE, TO A 4 INCH DIAMETER PIPE CORNER POST IN THE SOUTHEAST RIGHT-OF-WAY LINE OF RIVER ROAD, FOR THE WEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 44°50'00" EAST 879.22 FEET ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF RIVER ROAD, TO A 1/2 INCH IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 44°57'10" EAST 536.19 FEET GENERALLY WITH A FENCE TO A 6 INCH DIAMETER WOOD CORNER POST, FOR AN INTERIOR CORNER OF THIS DESCRIPTION;

THENCE NORTH 44°00'20" EAST 518.99 FEET GENERALLY WITH A FENCE TO A 8 INCH DIAMETER WOOD CORNER POST, FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 46°17'52" EAST 704.13 FEET GENERALLY WITH A FENCE TO THE PLACE OF BEGINNING AND CONTAINING 90.45 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 44°50'00" EAST FOR THE SOUTHEAST RIGHT-OF-WAY LINE OF RIVER ROAD PER GPS OBSERVATIONS ON AUGUST 9, 2019 (SPCS83, TX4202, US SURVEY FEET, 2012A GEOID)

GRAPHIC SCALE



SURVEYOR'S NOTE:

- NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT WAS PERFORMED.
- ALL CORNERS AND BOUNDS ARE MARKED WITH A YELLOW PLASTIC CAP STAMPED "PROVEN SURVEYING FIRM# 10015000".
- THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING, INC. AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING, INC.
- PROVEN SURVEYING, INC. ACCEPTS NO RESPONSIBILITY FOR THE RESULTS OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.
- EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO ISSUES OR EASEMENTS OR POSSIBLE ENCROACHMENTS WERE SHOWN ON THE SURVEY.

FLOODPLAIN INFORMATION:

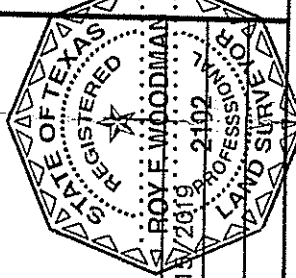
THIS FLOOD STATEMENT: (I) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE. (II) DOES NOT IMPLY THAT THE PROPERTY IS OR IS NOT IN A FLOOD HAZARD AREA, OR FLOODING OR FLOOD DAMAGE, AND (III) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS (INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR WICHITA COUNTY, TEXAS, COMMUNITE RATE MAP FOR WICHITA COUNTY, TEXAS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 3, 2010. ZONE X-AE & FLOODWAY

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: DENISE GILLEAN
COPYRIGHT 2019 PROVEN SURVEYING, ALL RIGHTS RESERVED

I hereby certify that this survey of this property located at 0.2 MILE NE OF INTER. OF RIVER RD. & CAMERON LN. being legally described BY METES AND BOUNDS ABOVE OUT OF

THE W.F. WILLIAMS SURVEY, ABSTRACT 326, WICHITA COUNTY, TEXAS

was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A. Condition II. Survey as of this the 9th day of AUGUST, 2019.



DATE: 8/1/2019
REVISED: 2102
REVIEWED: 2102
REVIEWED: 2102

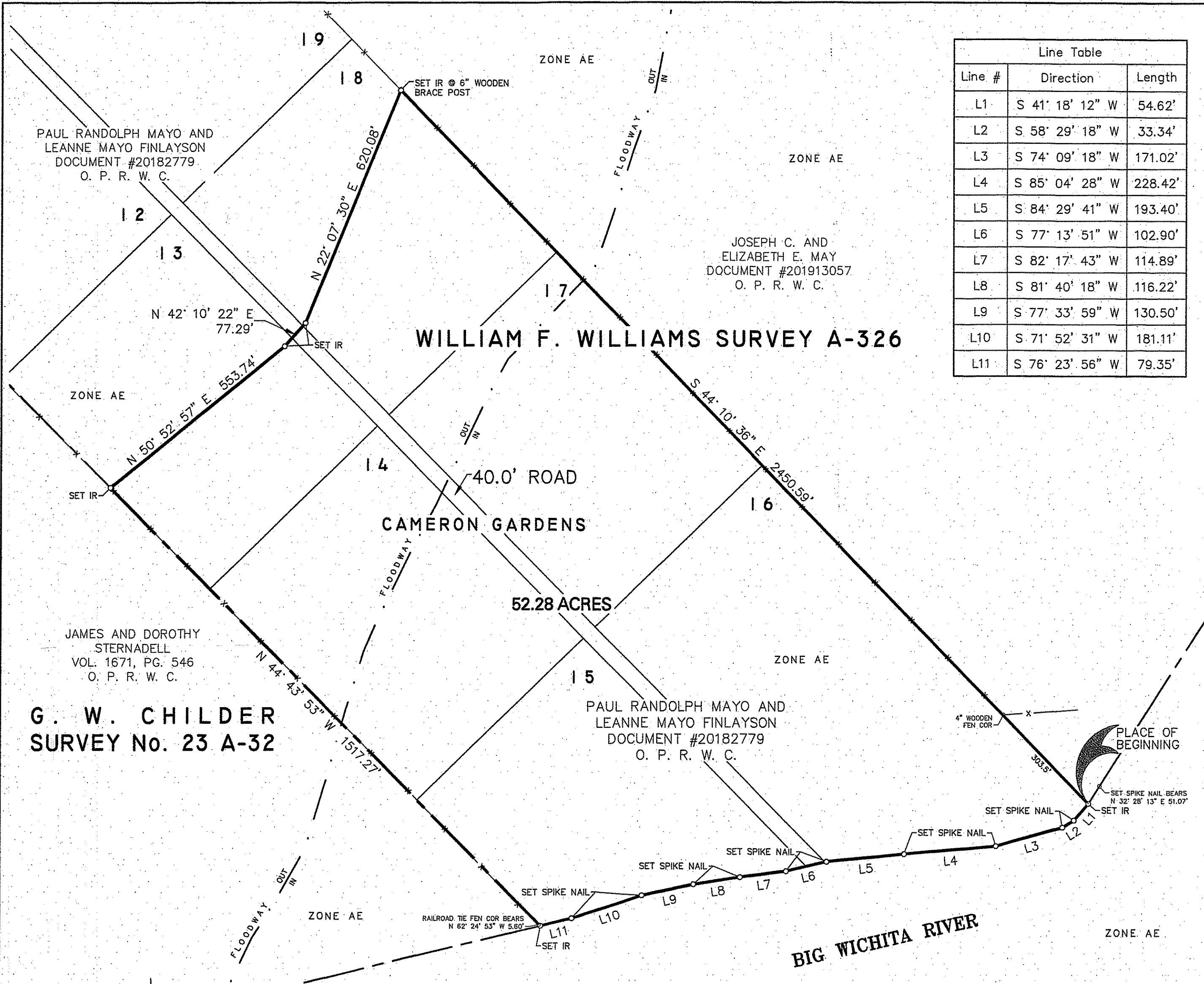
ROY F. WOODMAN
Registered Professional Land Surveyor No. 2102

190568-0

WCF/DLH
Scale 1"= 300'

PROVEN SURVEYING
2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450
Texas Licensed Survey Firm 10015000

C:\WALT\2021\21-0164\21-0164.DWG BOUNDARY P-3/11/2021 4:50 PM S-3/11/2021 4:50 PM WALT



Line Table		
Line #	Direction	Length
L1	S 41° 18' 12" W	54.62'
L2	S 58° 29' 18" W	33.34'
L3	S 74° 09' 18" W	171.02'
L4	S 85° 04' 28" W	228.42'
L5	S 84° 29' 41" W	193.40'
L6	S 77° 13' 51" W	102.90'
L7	S 82° 17' 43" W	114.89'
L8	S 81° 40' 18" W	116.22'
L9	S 77° 33' 59" W	130.50'
L10	S 71° 52' 31" W	181.11'
L11	S 76° 23' 56" W	79.35'

FIELD NOTES

FIELD NOTES OF 52.28 ACRES BEING A PORTION OF BLOCKS 13 AND 18 AND ALL OF BLOCKS 14 THRU 17, CAMERON GARDENS SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 396, WICHITA COUNTY PLAT RECORDS, OUT OF THE WILLIAM F. WILLIAMS SURVEY, A-326, WICHITA COUNTY, TEXAS, SAID 52.28 ACRES BEING OUT OF A TRACT OF LAND CONVEYED TO PAUL RANDOLPH MAYO AND LEANNE MAYO FINLAYSON BY DEED RECORDED IN DOCUMENT #20182779, OFFICIAL PUBLIC RECORDS OF WICHITA COUNTY, SAID 52.28 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the North bank of the Big Wichita River at the Southeast corner of said Mayo/Finlayson tract and the Southwest corner of a tract of land conveyed to Joseph C. and Elizabeth E. May by deed recorded in document #201913057, Official Public Records of Wichita County, for the Southeast corner of this tract, from which a spike nail set bears N 32° 28' 13" E 51.07 feet;

THENCE with the North bank of the Big Wichita River, the South line of said Mayo/Finlayson tract and the South line of said Blocks 16 and 15 as follows: S 41° 18' 12" W a distance of 54.62 feet to a spike nail set for an angle corner of this tract; S 58° 29' 18" W a distance of 33.34 feet to a spike nail set for an angle corner of this tract; S 74° 09' 18" W a distance of 171.02 feet to a spike nail set for an angle corner of this tract; S 85° 04' 28" W a distance of 228.42 feet to a spike nail set for an angle corner of this tract; S 84° 29' 41" W a distance of 193.40 feet to a spike nail set for an angle corner of this tract; S 77° 13' 51" W a distance of 102.90 feet to a spike nail set for an angle corner of this tract; S 82° 17' 43" W a distance of 114.89 feet to a spike nail set for an angle corner of this tract; S 81° 40' 18" W a distance of 116.22 feet to a spike nail set for an angle corner of this tract; S 77° 33' 59" W a distance of 130.50 feet to a spike nail set for an angle corner of this tract; S 71° 52' 31" W a distance of 181.11 feet to a spike nail set for an angle corner of this tract; and S 76° 23' 56" W a distance of 79.35 feet to an iron rod set in the West line of said Williams Survey, A-326 at the Southwest corner of said Mayo/Finlayson tract, the Southwest corner of said Block 15 and the Southeast corner of a tract of land conveyed to James and Dorothy Sternadell by deed recorded in Volume 1671, Page 546, Official Public Records of Wichita County, for the Southwest corner of this tract, from which a railroad tie fence corner bears S 62° 24' 53" W 5.6 feet;

THENCE N 44° 43' 53" W, with the West line of said Williams Survey, A-326, the West line of said Mayo/Finlayson tract, the West line of said Blocks 15, 14 and 13, the East line of said Sternadell tract and generally with a fence, a distance of 1517.27 feet to an iron rod set for the Northwest corner of this tract;

THENCE N 50° 52' 57" E a distance of 553.74 feet to an iron rod set for an angle corner of this tract;

THENCE N 42° 10' 22" E a distance of 77.29 feet to an iron rod set for an angle corner of this tract;

THENCE N 22° 07' 30" E a distance of 620.08 feet to an iron rod set at a 6" wooden brace post in the fenced East line of said Block 18 and the fenced West line of said May tract, for the Northeast corner of this tract;

THENCE S 44° 10' 36" E, with the East line of said Blocks 18, 17 and 16, the West line of said May tract and generally with a fence, at 2147.09 feet pass a 4" wooden fence corner and continuing on the same course a total distance of 2450.59 feet to the PLACE of BEGINNING and containing 52.28 acres of land, of which 1.69 acres lies within the right-of-way of 40.0' Road as dedicated in Volume 5, Page 396, Wichita County Plat Records.



Devin G. Smith 3/11/21
DEVIN G. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

BASIS OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL

BOUNDARY SURVEY
OF 52.28 ACRES BEING A PORTION OF BLOCKS 13 AND 18 AND ALL OF BLOCKS 14 THRU 17
CAMERON GARDENS SUBDIVISION
WICHITA COUNTY, TEXAS

DRAWN	WAT
CHECKED	DGS
APPROVED	DGS
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
TBPE F-279
TBPLS-100541-00

SCALE: 1" = 200' MARCH, 2021 SHEET 1 OF 1

The herein described property does lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for Wichita County, Texas.

Panel Numbers: 48485C0330G and 48485C350G.

Dated: February 3, 2010

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency. The 100 Year Flood elevation is 936 above MSL.

Flood Zone designation is Zone AE.

