A SET IRON ROD BEARS S 18° 00' E 4,599.4 FEET FROM THE INTERSECTION OF THE E.B.L. SEC. 22, BLK. 12, H. & T. C. RR. CO. SURVEY AND THE S.B.L. OF THE F.W. & D.C. RR. R.O.W., VERNON, WILBARGER CO., TEXAS.

L.M.B. CORP
VOL. 371, PG. 308
O. P. R. W. C.
125.85 ACRES

H & TC RR. CO.
BLOCK 12, SECTION 21
A-160

PLACE OF BEGINNING
EAST PART OF LOT 3

LOT 1
1.09 ACRES
47420.60 S.F.

LOT 2
1.40 ACRES
61196.45 S.F.

LOT A
1.61 ACRES
69914.01 S.F.

LOT B
1.36 ACRES
59271.65 S.F.

LOT C
1.08 ACRES
47099.48 S.F.

LOT D
1.54 ACRES
66978.06 S.F.

LOT E
2.12 ACRES
92471.82 S.F.

EAST PART
LOT 3
1.43 ACRES
62393.18 S.F.
SEE FIELD NOTES

LOT 3

LOT 4

LOT 5

LOT 6

LOT F

LOT 7
2.69 ACRES
117317.71 S.F.

LOT 8
2.07 ACRES
90069.66 S.F.

ZONE X

ZONE AE

COLLEGE CENTER
ADDITION
SECTION ONE

BREWER DRIVE

PALMER DRIVE

WOODLAND AVENUE

20' ALLEY

N 71° 39' 12" E 429.93'

N 71° 38' 38" E 427.69'

N 71° 40' 51" E 106.98'

S 18° 08' 32" E 164.99'

S 49° 36' 49" W 356.42'

N 49° 29' 03" E 270.56'

S 18° 08' 39" E 243.23'

R=411.97'
L=57.21'
CH=S 22° 16' 52" E
57.16'

N 18° 14' 40" W 198.14'

S 71° 39' 32" W 253.97'

S 53° 15' 09" W 246.29'

S 48° 58' 35" W
108.52'

N 43° 08' 03" W 460.56'

S 43° 03' 39" E 504.01'

N 18° 08' 42" W 554.49'

S 53° 15' 12" W
174.63'

N 53° 12' 06" E
181.37'

S 43° 04' 33" E 294.59'

R=1515.04'
L=159.55'
CHD=N 56°34'35" E-159.48'

R=1575.04'
L=179.33'
CHD=N 56°43'43" E-179.23'

S 18° 11' 04" E
10.05'

S 71° 40' 10" W
184.13'

N 19° 09' 27" W
173.32'

S 71° 47' 34" W 284.88'

W 100ft EASEMENT

N 67° 27' 31" E 441.85'

S 18° 08' 39" E 355.02'

FLOOD (OUT)
FLOOD (IN)

N 14° 45' 51" W 350.20'

S 75° 14' 09" W
40.00'

N 14° 45' 51" W
40.00'

N 75° 14' 09" E
40.00'

N 14° 45' 51" W
160.00'

S 44° 14' 21" W 535.14'

H & TC RR. CO.
BLOCK 12, SECTION 22
A-663

TEXAS DEPARTMENT OF MENTAL
HEALTH
VOL. 243, PG. 193
O. P. R. W. C.

WILLIAM PAUL MILLER &
FAGON LADON MILLER
VOL. 112, PG. 606
O. P. R. W. C.

LEGEND

FP	POWER POLE
x	EXISTING FENCE
FND IR	PROPERTY CORNER (AS NOTED)

EAST PART LOT 3
FIELD NOTES

FIELD NOTES OF A 1.43 ACRE TRACT OUT OF LOT 3, COLLEGE CENTER ADDITION, AN ADDITION TO THE CITY OF VERNON, WILBARGER COUNTY, TEXAS, AS RECORDED IN VOLUME 4, PAGE 228, WILBARGER COUNTY PLAT RECORDS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the Northeast corner of said Lot 3 and in the West right-of-way line of Brewer Drive for the Northeast corner of this tract;

THENCE along the said West right-of-way line of Brewer Drive and the East line of said Lot 3 as follows:

S 18° 00' 39" E a distance of 243.23 feet to a found iron rod at the beginning of a curve to the left, having a radius of 411.97 feet;

along said curve to the left, an arc distance of 57.21 feet to a found iron rod at the Southeast corner of said Lot 3, for the Southeast corner of this tract, the chord of said curve bears S 22° 16' 52" E a distance of 57.16 feet;

THENCE along the South line of said Lot 3, S 71° 39' 32" W a distance of 253.97 feet to an iron rod found for the Southwest corner of this tract;

THENCE leaving said South line of Lot 3, N 18° 14' 40" W a distance of 198.14 feet to an iron rod found in the North line of said Lot 3 and the South right-of-way line of Palmer Drive for the Northwest corner of this tract;

THENCE along the South right-of-way line of Palmer Drive and the North line of Lot 3, N 49° 29' 03" E a distance of 270.56 feet to the PLACE OF BEGINNING and containing 1.43 acres of land.

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

Panel Number: 481652 0005 B,

Dated: September 21, 2001,

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency. The 100 Year Flood elevation varies from 1229.2' to 1230.7'.

Flood Zone designation is Zone AE & X.

N

0' 25' 50' 100' 200'

SCALE: 1"= 100'

Scale: 1 in.= 100 ft.

STATE OF TEXAS
REGISTERED
DEVIN G. SMITH
5849
PROFESSIONAL
LAND SURVEYOR

I do hereby certify that the plat hereon accurately represents the results of an on-the-ground survey made under my direction and supervision of the property located in Vernon, Texas, and described as follows: Lots 1, 2, A, B, and Lots C, D, Lot E, Lot 3, less 0.7 acres, Lots 7 and 8, College Center Addition, an addition to the City of Vernon, Wilbarger County, Texas, according to the plat of record in Vol. 4, Pg. 228, Wilbarger County Plat Records.

I further certify that the dimensions, size and location of buildings and improvements are as shown; that there are no encroachments, conflicts or protrusions except as shown. All corners are as shown.

This the 2nd day of November, 2015.

12/1/15

DEVIN G. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

CORLETT, PROBST & BOYD, P.L.L.C.
Engineers and Surveyors
4605 Old Jacksboro Highway
Wichita Falls, Texas, 76302
(940) 723-1455

C:\PLAT\2015\MISCELLANEOUS\10765\ORIGINS\PRACTICE\WILBARGER\10765.DWG Layout: P-12/1/2015 1:51 PM 5-12/1/2015 1:50 PM Plot