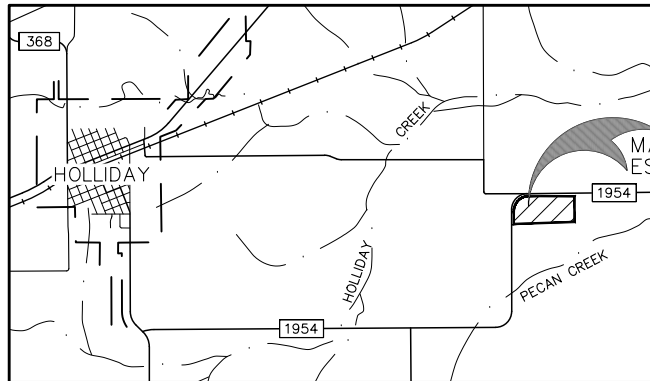
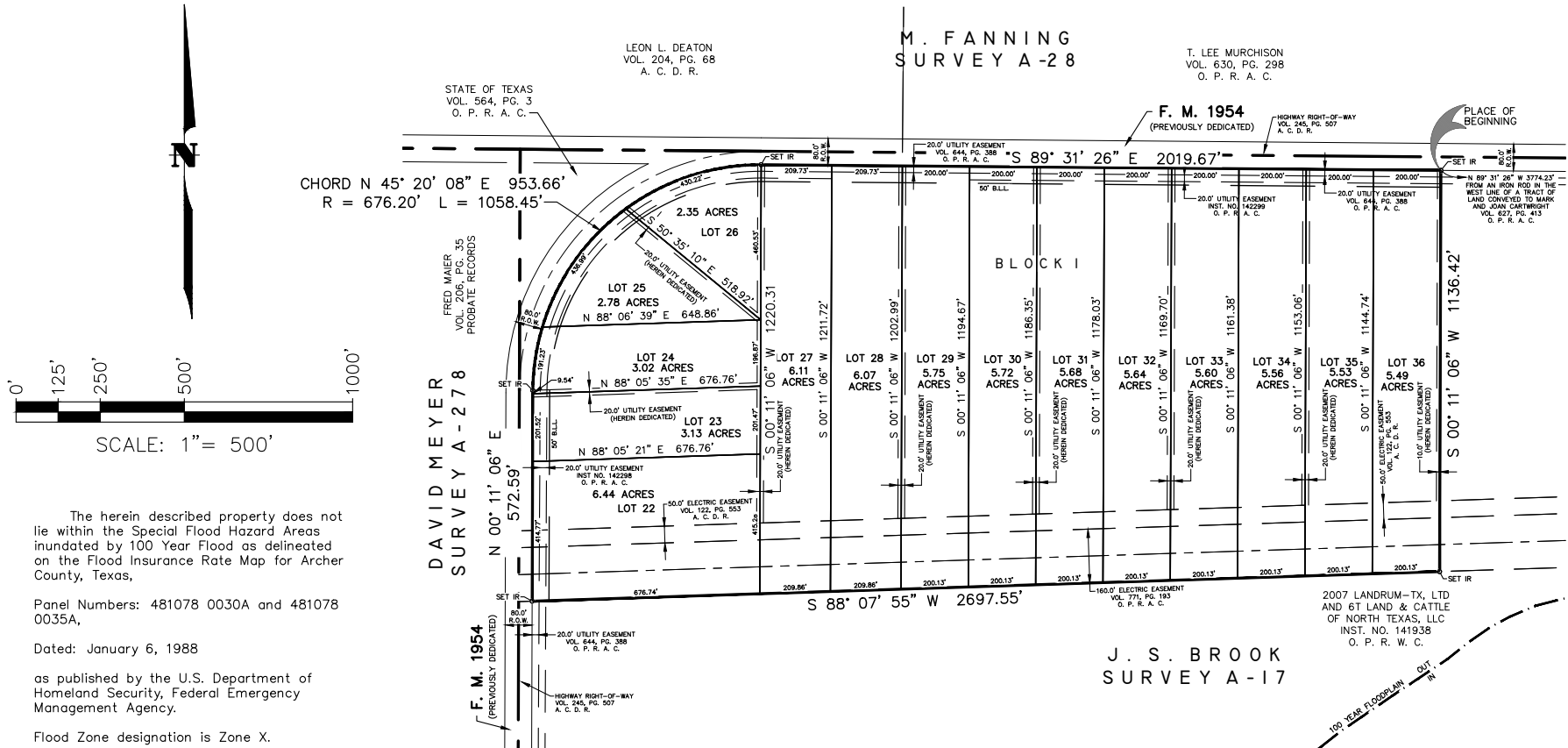


BASIS OF BEARING: GPS DERIVED TRUE BEARINGS



**FINAL PLAT**  
**MACKEY RANCH ESTATES**  
**LOTS 22-36**  
**BLOCK 1**

**ARCHER COUNTY, TEXAS**  
**71.52 ACRES OUT OF THE J. S. BROOK SURVEY, A-17**

**JANUARY, 2017**  
**SCALE: 1" = 200'**

**OWNER**  
**2007 LANDRUM-TX, LTD**  
**111 NORTH AVE D**  
**BURKBURNETT, TEXAS 76354**  
**PHONE (940) 632-8470**

**OWNER**  
**61 LAND AND CATTLE OF**  
**NORTH TEXAS, LLC**  
**4001 CALLFIELD ROAD**  
**WICHITA FALLS, TEXAS 76308**  
**PHONE (940) 636-7039**

**PREPARED BY**  
**CORLETT, PROBST & BOYD, P.L.L.C.**  
**ENGINEERS & SURVEYORS**  
**4605 OLD JACKSBORO HIGHWAY**  
**WICHITA FALLS, TEXAS 76302**  
**PHONE (940) 723-1455**

STATE OF TEXAS  
COUNTY OF WICHITA

WHEREAS 2007 Landrum-TX, LTD and 6T Land and Cattle of North Texas, LLC, et al, are the owners of 103.82 acres out of the J. S. Brook Survey, A-17, Archer County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the South line of F. M. 1954 at the Northeast corner of Lot 36, Block 1, Mackey Ranch Estates as recorded in Volume 1, Page 232, Archer County Plat Records, for the Northwest corner of this tract;

THENCE S 89° 31' 26" E, with the South line of F. M. 1954, a distance of 3574.23 feet to an iron rod found at the Northwest corner of a tract of land conveyed to Preston Allen and Ashley Gilliam Smith by deed recorded in Instrument #144588, Official Public Records of Archer County, for the Northeast corner of this tract;

THENCE S 00° 27' 53" W, with the West line of said Smith tract, a distance of 706.85 feet to an iron rod found in a fence line at an angle corner of said Smith tract, for the most Easterly Southeast corner of this tract;

THENCE with the Northwest line of said Smith tract and generally with a fence line as follows: S 70° 22' 38" W a distance of 300.91 feet to a 4" pipe fence corner, for an angle corner of said Smith tract and of this tract; S 66° 41' 41" W a distance of 150.12 feet to a 4" pipe fence corner, for an angle corner of said Smith tract and of this tract; S 23° 29' 12" W a distance of 71.17 feet to a 4" pipe fence corner, for an angle corner of said Smith tract and of this tract; S 53° 08' 27" W, leaving fence, a distance of 1078.06 feet to a point on a cattle guard for an angle corner of said Smith tract and the most Southerly Southeast corner of this tract; and N 86° 05' 03" W, with fence, at 112.65 feet pass an iron rod found at the Northwest corner of said Smith tract, and continuing on the same course, generally with fence a total distance of 770.64 feet to a fence corner, for the most Southerly Southwest corner of this tract;

THENCE N 00° 11' 06" E, leaving fence line, a distance of 413.50 feet to an iron rod set in the South line of a 160 foot electric easement as recorded in Volume 771, Page 193, Official Public Records of Archer County, for an ell corner of this tract;

THENCE S 88° 07' 55" W, with the South line of said 160 foot electric easement, a distance of 1493.27 feet to an iron rod found at the Southeast corner of said Lot 36, for the most Westerly Southwest corner of this tract;

THENCE N 00° 11' 06" E, with the East line of said Lot 36, a distance of 1191.49 feet to the PLACE OF BEGINNING and containing 03.82 acres of land.

THEREFORE, the owners of the land shown on this plat and whose names are subscribed hereto, and in person or through a duly authorized agent, hereby dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed and further warrants that they have lawful authority to make such dedications.

W. Lynn Landrum  
2007 Landrum-Tx, LTD

Stephen Turner  
6T Land and Cattle of North Texas, LLC.

STATE OF TEXAS  
COUNTY OF ARCHER

Before me, the undersigned authority, on this day personally appeared W. Lynn Landrum known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_, 2018.

Notary Public, Wichita County, Texas

STATE OF TEXAS  
COUNTY OF ARCHER

Before me, the undersigned authority, on this day personally appeared Stephen Turner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_, 2018.

Notary Public, Wichita County, Texas

The Director of Public Works of the City of Wichita Falls, Texas, hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations as to which his approval is required.

Director of Public Works

Chairman

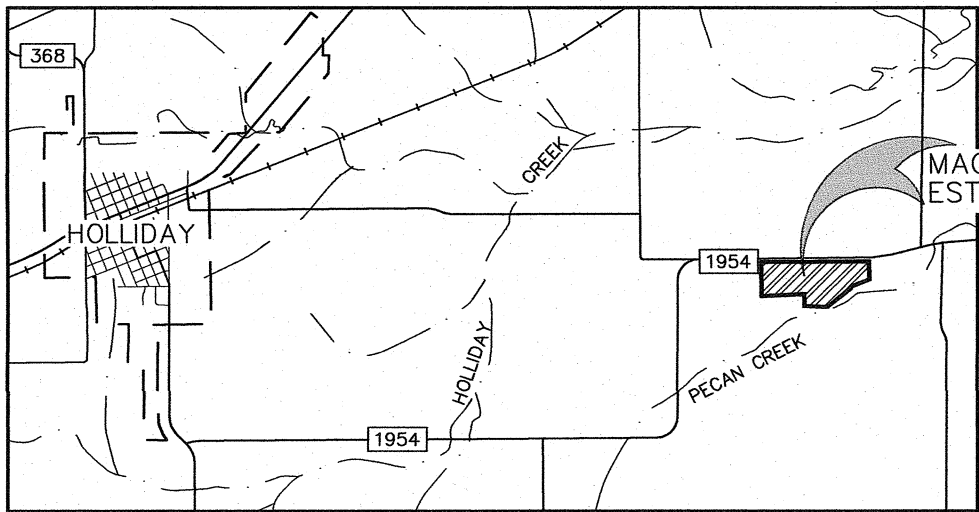
Secretary

This Plat of Mackey Ranch Estates, Lots 22 thru 36, Block 1 has been reviewed and approved by the Commissioners Court of Archer County, Texas.

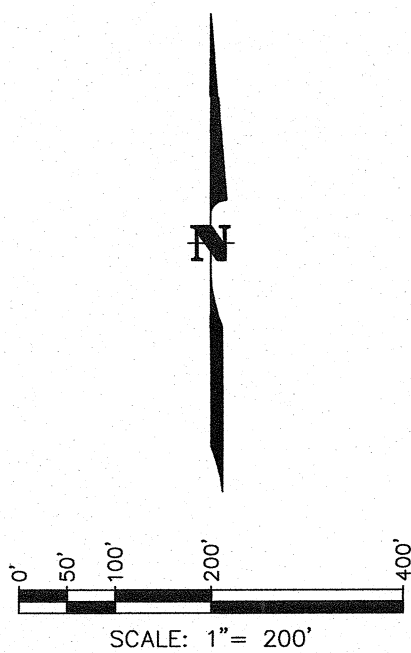
Dated this the \_\_\_\_ day of \_\_\_\_, 2018.

Randall C. Jackson  
County Judge

DEVIN G. SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849



LOCATION MAP  
NTS



OWNER  
2007 LANDRUM-TX, LTD  
111 NORTH AVE D  
BURKBURNETT, TEXAS 76354  
PHONE (940) 632-8470

M. FANNING  
SURVEY A-128

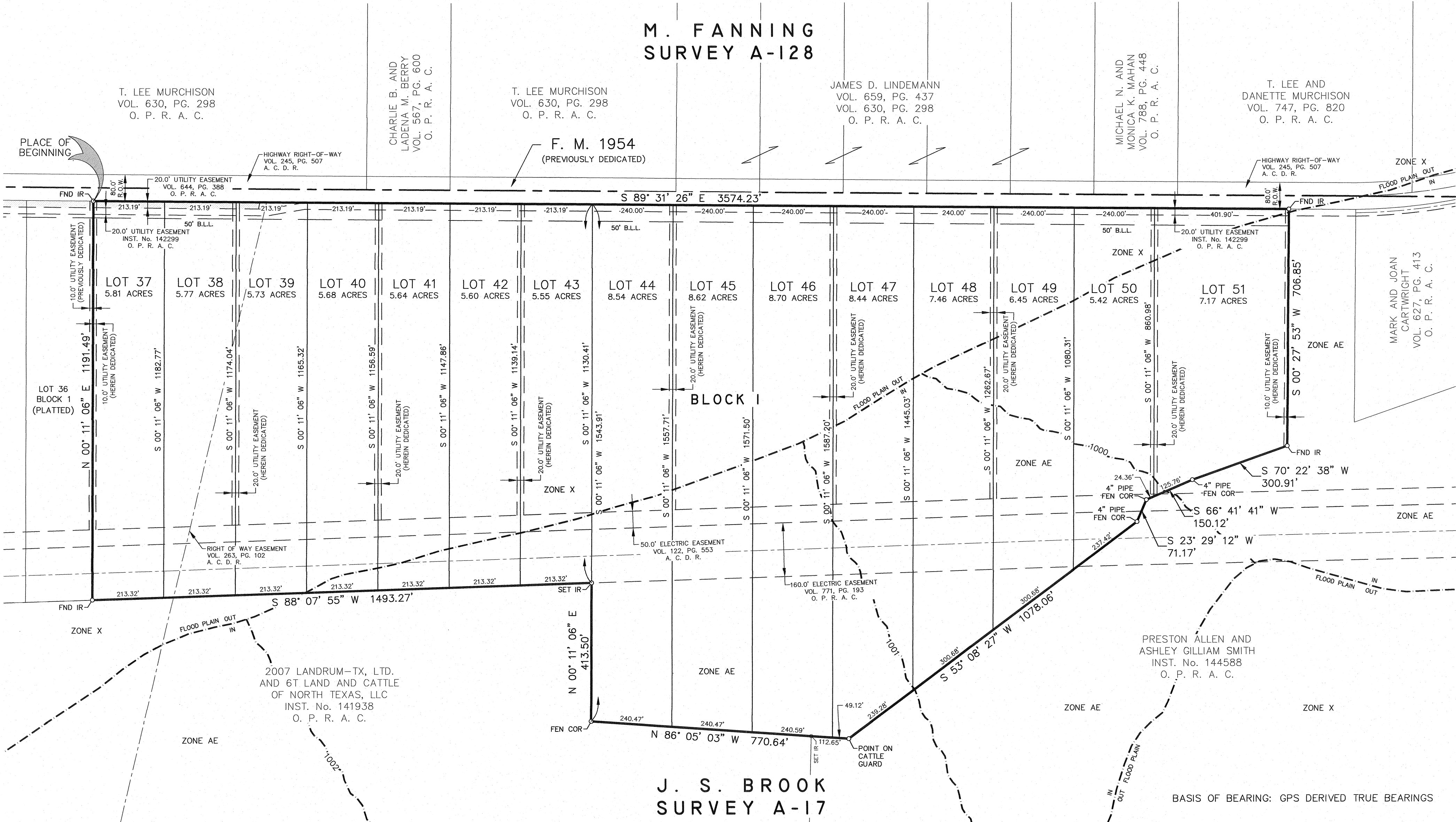
T. LEE MURCHISON  
VOL. 630, PG. 298  
O. P. R. A. C.

F. M. 1954  
(PREVIOUSLY DEDICATED)

JAMES D. LINDEMANN  
VOL. 659, PG. 437  
VOL. 630, PG. 298  
O. P. R. A. C.

MICHAEL N. AND  
MONICA K. MAHAN  
VOL. 786, PG. 448  
O. P. R. A. C.

T. LEE AND  
DANETTE MURCHISON  
VOL. 747, PG. 820  
O. P. R. A. C.



FINAL PLAT  
**MACKEY RANCH ESTATES**  
**LOTS 37-51**  
**BLOCK 1**  
ARCHER COUNTY, TEXAS  
103.82 ACRES OUT OF THE J. S. BROOK SURVEY, A-17

MARCH, 2018  
SCALE: 1" = 200'

OWNER  
6T LAND AND CATTLE OF  
NORTH TEXAS, LLC  
4001 CALLFIELD ROAD  
WICHITA FALLS, TEXAS 76308  
PHONE (940) 636-7039

PREPARED BY  
**CORLETT, PROBST & BOYD, P.L.L.C.**  
ENGINEERS & SURVEYORS  
4605 OLD JACKSBORO HIGHWAY  
WICHITA FALLS, TEXAS 76302  
PHONE (940) 723-1455

A portion of the herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for Archer County, Texas.  
Panel Number: 481078 0035A,  
Dated: January 6, 1988  
as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.  
Flood Zone designation is Zones AE and X.