

APPRAISAL OF REAL PROPERTY

184.69 acres; The Whitman



LOCATED AT

184.69 Acres, County Road 413

Crowell, TX 79227

184.69 acres; See Attached Survey & Legal

FOR

Estate of Ronny Baize

PO Box 659

Crowell, TX 79227

OPINION OF VALUE

220,000

AS OF

02/23/2023

BY

Steve Turner

Turner Appraisal Company, LLC

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Wichita Falls, TX 76308

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TRACT 1, 145.19 AC, WHITMAN TO BAIZE

LEGAL DESCRIPTION OF A 145.19 ACRE TRACT OF LAND SITUATED IN FOARD COUNTY, TEXAS AND PARTIALLY IN THE NORTHWEST PART OF THE TOWN OF CROWELL, SAID TRACT BEING OUT OF AND CONTAINING MOST ALL OF THE NORTHEAST QUARTER OF SECTION 464, BLOCK A, H&TC RR CO SURVEY, ABSTRACT 796, PARTIALLY IN THE TOWN OF CROWELL FOARD COUNTY, TEXAS, WHICH INCLUDES ALL OF TRACTS 1, 2, 3, 5 AND 6, DESCRIBED IN A DEED TO BRIAN AND PAULA WHITMAN, DATED 9/1/2005, RECORDED IN VOLUME 230, PAGE 755, OFFICIAL PUBLIC RECORDS OF FOARD COUNTY, TEXAS, WHICH THIS REFERENCE BEING GIVEN FOR A MORE DETAILED DESCRIPTION OF SAID TRACTS, SAID 145.19 ACRES BEING DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

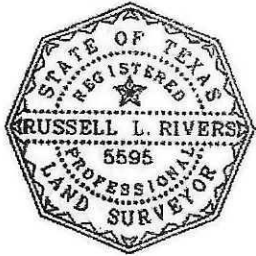
POINT OF BEGINNING, being a iron rod found at the occupied northeast corner of Section 464, in County Road intersection of 414 and 413, marking the northeast corner of this tract and above referenced Tract 1;

1. THENCE S01°17'09"W, along the east line of said Section 464 and County Road 413 and Quanah Avenue, a distance of 2480.9 feet, to a spike found at the southeast corner of above referenced Tract 5, marking the southeast corner of this tract, at the intersection of Garner Road;
2. THENCE N88°32'19"W, along said Garner Road and south line of Tracts 5 and 6, a distance of 686.3 feet, to a point at the northerly projection of West line of Block 8 of Klepper and Beverly Addition, Town of Crowell, with the center of Garner Road, marking an ell corner of this tract;
3. THENCE S00°59'57"W, along said projection, a distance of 31.2 feet, to a 3/8" iron rod set at the occupied northwest corner of said Block 8, marking the northwest corner of above referenced Tract 8, which is a part of Tract 3, herein described separately, an ell corner of this tract;
4. THENCE N89°13'27"W, along the south line of Garner Road, north line of above referenced Tract 8, a distance of 757.7 feet, to a 3/8" iron rod set, marking the northwest corner of referenced Tract 8 and said herein described Tract 3, an ell corner of this tract;
5. THENCE S01°23'09"W, along west line of said Tract 8, a distance of 114.8 feet, to a pipe fence corner on the occupied south line of said Northeast quarter of Section 464, marking ell corner of this tract;
6. THENCE N88°30'21"W, along south line of said northeast quarter, a distance of 1191.4 feet, to a point on the fence, at the occupied southwest corner of said northeast quarter, marking the southwest corner of this tract, southeast corner of the herein described Tract 2;
7. THENCE N01°15'15"E, along west line of northeast quarter, east line of said Tract 2, herein described, pass a pipe fence corner at the northeast corner of said Tract 2, at 1303.5 feet, continue a total distance of 1322.8 feet, to a point in the old road bed, at the occupied southwest corner of the 9.37 acre save and except tract, Branch 185/534, marking an ell corner of this tract;
8. THENCE along the following meanders of a fence and of said Branch Tract (9.37 acres) as follows: S88°35'53"E, 1061.7 feet;
9. THENCE N07°58'54"W, 132.1 feet;
10. THENCE N51°51'09"W, 6.2 feet;
11. THENCE N88°34'41"W, 59.7 feet;
12. THENCE N37°22'38"W, 46.6 feet;
13. THENCE N00°03'42"W, 207.5 feet;
14. THENCE N55°36'33"W, 72.7 feet;

TRACT 1, 145.19 AC, WHITMAN TO BAIZE

15. THENCE N88°25'34"W, 881.4 feet, to a point in middle of old road bed, on west line of northeast quarter, marking northwest corner of Branch, an ell corner of this tract;
16. THENCE N01°15'07"E, along said old road bed and west line of northeast quarter, a distance of 878.5 feet, to a point in the center of County Road 414, on north line of Section 464, marking northwest corner of this tract;
17. THENCE S88°50'30"E, along north line of said Section and center of County Road, a distance of 2637.2 feet, to the POINT OF BEGINNING, containing a total of 145.19 acres more or less.

DATE OF SURVEY: 7/25/2018, RUSSELL L RIVERS, RPLS



A handwritten signature in black ink, appearing to read "Russ L Rivers", is written to the right of the surveyor's seal.

TRACT 2, 39.5 AC, WHITMAN TO BAIZE

LEGAL DESCRIPTION OF A 39.5 ACRE TRACT OF LAND SITUATED IN FOARD COUNTY, TEXAS, SAID TRACT BEING ALL OF THE OCCUPIED SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 464, BLOCK A, H&TC RR CO SURVEY, ABSTRACT 981 AND BEING ALL OF TRACT 4, DESCRIBED IN A DEED TO BRIAN AND PAULA WHITMAN, RECORDED IN VOLUME 230, PAGE 755, OFFICIAL PUBLIC RECORDS OF FOARD COUNTY, TEXAS, SAID 39.5 ACRES DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

BASIS OF BEARING: NAD 83, GRID ZONE 4202, TXNC

POINT OF BEGINNING, being a pipe fence corner found at the occupied northeast corner of said southwest quarter of the northwest quarter, marking the northeast corner of this tract, also being on the west line of herein described Tract 1, 19.3 feet south of an ell corner of said Tract 1, which is also the southwest corner of a 9.37 acre tract (185/534), from which the northeast corner of Section 464, bears N01°14'28"E, 1317.9 feet, S88°50'30"E, 2637.2 feet;

THENCE S01°15'07"W, along the west line of said Tract 1, east line of above referenced Tract 4 and this tract, a distance of 1303.5 feet, to a point on the fence, at the occupied southeast corner of the northwest quarter, marking southeast corner of this tract, southwest corner of herein described Tract 1;

THENCE N88°30'21"W, along the south line of said northwest quarter, generally along fence line, a distance of 1323 feet, to a pipe fence corner marking the southwest corner of this tract;

THENCE N01°14'24"E, along the fenced/occupied west line of this tract, a distance of 1296.9 feet, to a fence corner marking the occupied northwest corner of this tract;

THENCE S88°47'41"E, along the fenced/occupied north line of this tract, a distance of 1323.3 feet, to the POINT OF BEGINNING, containing a total of 39.5 acres of land more or less.

DATE OF SURVEY: 7/25/2018, RUSSELL L RIVERS, RPLS



A handwritten signature in black ink, appearing to read "Russell L. Rivers".

Aerial Map

Owner	Estate of Ronny Baize					
Property Address	184.69 Acres, County Road 413					
City	Crowell	County	Foard	State	TX	Zip Code 79227
Client	Estate of Ronny Baize					

Boundaries are approximate not to be considered a survey for visual reference only, Pink line is the city limits of Crowell

Dotted line in north-south direction; double wood pole electrical transmission line easement; Solid yellow line from dead end of Garner Street is the access easement to a 9.37 acre tract.

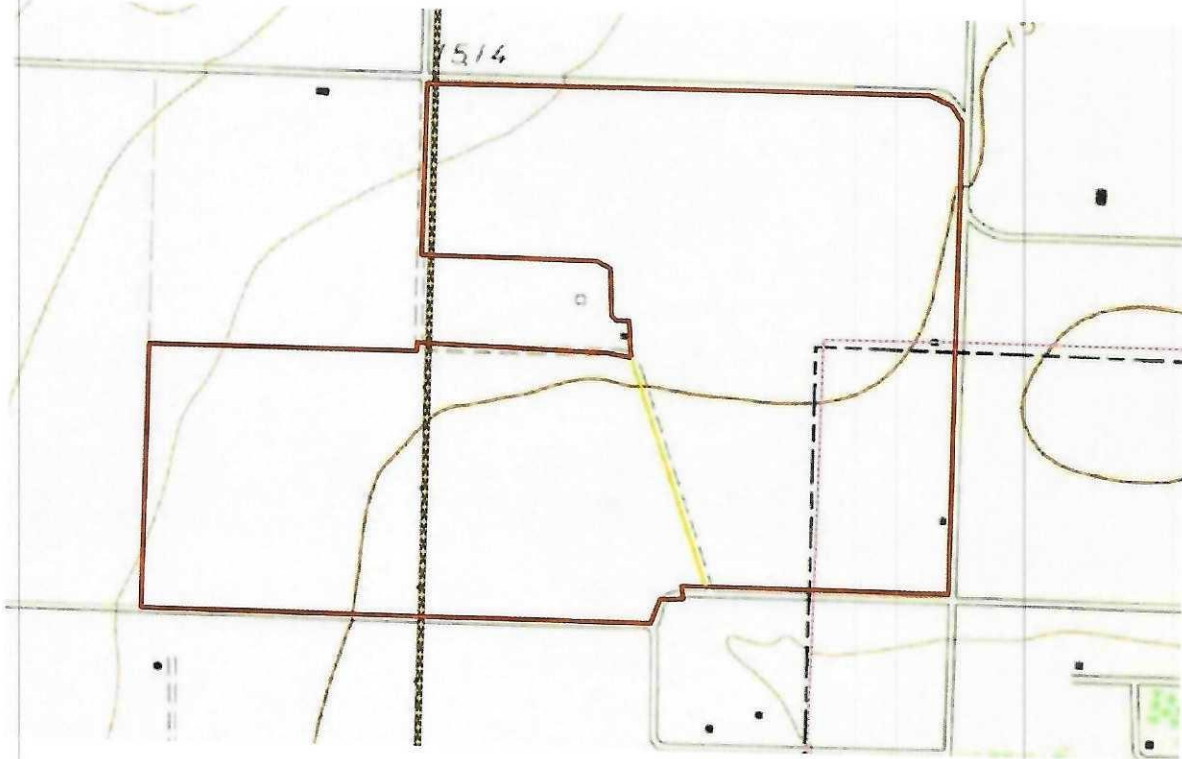
Boundaries are approximate for visual reference only. See attached survey & legal provided in previous pages



Topographic Map

Owner	Estate of Ronny Baize					
Property Address	184.69 Acres, County Road 413					
City	Crowell	County	Foard	State	TX	Zip Code 79227
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Boundaries are approximate; not to be considered a survey for visual reference only, Pink line the city limits of Crowell
Dotted line in north-south direction; double wood pole electrical transmission line easement; Solid yellow line from dead end of Garner Street is the access easement to a 9.37 acre tract.
See attached survey & legal provided in previous pages; Terrain is Level to gently sloping & terraced; 1510 ft thru 1520 ft.

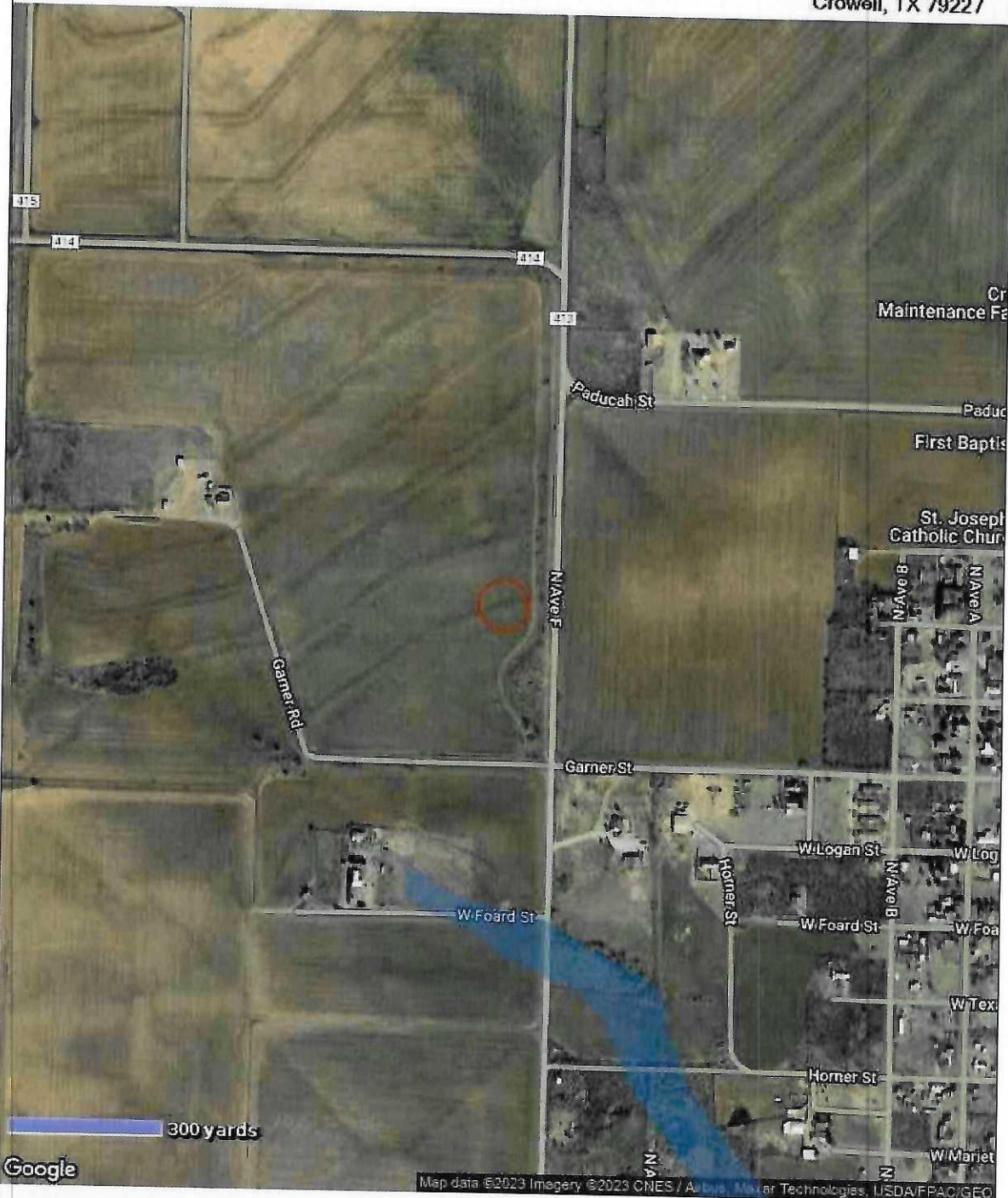


Flood Map

Owner	Estate of Ronny Baize					
Property Address	184.69 Acres, County Road 413					
City	Crowell	County	Foard	State	TX	Zip Code 79227
Client	Estate of Ronny Baize					

InterFlood by a la mode

Prepared for Turner Appraisal Company
184.69 Acres, County Road 413
Crowell, TX 79227



MAP DATA

FEMA Special Flood Hazard Area No
Map Number: 48081901
Zone: C
Map Date: August 24, 1982
FIPS 48155

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard

- Protected Areas
- Floodway
- Subject Area

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