

SURVEY PLAT

LEGEND:

- CIRF.....5/8" Capped Iron Rod Found Marked "NATIVE CO., LLC"
- FH.....Fire Hydrant
- GMK.....Gas Marker
- GT.....Guy Wire
- IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
- LT.....Light Pole
- PD.....Phone Pedestal
- D.R.E.C.T.....Deed Records, Erath County, Texas
- R.R.E.C.T.....Real Records, Erath County, Texas

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010 0000. Distances shown are U.S. Survey feet displayed in surface values.
2. According to the scaled location of FEMA Firm Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and or restrictions may affect the surveyed property.
4. See separate metes and bounds description prepared with this survey.

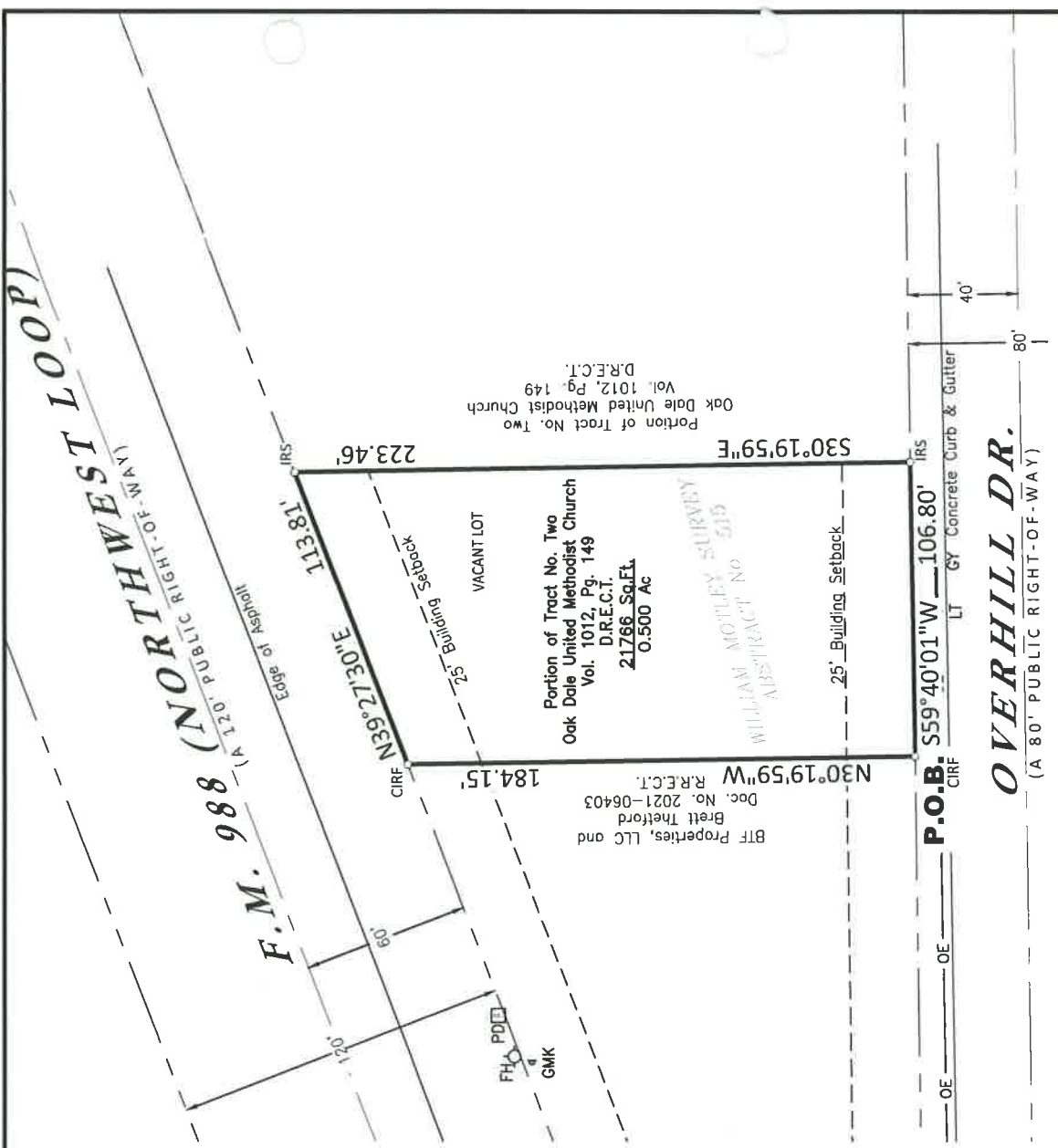
SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct, and was prepared from an actual survey made under my supervision on the ground.

N. Zane Griffin
 N. Zane Griffin RPLS No. 6810
 Date: January 11, 2022



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 TBPEJ.S Firm No. 10194572



METES AND BOUNDS DESCRIPTION.

BEING a tract of land within the William Motley Survey, Abstract No. 515, Erath County, Texas, and being a portion of that tract of land described as Tract No. 2 in the deed to Oak Dale United Methodist Church, as recorded in Volume 1012, Page 149, Deed Records, Erath County, Texas (DRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (CIRF) in the north right-of-way line of Overhill Dr. (an 80 feet wide public right-of-way) and the south line of said Oak Dale tract, also being the southeast corner of a tract of land described in the deed to BTF Properties, LLC and Brett Thetford, as recorded in Document No. 2021-06403, Real Records, Erath County, Texas, from which a 3/8 inch iron rod found for the northeast corner of Lot 2, Block 1 and the northwest corner of Lot 3, Block 1, New Life Subdivision, an addition to the City of Stephenville, Erath County, Texas, as shown by plat recorded in Cabinet A, Slide 261, Plat Records, Erath County, Texas, bears North 30°19'59" West, a distance of 184.15 feet, and North 39°27'30" East, a distance of 681.31 feet;

THENCE North 30°19'59" West, departing said right-of-way line and with the east line of said BTF Properties tract, a distance of 184.15 feet to a CIRF in the south right-of-way line of F.M. 988 (Northwest Loop - a 120 feet wide public right-of-way) for the northwest corner of the herein described tract and the northeast corner of said BTF Properties tract;

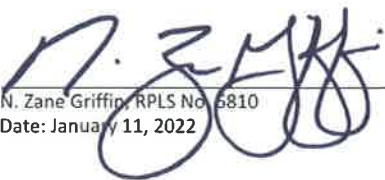
THENCE North 39°27'30" East, with the south right-of-way line of F.M. 988, a distance of 113.81 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the northeast corner of the herein described tract;

THENCE South 30°19'59" East, departing said right-of-way line and over and across said Oak Dale tract, a distance of 223.46 feet to an IRS in the north right-of-way line of said Overhill Dr. for the southeast corner of the herein described tract;

THENCE South 59°40'01" West, with the north right-of-way line of said Overhill Dr., a distance of 106.80 feet to the **POINT OF BEGINNING** and containing 21,766 Square Feet or 0.500 of an Acre of Land.

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.


N. Zane Griffin, RPLS No. 6810
Date: January 11, 2022



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