

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983,
NORTH CENTRAL ZONE 4202.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP NUMBER
48425C0040C DATED APRIL 03, 1995, THIS PROPERTY
DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD
HAZARD AREA.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE
THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL
EASEMENTS AND OTHER SURVEY MATTERS THAT A
COMPLETE TITLE SEARCH MIGHT REVEAL.

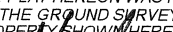
UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF GLEN ROSE BEFORE DIGGING, TRENCHING, OR EXCAVATING.

R.N.P. VENTURES, LLC
DBA EZ CONCRETE SUPPLY TEXAS
DOC. NO. 20201269
D.R.S.C.T.

0.526 ACRE
22,932 SQUARE FEET
A PORTION OF
R.N.P. VENTURES, LLC
DBA EZ CONCRETE SUPPLY TEXAS
DOC. NO. 20201269
D.R.S.C.T.

JEFFREY FINN
DOC. NO. 20212644
D.R.S.C.T.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON:



STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND MAY 16, 2022
REVISED JUNE 07, 2022 (ADD IMPROVEMENTS)

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND MAY 16, 2022
REVISED JUNE 07, 2022 (ADD IMPROVEMENTS)

*Survey Plat
0.526 acre situated in the
MILAM COUNTY SCHOOL LAND SURVEY,
Abst. No. 136,
City of Glen Rose, Somervell County, Texas,*

0.526 acre situated in the MILAM COUNTY SCHOOL LAND SURVEY, Abst. No. 136, City of Glen Rose, Somervell County, Texas, being a portion of the tract described in deed to R.N.P. Ventures, LLC dba EZ Concrete Supply Texas by deed recorded in Document Number 20201269, Deed Records, Somervell County, Texas, and being more particularly described, as follows:

Commencing at a 5/8" iron rod capped BHB INC found, the westernmost corner of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, in the northeasterly line of LAKE VIEW STREET (a 50' Right-of-Way), in the southeasterly line of BLUEBONNET STREET (a 30' Right-of-Way), from which, a 1" iron rod found, the northernmost corner of Lot 1, Block 1, CHEYNE WEST CHEYNE CENTER, an Addition to the City of Glen Rose, Somervell County, Texas, according to the Plat thereof recorded in Plat Cabinet 1, Slide 181, Plat Records, Somervell County, Texas, bears S 06°47'42" E, 120.69 feet and from which, a 5/8" iron rod capped BHB INC found, the northernmost corner of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, in the southwesterly line of STATE HIGHWAY NO. 144 (a 50' Right-of-Way);

THENCE S 31°16'17" E, along the southwesterly line of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, 100.01 feet to a 1/2" iron rod capped MIZELL 6165 set, the Point of Beginning of the herein described tract;

THENCE N 59°22'04" E, 202.69 feet to a Mag Nail set in the northeasterly line of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract and the southwesterly line of said STATE HIGHWAY NO. 144;

THENCE S 32°39'00" E, along the northeast line of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, 59.42 feet to a cotton spindle found at the beginning of a curve to the left whose radius is 1934.99 and whose long chord bears S 33°28'38" E, 50.69 feet;

THENCE along the northeast line of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, along said curve, in a southeasterly direction, through a central angle of 01°30'04", a distance of 50.70 feet to a 5/8" iron rod capped BHB INC found, the easternmost corner of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, the northernmost corner of the tract described in deed to Jeffrey Finn by deed recorded in Document Number 20212644, Deed Records, Somervell County, Texas, from which, a 5/8" iron rod capped 314 found, the easternmost corner of said Finn tract, bears S 33°22'05" E, 149.23 feet;

THENCE S 58°05'07" W, along the common line of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas and Finn tracts, 206.07 feet to a 5/8" iron rod with aluminum cap found for the southernmost corner of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, the westernmost corner of said FINN tract, in the northeasterly line of said LAKE VIEW STREET;

THENCE N 31°16'17" W, along the southwesterly line of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, 114.63 feet to the POINT OF BEGINNING and containing 0.526 acre (22,932) square feet of land.

