

LEGEND:

- AC.....Air Conditioning Unit
- CIRF.....Capped Iron Rod Found
- CO.....Cleanout
- EM.....Electric Meter
- EV.....Electric Vault
- FOM.....Fiber Optic Marker
- GM.....Gas Meter
- GY.....Guy Wire
- IPF.....Iron Pipe Found
- MB.....Mailbox
- MNF.....Magnail Found
- OE.....Overhead Electric
- PP.....Power Pole
- SMH.....Sewer Manhole
- TSG.....Test Gas
- TXDOT.....Brass Capped Texas Department of Transportation
- WM.....Water Meter
- D.R.E.C.T.....Deed Records, Erath County, Texas
- P.R.E.C.T.....Plat Records, Erath County, Texas
- R.R.E.C.T.....Real Records, Erath County, Texas
- Chainlink Fence.....
- Wooden Fence.....
- Underground Gas.....
- Underground Phone.....

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. By scaled location of FEMA FIRM Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
3. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned.
4. Stewart Title Guaranty Company commitment GF No. 22141, effective date March 2, 2022, issue date March 3, 2022, and Old Republic Title Insurance Company commitment GF No. 20220024, effective date February 25, 2022, issue date March 10, 2022 were used for the easement and title research for this survey.

LINE DATA TABLE		
NO.	BEARING	DIST
L1	N30°03'02"W	17.20'
L2	S59°56'58"W	6.07'
L3	N59°56'58"E	4.71'
L4	N30°03'02"W	10.74'

LEGAL DESCRIPTION:

BEING all of Lot 1A-S, Blocks 140 and 145, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per replat recorded in Cabinet B, Slide 242B, Plat Records, Erath County, Texas, same being those two tracts of land described in the deeds to Donald Sparks, et ux., as recorded in Volume 885, Page 1003, Deed Records, Erath County, Texas (DRECT), and Document No. 2012-06625, Real Records, Erath County, Texas (RRECT), and being a portion of Lot 1A, Block 140, of said City Addition as described in the deed to Troy P. Fenner, et ux., as recorded in Volume 521, Page 476, 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 1/2 inch capped iron rod found marked "PRICE SURVEYING" in the north right-of-way line of W. South Loop (U.S. Highway 377) for the southeast corner of said Lot 1A-S and the southwest corner of a tract of land described as Tract Five in the deed to Rock House Residential Properties, LTD, as recorded in Document No. 2011-06617, RRECT;

THENCE said right-of-way line the following courses and distances:

- South 89°21'30" West, a distance of 100.84 feet to a brass capped TXDOT monument found;
- North 61°54'47" West, a distance of 94.81 feet to a brass capped TXDOT monument found;
- North 30°03'02" West, a distance of 17.20 feet to a brass capped TXDOT monument found in a concrete driveway;
- South 59°56'58" West, a distance of 6.07 feet to a magnail found at the intersection of the cutback in the north right-of-way line of W. South Loop and the east right-of-way line of N. Dale Avenue;

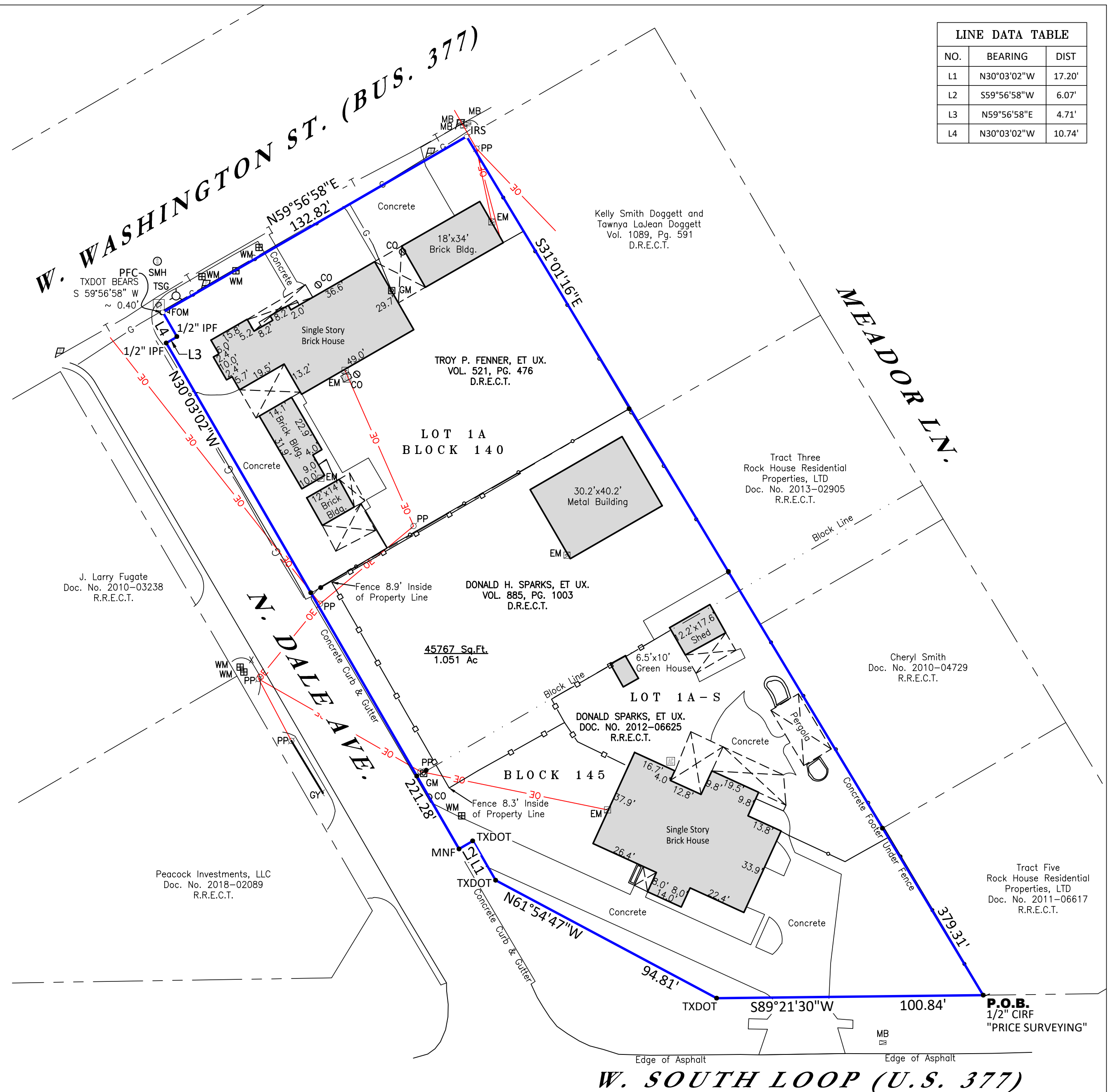
THENCE North 30°03'02" West, with the east line of said N. Dale Avenue, passing a magnail found for the northwest corner of said Lot 1A-S and the southwest corner of said Fenner tract, at a distance of 112.06 feet, continuing for a total distance of 221.28 feet to a 1/2 inch pipe found for the intersection of the east right-of-way line and a cutback in the south right-of-way line of W. Washington St. (Business 377);

THENCE with said cutback the following courses and distances:

- North 59°56'58" East, a distance of 4.71 feet to a 1/2 inch pipe found;
- North 30°03'02" West, a distance of 10.74 feet to a point in the south right-of-way line of said W. Washington St. for the northwest corner of said Fenner tract, from which a brass capped TXDOT monument found bears South 59°56'58" West, a distance of 0.40 feet;

THENCE North 59°56'58" East, with the south right-of-way line of said W. Washington St., a distance of 132.82 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" for the northeast corner of said Fenner tract and the northwest corner of a tract of land described in the deed to Kelly Smith Doggett and Tawnya LaJean Doggett, as recorded in Volume 1089, Page 591, DRECT;

THENCE South 31°01'16" East, passing a 2.5 inch galvanized fence corner post for the southeast corner of said Fenner tract and the northeast corner of said Lot 1A-S, at a distance of 120.03 feet, continuing for a total distance of 379.31 feet to the **POINT OF BEGINNING** and containing 45,767 Square Feet or 1.051 Acres of Land.



NATIVE CO. LLC
LAND SURVEYING

P.O. Box 2465 Stephenville, Tx 76401
zanc@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

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. To my knowledge all visible and apparent improvements, encroachments, and or encumbrances are shown.

N. Zane Griffin
N. Zane Griffin, RPLS No. 6810
Date: March 10, 2022

W. WASHINGTON ST. & W. SOUTH LOOP PROJECT
STEPHENVILLE, TEXAS 76401

SURVEY PLAT
45,767 Square Feet or 1.051 Acres
out of Blocks 140 & 145, City Addition,
City of Stephenville, Erath County, Texas