

SURVEY PLAT

304.32 Acres
James McCoy Survey, Abstract No. 561
Erath County, Texas

LEGEND:

- CIRF.....Capped Iron Rod Found
EM.....Electric Meter
FCP.....Fence Corner Post
GMK.....Gas Marker
GW.....Gas Well
GY.....Guy Wire
IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
OE.....Overhead Electric
PD.....Phone Pedestal
PFC.....Point for Corner
PP.....Power Pole
D.R.E.C.T.....Deed Records, Erath County, Texas
R.R.E.C.T.....Real Records, Erath County, Texas
Wire Fence...
Zone X (Shaded)...
- Zone A (w/o BFE)

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. 48143C0150E, revised date April 5, 2019, a portion of the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain, a portion lies within Zone X (shaded) - Areas of 0.2% annual change flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, and a portion lies within Zone A - Special Flood Hazard Areas (No Base Flood Elevations Determined).
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. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.
5. See separate metes and bounds description prepared with this plat.

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S80°06'32"E	328.51'
L2	S69°32'51"E	154.16'
L3	S67°38'30"E	488.99'
L4	S76°37'37"E	670.29'
L5	S80°11'14"E	121.57'
L6	N79°34'57"E	259.68'
L7	S11°38'09"W	163.34'
L8	S5°42'20"E	142.04'
L9	S41°29'43"E	306.91'
L10	S0°28'26"W	193.93'
L11	N57°09'51"W	171.25'

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: September 22, 2021



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

