

SURVEY PLAT

LEGEND:

AC.....Air Conditioner Unit
 EM.....Electric Meter
 GY.....Guy Wire
 IRF.....Iron Rod Found
 OE.....Overhead Electric
 PD.....Phone Pedestal
 PMK.....Phone Marker
 PP.....Power Pole
 WT.....Water Tank
 D.R.E.C.T.....Deed Records, Erath County, Texas
 R.R.E.C.T.....Real Records, Erath County, Texas
 Chainlink Fence.....
 Metal Fence.....
 Wire Fence.....
 Overhead.....

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 FLMA Firm Map Nos. 48143C0450D, effective date November 16, 2011 the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
3. See separate notes and bounds description prepared with this survey plat.

SCHEDULE "B" ITEMS:

Only those items listed in Schedule "B" of commitment GF No. 23-37903, effective date April 28, 2023; issue date May 9, 2023, have been reviewed, and are listed as follows:

- 10.a. Easement to Texas Power & Light Company, as recorded in Volume 257, Page 328, Deed Records, Erath County, Texas.
- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION
- 10.b. Terms and conditions in Agreement by and between W.E. Sullivan and Geraldine Sullivan and Bluebonnet Productions, Inc., as recorded in Volume 846, Page 30, Real Property Records, Erath County, Texas.
- NON-SURVEYING RELATED ITEM - SEE DOCUMENT FOR PARTICULARS

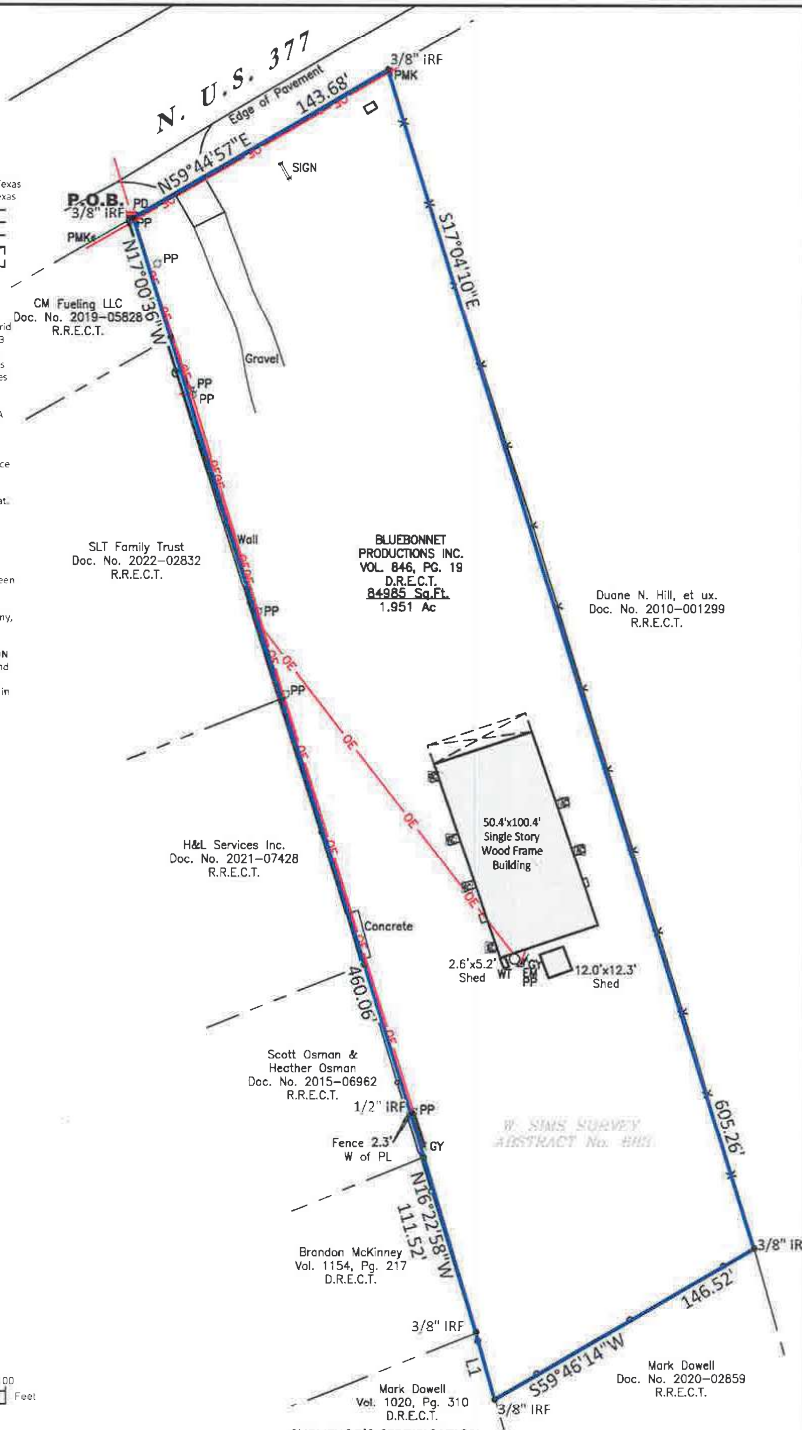
LINE DATA TABLE

NO.	BEARING	DIST
L1	N15°27'58"W	34.30'



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

Drawing: D:\Jobs\2023\2023.162-2070 US-377, Stephenville, Tx\DWG\SURVEY PLAT.dwg



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: May 11, 2023



METES AND BOUNDS DESCRIPTION:

BEING a tract of land within the William Sims Survey, Abstract No. 683, Erath County, Texas, and being all of that tract of land described in the deed to Bluebonnet Productions, Inc., as recorded in Volume 846, Page 19, Deed Records, Erath County, Texas (DIRECT), 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 3/8 inch iron rod found in the southeast line of U.S. Highway 377 for the northwest corner of said Bluebonnet Productions tract and the northeast corner of a tract of land described in the deed to CM Fueling, LLC, as recorded in Document No. 2019-05828, Real Records, Erath County, Texas (RRECT), from which a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for reference bears South 59°44'57" West, a distance of 245.06 feet;

THENCE North 59°44'57" East, with the southeast line of U.S. Highway 377, a distance of 143.68 feet to a 3/8 inch iron rod found for the northeast corner of said Bluebonnet Productions tract and the northwest corner of a tract of land described in the deed to Duane N. Hill, et ux., as recorded in Document No. 2010-001299, RRECT;

THENCE South 17°04'10" East, with the common line of said Bluebonnet Productions tract and said Hill tract and generally along a wire fence, a distance of 605.26 feet to a 3/8 inch iron rod found for the southeast corner of said Bluebonnet Productions tract and the northeast corner of a tract of land described in the deed to Mark Dowell, as recorded in Document No. 2020-02859, RRECT;

THENCE South 59°46'14" West, with the common line of said Bluebonnet Productions tract and said Dowell tract and generally along a chain link fence, a distance of 146.52 feet to a 3/8 inch iron rod found for the southwest corner of said Bluebonnet Productions tract and the northwest corner of said Dowell tract, also being in the east line of a tract of land described in the deed to Mark Dowell, as recorded in Volume 1020, Page 310, DIRECT;

THENCE North 15°27'58" West, with the common line of said Bluebonnet Productions tract and said Dowell tract (1020/310), a distance of 34.30 feet to a 3/8 inch iron rod found for a corner of said Bluebonnet Productions tract and the northeast corner of said Dowell tract (1020/310), also being the southeast corner of a tract of land described in the deed to Brandon McKinney, as recorded in Volume 1154, Page 217, DIRECT;

THENCE continuing with the west line of said Bluebonnet Productions tract, the following courses and distances:

North 16°22'58" West, passing a 1/2 inch iron rod found for the northeast corner of said McKinney tract and the southeast corner of a tract of land described in the deed to Scott Osman and Heather Osman, as recorded in Document No. 2015-06962, RRECT at a distance of 88.80 feet, continuing for a total distance of 111.52 feet to a 1/2 inch iron rod found;

North 17°00'36" West, a distance of 460.06 feet to the **POINT OF BEGINNING** and containing 1.951 Acres of Land.



P.O. Box 2465 Stephenville, Tx 76401
zane@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, BPLS No. 6810
Date: May 11, 2023

