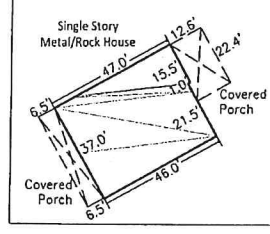


4' gate
 arc

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. 48143C0175E, Revised April 5, 2019, 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. First American Title Guaranty Company commitment GF No. 20284, Issue Date June 3, 2020, was used for the easement and title research for this property.
5. See separate metes and bounds description provided with this plat.

HOUSE DETAIL: (SCALE: 1"=40')



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, RPLS No. 6810
 Date: June 10, 2020



LINE DATA TABLE		
NO.	BEARING	DIST
L1	S80°22'26"W	144.91'
L2	S67°35'38"W	142.45'
L3	N61°50'07"W	187.98'
L4	S85°58'28"W	117.73'
L5	N70°34'33"W	139.33'
L6	N75°41'48"W	309.66'

NATIVE CO.
 LLC
LAND SURVEYING

P.O. Box 2465 Stephenville, Tx 76401
 254666@nativeco-landsurveying.com ~ 251 151-6695
 TBP:LS Firm No. 10194572

METES AND BOUNDS DESCRIPTION:

BEING a tract of land situated within the TJ Ewing Survey, Abstract No. 231, Erath County, Texas, and being two tracts of land described in the deeds to Cynthia L. Zimmerman, as recorded in Document Numbers 2013-04877 and 2018-00346, Real Records, Erath County, Texas (RRECT), 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 (CIRF) for the southeast corner of said Zimmerman tract (2018-00346) and being the southwest corner of Lot 9R, Block 1, The Lookout, an addition to Erath County, Texas, as shown per plat recorded in Cabinet B, Slide 33A, Plat Records, Erath County, Texas (PRECT), also being in the north line of Lot 20, Horseman's Ranch Phase II, an addition to Erath County, Texas, as shown per plat recorded in Cabinet B, Slide 13A, PRECT;

THENCE with the common line of said Zimmerman tract (2018-00346) and said Lot 20 and along the meanders of a wash the following courses and distances:

South 80°22'26" West, a distance of 144.91 feet to an point for corner (PFC);

South 67°35'38" West, a distance of 142.45 feet to a PFC;

North 61°50'07" West, a distance of 187.98 feet to a PFC;

South 85°58'28" West, a distance of 117.73 feet to a PFC;

North 70°34'33" West, a distance of 139.33 feet to a PFC;

North 75°41'48" West, a distance of 309.66 feet to a PFC for the southwest corner of said Zimmerman tract (2018-00346) and the south corner of said Zimmerman tract (2013-04877), also being the southeast corner of a tract of land described in the deed to Kevin Allen and Staci Conboy, husband and wife, as recorded in Document No. 2020-01208, RRECT; from which a 3/8 inch iron rod found bears South 52°03'45" East, a distance of 2.23 feet;

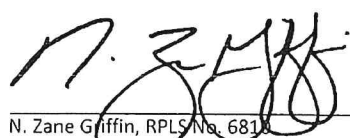
THENCE North 30°02'53" East, with the common line of said Zimmerman tract (2013-04877) and said Allen tract, a distance of 1159.47 feet to a 5/8 inch capped iron rod set marked "Native Co. LLC" for the northwest corner of said Zimmerman tract (2013-04877) and the northeast corner of said Allen tract, also being in the south line of a tract of land described in the deed to William D. Abbott and wife, Kathleen D. Abbott, as recorded in Volume 959, Page 932, Official Public Records, Erath County, Texas;

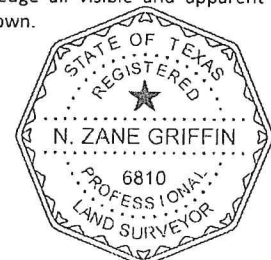
THENCE South 83°13'05" East, with the common line of said Zimmerman tract (2013-04877) and said Abbott tract, a distance of 575.60 feet to a CIRF for the northeast corner of said Zimmerman tract (2013-04877) and the northwest corner of Lot 7R, Block 1 of said The Lookout;

THENCE South 08°44'12" West, with the west line of said Block 1, The Lookout, passing a 1/2 inch iron rod found on line at a distance of 286.84 feet for the southeast corner of said Zimmerman tract (2013-04877) and the north corner of said Zimmerman tract (2018-00346), continuing for a total distance of 1072.90 feet to the **POINT OF BEGINNING** and containing 887,121 Square Feet or 20.365 Acres 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. To my knowledge all visible and apparent improvements, encroachments, and/or encumbrances are shown.


N. Zane Griffin, RPLS No. 6810
Date: June 10, 2020



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