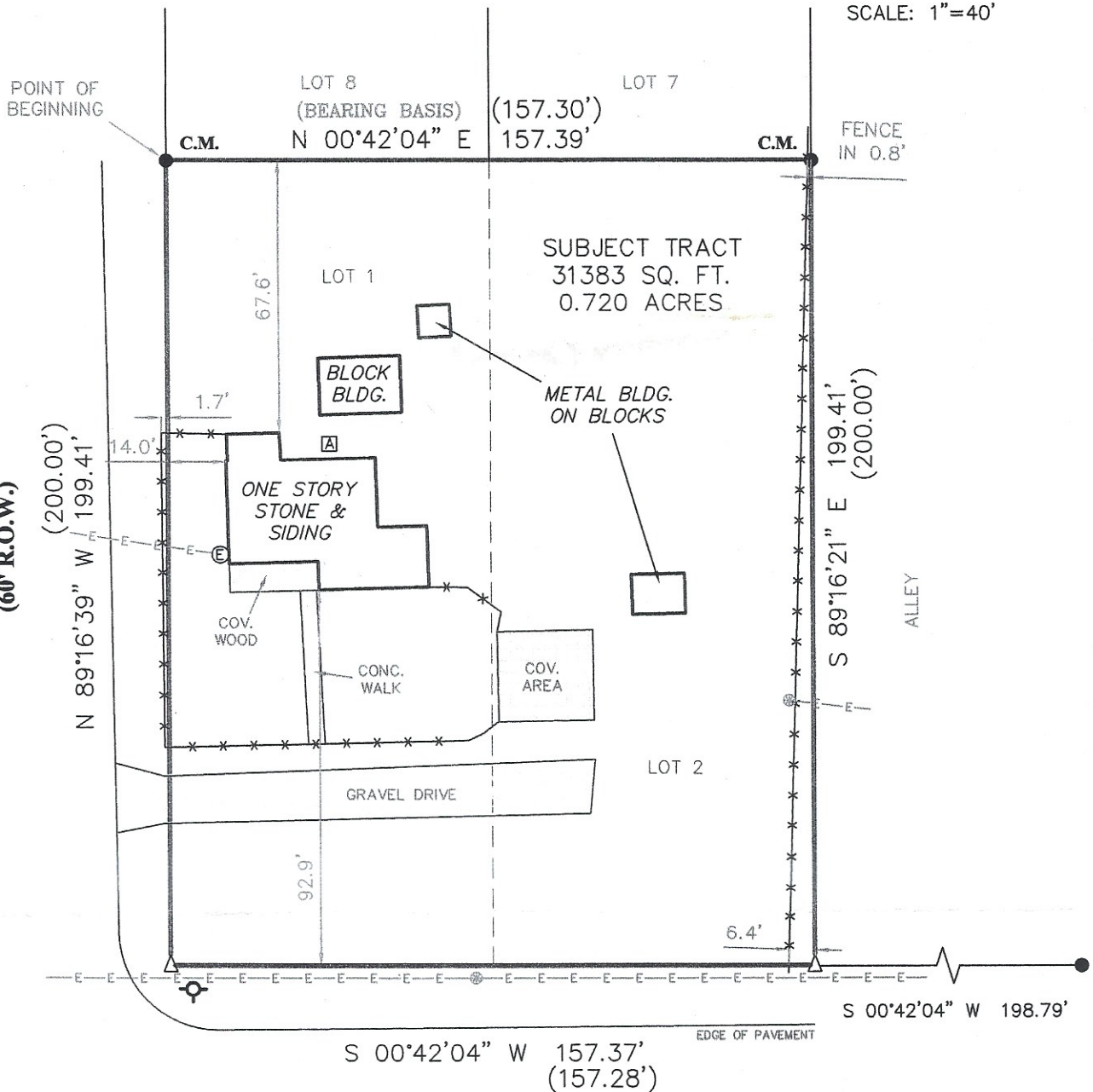




SCALE: 1"=40'

GARFIELD AVENUE

(60' R.O.W.)



N. AVENUE F

NOTE:
THE ORIGINAL PLAT OF RECORD IS ILLEGIBLE. THIS
IS A REPRESENTATION OF THIS SURVEYOR'S BEST
INTERPRETATION OF RECORD INFORMATION.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED INDICATED BELOW.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480467, Panel No. 0001B, which is Dated 07/02/1979. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) C-. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

Property Address:

216 N. AVENUE F

Property Description:

Being 0.720 acres of land, more or less, and being all of Lots 1 and 2 of Block 11 of the Mason

METES AND BOUNDS

Being 0.720 acres of land, more or less, and being all of Lots 1 and 2 of Block 11 of the Mason Heights Addition in the City of Mason, Mason County, Texas, according to the plat thereof recorded in Volume 8, Page 242, Deed Records of Mason County, Texas, being that same tract of land of tract described by Warranty Deed with Vendor's Lien recorded in Document No. 150412, Official Public Records, Mason County, Texas, said 0.720 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 0.720 acres, same being the southwest corner of said Lot 1 and on the North Right-of-Way line of Garfield Avenue, same also being the southeast corner of Lot 8, of said Mason Heights Addition and the **POINT OF BEGINNING**;


THENCE along the line common to this 0.720 acres and said Lot 8, North 00 degrees 42 minutes 04 seconds East (Bearing Basis), a distance of 157.39 feet (called 157.30 feet) to a 1/2 inch iron rod found for the northwest corner of this 0.720 acres, same being the northeast corner of Lot 7, of said Mason Heights Addition and on the South line of an Alley;

THENCE along the South line of said Alley, South 89 degrees 16 minutes 21 seconds East, a distance of 199.41 feet (called 200.00 feet) to a point for the northeast corner of this 0.720 acres, same being the northeast corner of said Lot 2 and on the West Right-of-Way line of N. Avenue F;

THENCE along the West Right-of-Way line of said Avenue F, South 00 degrees 42 minutes 04 seconds West, a distance of 157.37 feet (called 157.28 feet) to a point for the southeast corner of this 0.720 acres, same being the southeast corner of said Lot 1 and at the intersection of the West Right-of-Way line of said N. Avenue F and the North Right-of-Way line of said Garfield Avenue;

THENCE along the North Right-of-Way line of said Garfield Avenue, North 89 degrees 16 minutes 39 seconds West, a distance of 199.41 feet (called 200.00 feet) to the **POINT OF BEGINNING** and containing 0.720 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
October 11, 2016

