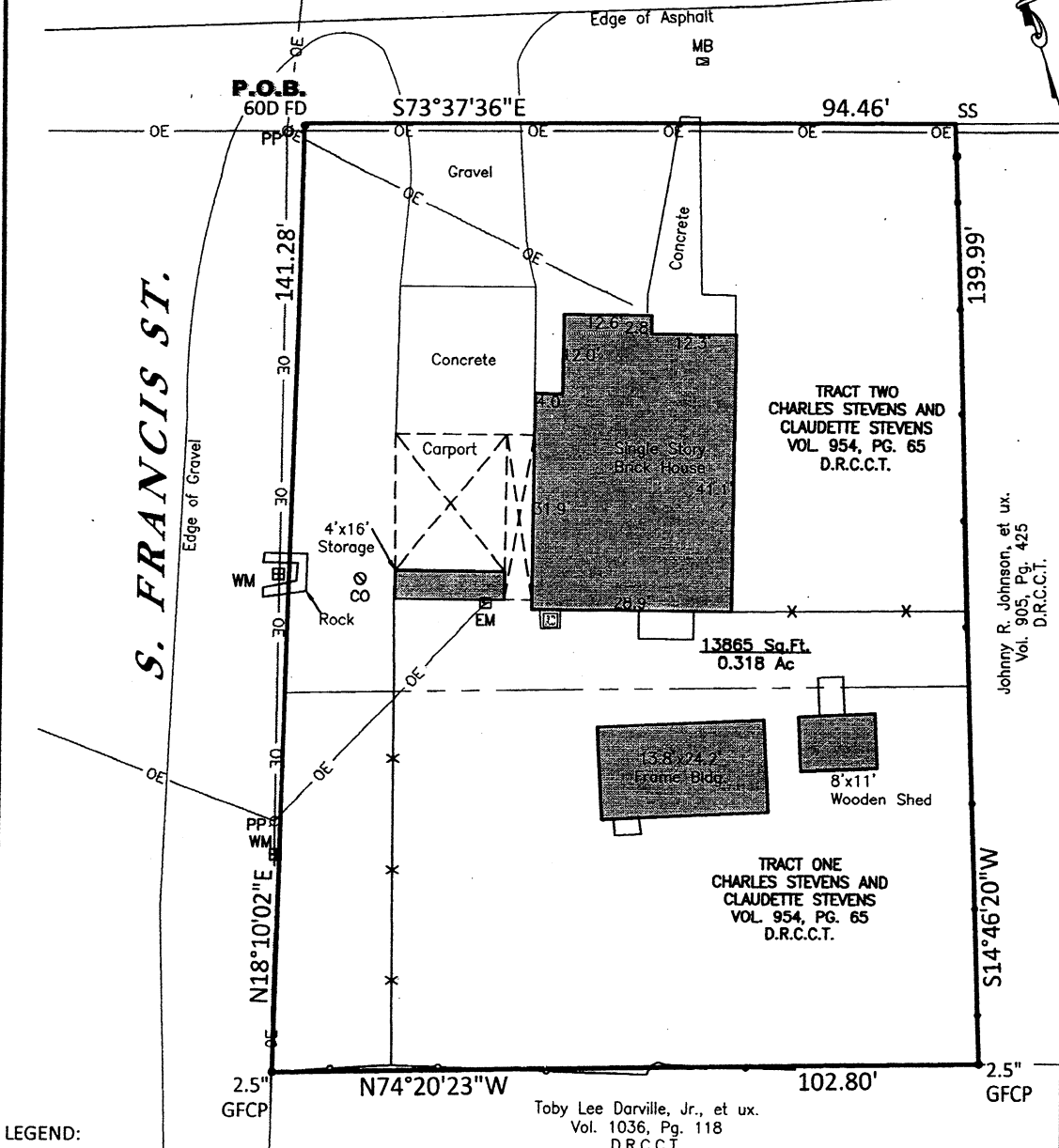
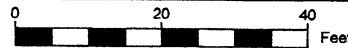


# TITLE SURVEY

**E. HAM AVE.**



## LEGEND:

AC.....Air Conditioning Unit  
CO.....Cleanout  
EM.....Electric Meter  
FD.....Found  
GFCP.....Galvanized Fence Corner Post  
MB.....Mailbox  
OE.....Overhead Electric  
PP.....Power Pole  
SS.....Spike Set  
WM.....Water Meter  
D.R.C.C.T.....Deed Records, Comanche County, Texas  
Chainlink Fence.....  
Wire Fence.....

## NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) 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 Community Panel Number 480152 B, effective date September 4, 1985, the subject property lies within Zone C - Areas outside the 500 year flood.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
4. See separate metes and bounds description prepared with this survey.

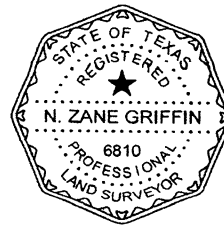
## SURVEYOR'S CERTIFICATION:

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*  
N. Zane Griffin, RPLS No. 6810  
Date: May 11, 2021



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



## METES AND BOUNDS DESCRIPTION:

**BEING** a tract of land within Block 1 of the Harvey and Ham Subdivision, an addition to the City of DeLeon, Comanche County, Texas, as shown per the map thereof, and being all of those tracts of land described as Tract One and Tract Two in the deed to Charles Stevens and Claudette Stevens, as recorded in Volume 954, Page 65, Deed Records, Comanche County, Texas (DRCCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) 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 60D nail found at the intersection of the east right-of-way line of S. Francis St. and the south right-of-way line of E. Ham Ave. for the northwest corner of said Block 1 and the northwest corner of said Tract Two;

**THENCE** South  $73^{\circ}37'36''$  East, with the south right-of-way line of E. Ham Ave., a distance of 94.46 feet to a spike set for the northeast corner of said Tract Two and the northwest corner of a tract of land described in the deed to Johnny R. Johnson, et ux., as recorded in Volume 905, Page 425, DRCCT;

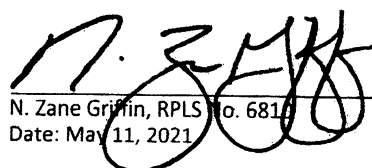
**THENCE** South  $14^{\circ}46'20''$  West, passing a 2.5 inch galvanized fence corner post at a distance of 4.69 feet, continuing along a chainlink fence for a total distance of 139.99 feet to a 2.5 inch galvanized fence corner post for the southeast corner of said Tract One and being in the north line of a tract of land described in the deed to Toby Lee Darville, Jr., et ux., as recorded in Volume 1036, Page 118, DRCCT;

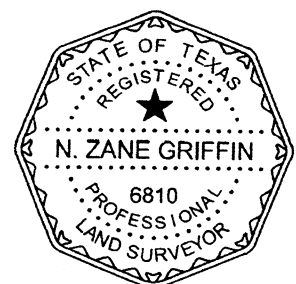
**THENCE** North  $74^{\circ}20'23''$  West, a distance of 102.80 feet to a 2.5 inch galvanized fence corner post in the east right-of-way line of S. Francis St. for the southwest corner of said Tract One;

**THENCE** North  $18^{\circ}10'02''$  East, with the east right-of-way line of S. Francis St., a distance of 141.28 feet to the **POINT OF BEGINNING** and containing 13,865 Square Feet or 0.318 of an Acre 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.

  
N. Zane Griffin, RPLS No. 6810  
Date: May 11, 2021



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