

SURVEY PLAT
365.21 Acres within the
Aaron Bagley Survey, Abstract No. 46, and
the Jesse Mercers Survey, Abstract No. 669,
Comanche County, Texas

- LEGEND:
- CIRF.....1/2" Capped Iron Rod Found Marked "RPLS 1983"
CMON.....Concrete Monument
CO.....Cleanout
EM.....Electric Meter
FCP.....Fence Corner Post
GY.....Guy Wire
IRF.....Iron Rod Found
IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
OE.....Overhead Electric
PP.....Point for Corner
PP.....Power Pole
D.R.C.C.T.....Deed Records, Comanche County, Texas
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. FEMA has not conducted a study to determine flood hazard for this area.
 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.

LEGAL DESCRIPTION:

BEING a tract of land within the Aaron Bagley Survey, Abstract No. 46 and the Jesse Mercer Survey, Abstract No. 669, Comanche County, Texas, and being all of that tract of land described in the deed to King Brothers Ranch, as recorded in Volume 934, Page 5, Deed Records, Comanche County, Texas (DRCTT), 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 3/8 inch iron rod found for the northeast corner of said King tract and the northwest corner of a tract of land described in the deed to Albert Ben Clark Dowley, as recorded in Volume 959, Page 315, DRCTT, from which the calculated northeast corner of said Bagley Survey bears North 17°50'55" East, a distance of 453.33 feet;

THENCE South 17°50'55" West, with the east line of said King tract and generally along a wire fence, a distance of 832.91 feet to a 6 inch pipe fence corner post for the southwest corner of said Dowley tract and the northwest corner of a tract of land described in the deed to Sandra Luker, as recorded in Volume 1042, Page 41, DRCTT;

THENCE with the occupied common line of said King tract and said Luker tract, the following courses and distances:

South 18°37'22" West, a distance of 1,170.85 feet to a 3 inch pipe fence corner post;

South 18°31'47" West, a distance of 1,232.04 feet to a 3 inch pipe fence corner post for the easternmost southeast corner of said King tract and the northeast corner of a tract of land described in the deed to Gayle Rippetoe, et ux., as recorded in Volume 360, Page 113, DRCTT;

THENCE with the common line of said King tract and said Rippetoe tract, the following courses and distances:

North 70°36'39" West, along a meandering wire fence, a distance of 1,616.25 feet to a 3 inch pipe fence corner post;

South 31°07'28" West, along a meandering wire fence, passing a fence corner at a distance of 2,756.86 feet, continuing for a total distance of 2,978.83 feet to a point in the approximate centerline of Mercer's Creek for the southernmost corner of said King tract;

THENCE with the meanders of said Mercers Creek, the following courses and distances:

North 43°17'44" West, a distance of 173.44 feet;

North 19°23'32" West, a distance of 106.11 feet;

North 06°46'26" East, a distance of 167.94 feet;

North 23°29'33" West, a distance of 89.19 feet;

North 65°05'21" West, a distance of 177.39 feet;

North 75°00'49" West, a distance of 283.40 feet;

North 39°36'11" West, a distance of 54.77 feet;

North 31°45'46" East, a distance of 120.96 feet;

North 41°56'47" East, a distance of 134.39 feet;

North 13°57'06" East, a distance of 79.89 feet;

North 31°43'40" West, a distance of 129.23 feet;

North 40°35'50" West, a distance of 175.76 feet;

North 52°25'14" West, a distance of 209.65 feet;

North 67°13'01" West, a distance of 112.99 feet;

North 80°27'13" West, a distance of 157.57 feet;

North 20°04'15" West, a distance of 62.47 feet;

North 02°27'26" West, a distance of 95.81 feet;

North 42°44'06" West, a distance of 149.13 feet;

North 38°17'51" West, a distance of 79.79 feet;

North 10°08'03" East, a distance of 93.39 feet;

North 61°38'50" East, a distance of 108.07 feet;

North 22°24'29" East, a distance of 50.93 feet;

North 26°30'08" West, a distance of 167.55 feet;

North 01°02'33" West, a distance of 79.90 feet;

North 31°05'29" East, a distance of 115.70 feet;

North 44°34'04" East, a distance of 258.91 feet;

North 25°43'54" East, a distance of 288.88 feet;

North 46°43'31" East, a distance of 356.88 feet;

North 25°14'34" East, a distance of 85.06 feet;

North 01°00'00" East, a distance of 103.82 feet;

North 30°33'24" West, a distance of 84.14 feet;

North 62°06'10" West, a distance of 168.89 feet;

North 90° West, a distance of 149.16 feet;

North 73°46'34" West, a distance of 262.04 feet;

South 66°40'11" West, a distance of 123.39 feet;

South 50°42'53" West, a distance of 203.95 feet;

South 63°24'12" West, a distance of 174.11 feet;

South 83°33'08" West, a distance of 97.23 feet;

North 70°36'55" West, a distance of 154.88 feet;

North 80°23'44" West, a distance of 120.24 feet;

South 77°07'18" West, a distance of 105.30 feet;

South 19°16'47" West, a distance of 90.88 feet;

South 13°24'21" East, a distance of 220.46 feet;

South 17°39'49" West, a distance of 45.21 feet;

South 87°35'51" West, a distance of 54.86 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" in the east right-of-way line of State Highway 16 for the southwest corner of said King tract, from which a concrete right-of-way

THENCE North 01°02'18" West, with said right-of-way line, a distance of 1,355.20 feet to a 1/2 inch capped iron rod found marked "RPLS 1983" for the northwest corner of said King tract and the southwest corner of a tract of land described in the deed to Patsy J. Smith, et al., as recorded in Volume 893, Page 498, DRCTT;

THENCE departing said right-of-way line and with the common line of said King tract and said Smith tract, the following courses and distances:

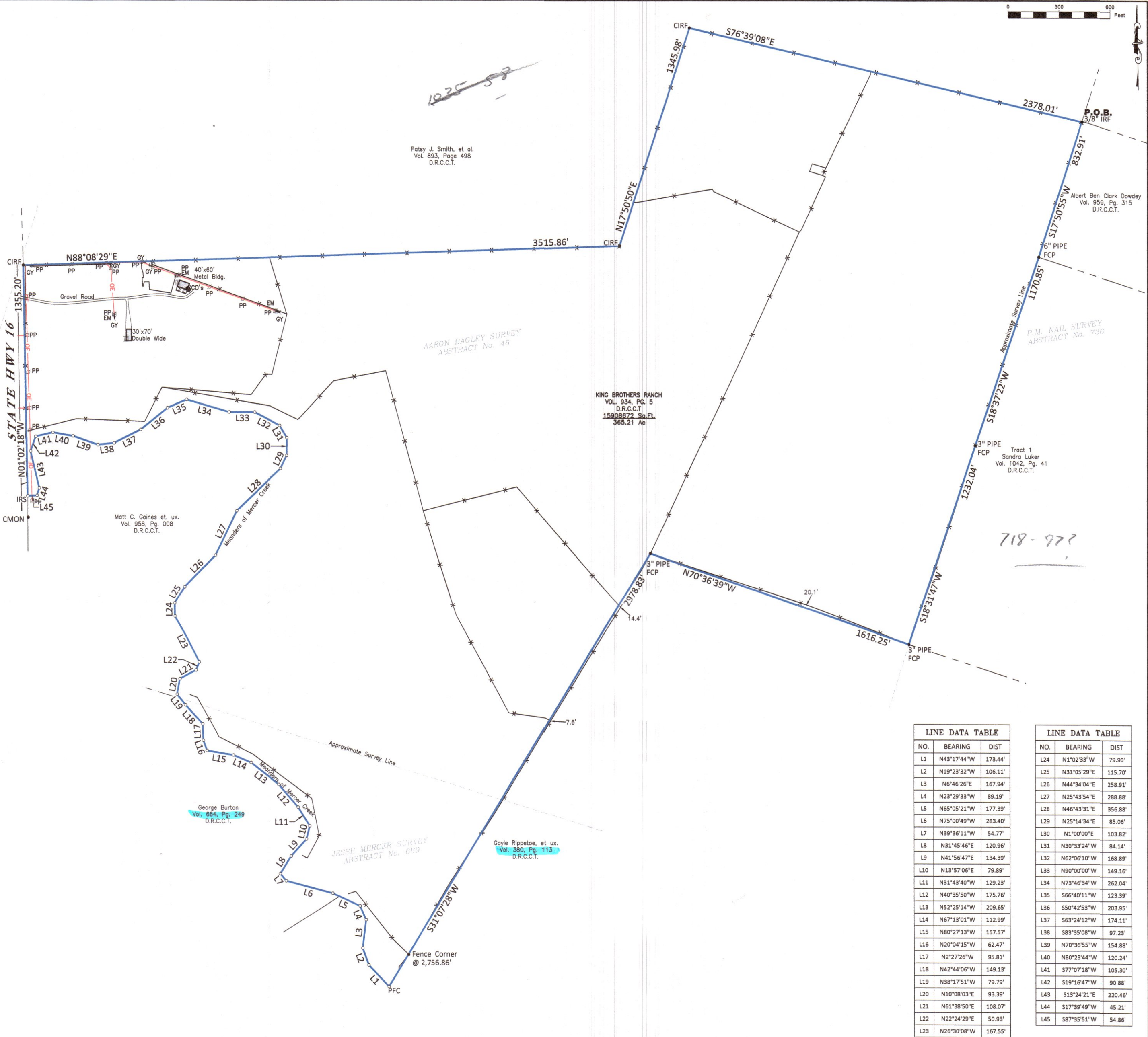
North 88°08'29" East, a distance of 3,515.86 feet to a 1/2 inch capped iron rod found marked "RPLS 1983";

North 17°50'50" East, a distance of 1,345.98 feet to a 1/2 inch capped iron rod found marked "RPLS 1983";

South 76°39'08" East, a distance of 2,378.01 feet to the **POINT OF BEGINNING** and containing 365.21 Acres of Land.



Drawing: C:\Users\102210222\2022\202 King Ranch, Hwy 16, Comanche Co., TX\DWG\SURVEY PLAT.dwg



LINE DATA TABLE		
NO.	BEARING	DIST
L1	N43°17'44\"W	173.44'
L2	N19°23'32\"W	106.11'
L3	N6°46'26\"E	167.94'
L4	N23°29'33\"W	89.19'
L5	N65°05'21\"W	177.39'
L6	N75°00'49\"W	283.40'
L7	N39°36'11\"W	54.77'
L8	N31°45'46\"E	120.96'
L9	N41°56'47\"E	134.39'
L10	N13°57'06\"E	79.89'
L11	N31°43'40\"W	129.23'
L12	N40°35'50\"W	175.76'
L13	N52°25'14\"W	209.65'
L14	N67°13'01\"W	112.99'
L15	N80°27'13\"W	157.57'
L16	N20°04'15\"W	62.47'
L17	N2°27'26\"W	95.81'
L18	N42°44'06\"W	149.13'
L19	N38°17'51\"W	79.79'
L20	N10°08'03\"E	93.39'
L21	N61°38'50\"E	108.07'
L22	N22°24'29\"E	50.93'
L23	N26°30'08\"W	167.55'

LINE DATA TABLE		
NO.	BEARING	DIST
L24	N1°02'33\"W	79.90'
L25	N31°05'29\"E	115.70'
L26	N44°34'04\"E	258.91'
L27	N25°43'54\"E	288.88'
L28	N46°43'31\"E	356.88'
L29	N25°14'34\"E	85.06'
L30	N1°00'00\"E	103.82'
L31	N30°33'24\"W	84.14'
L32	N62°06'10\"W	168.89'
L33	N90°00'00\"W	149.16'
L34	N73°46'34\"W	262.04'
L35	S66°40'11\"W	123.39'
L36	S50°42'53\"W	203.95'
L37	S63°24'12\"W	174.11'
L38	S83°35'08\"W	97.23'
L39	N70°36'55\"W	154.88'
L40	N80°23'44\"W	120.24'
L41	S77°07'18\"W	105.30'
L42	S19°16'47\"W	90.88'
L43	S13°24'21\"E	220.46'
L44	S17°39'49\"W	45.21'
L45	S87°35'51\"W	54.86'

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, P.L.S. No. 6810
Date: March 29, 2022