

SURVEY PLAT

of 10.467 Acres in the
J.M. Espinoza Survey, Abstract No. 227,
Erath County, Texas

LEGEND:

- CFP.....3" Cedar Fence Corner Post
- CFP.....1/2" Capped Iron Rod Found Marked "RPLS 1983"
- FCP.....Fence Corner Post
- GW.....Guy Wire
- IRF.....Iron Rod Found
- OE.....Overhead Electric
- PP.....Phone Pedestal
- PP.....Power Pole
- O.P.R.E.C.T.....Official Public Records, Erath County, Texas
- Wire Fence.....

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Alterra RTKNet Control Station Network. All distances shown are U.S. Survey feet displayed in surface values.
2. According to the scaled location of FEMA Firm Map No. 48134C0150C, effective date April 5, 2019, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
3. See separate metes and bounds description prepared with this survey plat.

SCHEDULE "B" ITEMS:

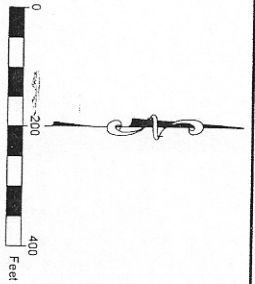
Only those items listed in Schedule "B" of commitment GF No. 25041, effective date January 28, 2025, issue date January 31, 2025, prepared by First American Title Guaranty Company, have been reviewed and are listed as follows:

- 10.e. Easement to the State of Texas, as recorded in Volume 389, Page 184, Deed Records, Erath County, Texas.
- 10.f. Easement to Barton Creek Water Supply Corp., as recorded in Volume 531, Page 931, Deed Records, Erath County, Texas.
- 15' EASEMENT ALONG LINE AS INSTALLED - UNABLE TO PLOT - AMBIGUOUS DESCRIPTION
- 10.g. Easement to Erath County Electric Cooperative Association, as recorded in Volume 925, Page 318, Real Records, Erath County, Texas.
- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION
- 10.h. Easement to United Electric Cooperative Services, Inc., as recorded in Volume 1128, Page 214, Real Records, Erath County, Texas.
- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION



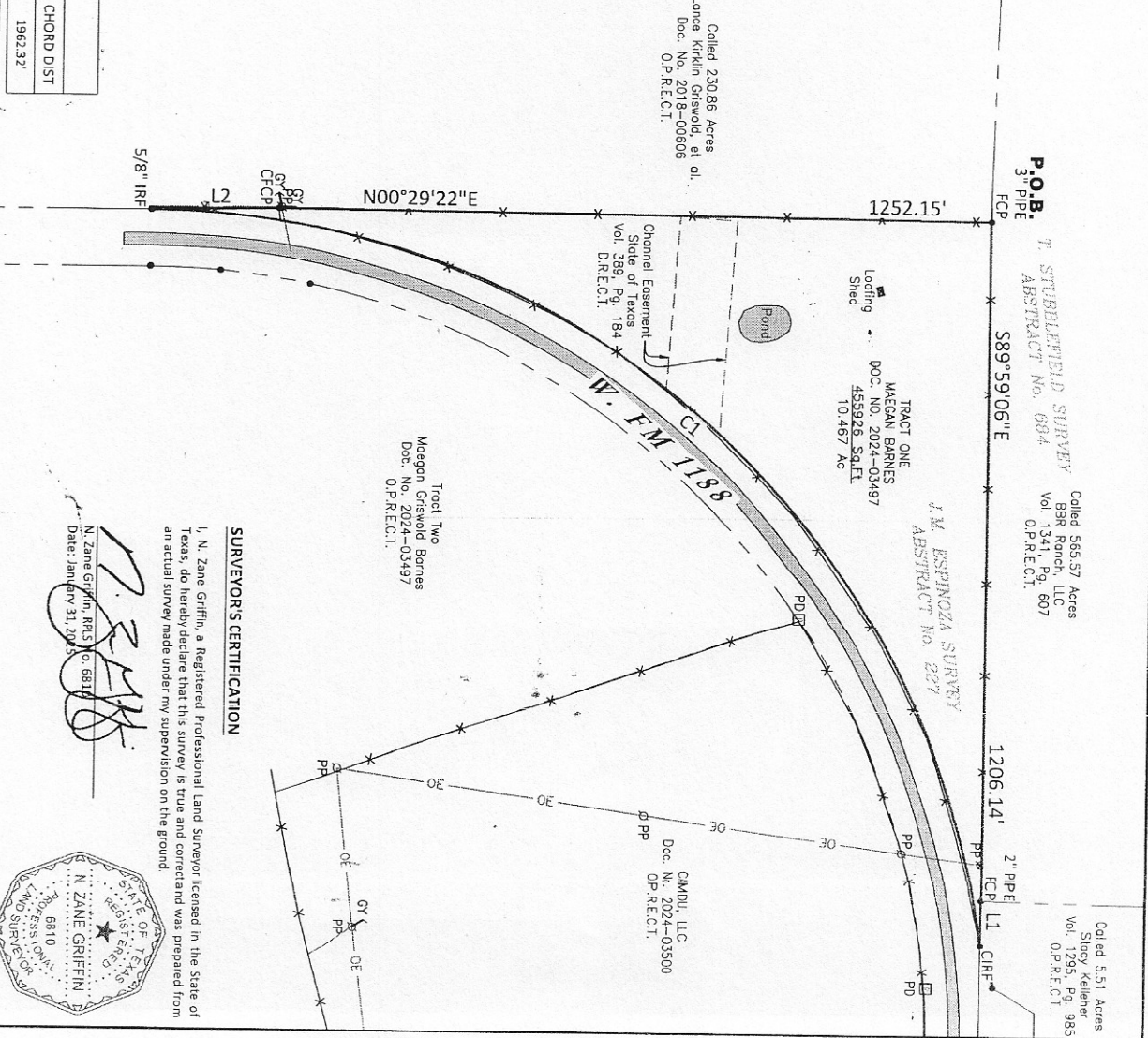
P.O. Box 2465 Stephenville, Tx 76401
zane@nativecoandsurveying.com ~ 254-434-6695
TTPRIS Firm No. 10104572

Drawing: \\Native2\Native\colobis\2025\2025.039 FM 1188 Triangle in Curve Step\Drawing\TTPRIS\Survey Plat.dwg



LINE DATA TABLE				
NO.	BEARING	DIST		
L1	S89°34'25"E	82.02'		
L2	N11°39'W	223.93'		

CURVE DATA TABLE				
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING
C1	87°53'11"	1482.39'	214.48'	S41°15'47"W
				CHORD DIST 1962.32'



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: January 31, 2025



METES AND BOUNDS DESCRIPTION:

BEING a tract of land in the J.M. Espinoza Survey, Abstract No. 227, Erath County, Texas, and being all of that tract of land described in the deed to Maegan Gayle Barnes, as recorded in Document No. 2024-03497, Official Public Records, Erath County, Texas (OPRECT), 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 inch pipe fence corner post in the north line of the J.M. Espinoza Survey, Abstract No. 227 and the south line of the T. Stubblefield Survey, Abstract No. 684, for the northwest corner of said Barnes tract and the northeast corner of a called 230.86 acre tract of land described in the deed to Lance Kirlin Griswold, et al, as recorded in Document No. 2018-00606, OPRECT, also being in the south line of a tract of land described in the deed to BBR Ranch, LLC, as recorded in Volume 1341, Page 607, OPRECT;

THENCE South 89°59'06" East, with the north line of said Barnes tract and generally along a wire fence, a distance of 1,206.14 feet to a 2 inch pipe fence corner post for the southwest corner of a called 5.51 acre tract of land described in the deed to Stacy Kelleher, as recorded in Volume 1295, Page 985, OPRECT;

THENCE South 89°34'25" East, continuing with the north line of said Barnes tract and generally along a wire fence, a distance of 82.02 feet to a 1/2 inch capped iron rod found marked "RPLS 1983" in the northern line of F.M. 1188 for the northeast corner of said Barnes tract;

THENCE with the northern line of F.M. 1188 and a curve to the left, with a radius of 1,482.39 feet and a chord which bears South 41°15'47" West, a distance of 1,962.32 feet; through a central angle of 82°53'11", an arc distance of 2,144.48 feet to a 5/8 inch iron rod found for the south corner of said Barnes tract and a corner of said Griswold tract;

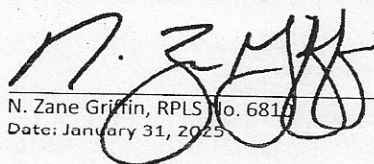
THENCE departing the northwest line of F.M. 1188 and with the common line of said Barnes tract and said Griswold tract and generally along a wire fence, the following courses and distances:

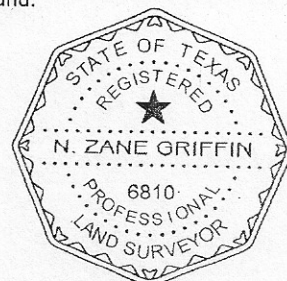
North 01°11'39" West, a distance of 223.93 feet to a 3 inch cedar fence corner post found;

North 00°29'22" East, a distance of 1,252.15 feet to the **POINT OF BEGINNING** and containing 10.467 Acres of Land.

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N. Zane Griffin, RPLS No. 6810
Date: January 31, 2025



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