

SURVEY PLAT

LEGEND:

FCP.....Fence Corner Post
GY.....Guy-Wire
IRS.....5/8 Capped Iron Rod Set Marked "NATIVE CO., LLC"
OE.....Overhead Electric
PD.....Phone Pedestal
PFC.....Point For Corner
PMK.....Phone Marker
PP.....Power Pole
R.R.E.C.T.....Real Records, Erath County, Texas
Wire Fence.....
Overhead.....

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. According to the scaled location of FEMA Firm Map No. 48143C0675D, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the subject property.
4. See separate metes and bounds description prepared with this survey plat.

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	13°15'06"	1472.71'	340.62'	S0°30'47"W	339.86'
C2	22°38'00"	915.00'	361.45'	S5°11'57"W	359.10'
C3	0°16'02"	5690.00'	26.53'	S16°38'58"W	26.53'

SCHEDULE "B" ITEMS:

Only those items listed in Schedule "B" of commitment GF No. 23-37722, effective date March 13, 2023, issue date March 20, 2023, prepared by King Title Company, have been reviewed and are listed as follows:

10.a. Easement to Upper Leon SCD and Erath County Commissioners Court, as recorded in Volume 393, Page 525, Deed Records, Erath County, Texas.
- EASEMENT FOR LAKE AND DAM - LOCATION NOT SPECIFIED - SEE DOCUMENT FOR PARTICULARS

LEGAL DESCRIPTION:

BEING a tract of land within the Sion Blythe Survey, Abstract No. 40, Erath County, Texas, and being a portion of that tract of land described as Tract One in the deed to Jerry Salathiel, as recorded in Document No. 2023-00037, 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 60D nail found in the west line of F.M. 1702 for the southeast corner of said Salathiel tract and the northeast corner of a tract of land described in the deed to Eddie Lee Salyer, as recorded in Document No. 2011-03826, RRECT, from which the southeast corner of said Blythe Survey bears South 71°15'17" East, a distance of 43.12 feet;

THENCE North 71°15'17" West, with the common line of said Salathiel tract and said Salyer tract, a distance of 1,288.13 feet to a stone found at a fence corner post for the southwest corner of said Salathiel tract and an inner corner of said Salyer tract;

THENCE North 18°15'57" East, with the west line of said Salathiel tract, fence ending and entering a lake at a distance of 532.81 feet, fence beginning again on the other side of said lake at a distance of 2,040.83 feet, continuing for a total distance of 2,714.09 feet to a 6 inch wooden fence corner post for the occupied northwest corner of said Salathiel tract and an inner corner of a tract of land described in the deed to Black Tulip, LLC, as recorded in Document No. 2011-02503, RRECT;

THENCE South 71°25'02" East, with the occupied common line of said Salathiel tract and said Black Tulip tract, passing a 6 inch wooden fence corner post at a distance of 471.48 feet, continuing for a total distance of 497.16 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" in the west line of F.M. 1702 for the northeast corner of said Salathiel tract;

THENCE with the apparent west line of F.M. 1702, the following courses and distances:

- With a non-tangent curve to the left, with a radius of 1,472.71 feet, and a chord which bears South 00°30'47" West, a distance of 339.86 feet; through a central angle of 13°15'06", an arc distance of 340.62 feet to a point for corner;
- South 06°07'03" East, a distance of 1,411.90 feet to a point for the beginning of a curve to the right, with a radius of 915.00 feet, and a chord which bears South 05°11'57" West, a distance of 359.10 feet;
- With said curve to the right, through a central angle of 22°38'00", an arc distance of 361.45 feet to a point for corner;
- South 16°30'57" West, a distance of 736.50 feet to a point for the beginning of a curve to the right, with a radius of 5,690.00 feet, and a chord which bears South 16°38'58" West, a distance of 26.53 feet;
- With said curve to the right, through a central angle of 00°16'02", an arc distance of 26.53 feet to the **POINT OF BEGINNING** and containing 62.503 Acres of Land.



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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

[Signature]
N. Zane Griffin, RPLS No. 6810
Date: March 22, 2023

