

METES AND BOUNDS DESCRIPTION:

BEING all of Lot 1 and a portion of Lot 4B, Block 35, South Side Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Official Public Records, Erath County, Texas (OPRECT), and being all of that tract of land described in the deed to Clifton and Virginia Morvant, as recorded in Document No. 2012-01518, OPRECT and all of that tract of land described in the deed to Clifton and Virginia Morvant, as recorded in Document No. 2012-01519, 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 1/2 inch iron rod found in the south line of W. Hyman St. for the northeast corner of Lot 1 and the northwest corner of Lot 16 of said Block 35, as shown per the replat recorded in Cabinet A, Slide 201B, Plat Records, Erath County, Texas (PRECT);

THENCE South 33°54'27" East, with the east line of Lot 1, passing a 1/2 inch iron rod found for the southwest corner of Lot 16 and the northwest corner of Lot 15, at a distance of 130.90 feet, passing the southeast corner of Lot 1 and the northeast corner of Lot 4B, continuing for a total distance of 237.18 feet to a 3/8 inch iron rod found for the southeast corner of Lot 4B and the southwest corner of Lot 15, also being in the north line of Lot 35, as shown per the replat recorded in Cabinet B, Slide 54, PRECT;

THENCE South 55°17'25" West, with the common line of Lots 4B and 35, a distance of 54.01 feet to a 5/8 inch iron rod set marked "NATIVE CO., LLC" for the southwest corner of said Morvant tract (2012-01519);


THENCE North 33°54'27" West, passing the northwest corner of said Morvant tract (2012-01519) and the southwest corner of said Morvant tract (2012-01518), also being the southwest corner of said Lot 1 at a distance of 72.31 feet, continuing for a total distance of 241.14 feet to the **POINT OF BEGINNING** and containing 12,915 Square Feet or 0.296 of an Acre 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.


N. Zane Griffin, RPLS No. 6810
Date: August 6, 2024

