SURVEY PLAT

21.503 Acres
F.W.T. Harrison Survey, Abstract No. 432
Comanche County, Texas

LEGEND:

1983.....1/2" Capped Iron Rod Found Marked "RPLS 1983"
CIRF.....Capped Iron Rod Found
FCP.....Fence Corner Post
IRF.....Iron Rod Found
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
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 F.W.T. Harrison Survey, Abstract No. 432, Comanche County, Texas, and being a portion of that tract of land described in the deed to Kreg A. Welch Trust No. 1, as recorded in Volume 1105, Page 142, 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 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (CIRF) in the east line of said Welch tract and the west line of a tract of land described in the deed to Elmer B. Thackerson, et ux., as recorded in Volume 1024, Page 283, DRCCT, for the northeast corner of this tract and the southeast corner of a tract of land described in the deed to Maria H. Muniz, as recorded in Volume 1110, Page 244, DRCCT, from which a 1/2 inch iron rod found for the easternmost northeast corner of said Welch tract bears North 17°07'59" East, a distance of 563.59 feet;

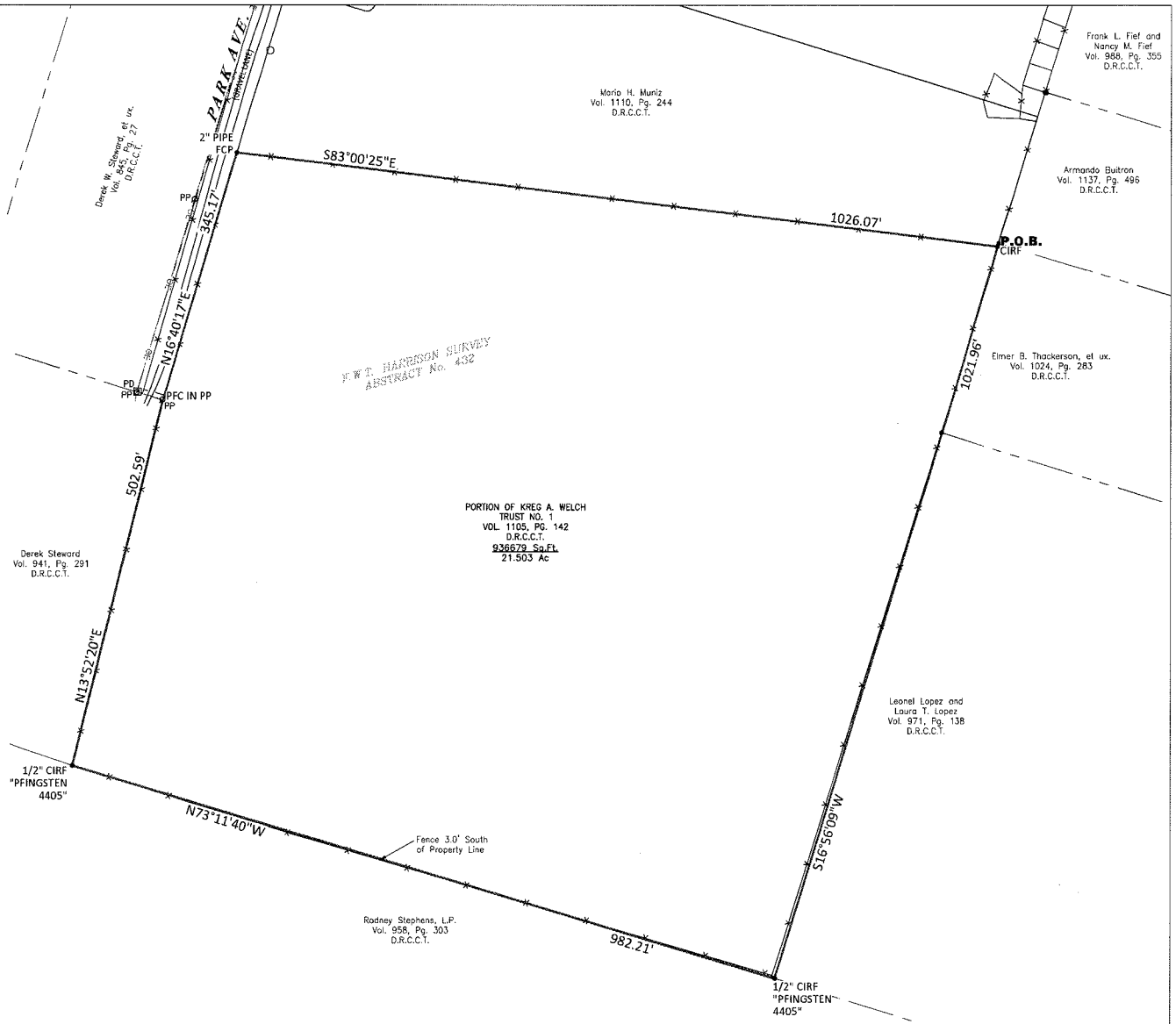
THENCE South 16°56'09" West, with the east line of said Welch tract and generally along a wire fence, a distance of 1,021.96 feet to a 1/2 inch capped iron rod found marked "PFINGSTEN 4405" for the southeast corner of said Welch tract and being in the northern line of a tract of land described in the deed to Rodney Stephens, L.P., as recorded in Volume 958, Page 303, DRCCT;

THENCE North 73°11'40" West, with the south line of said Welch tract and along a meandering wire fence, a distance of 982.21 feet to a 1/2 inch capped iron rod found marked "PFINGSTEN 4405" for the southwest corner of said Welch tract and the southeast corner of a tract of land described in the deed to Derek Steward, as recorded in Volume 941, Page 291, DRCCT;

THENCE North 13°52'20" East, with the west line of said Welch tract and generally along a wire fence, a distance of 502.59 feet to a point in a power pole for an angle point in the west line of said Welch tract and being at the southeast corner of Park Ave. (a gravel lane);

THENCE North 16°40'17" East, with the west line of said Welch tract and the east line of said Park Ave., a distance of 345.17 feet to a 2 inch pipe fence corner post for the northwest corner of this tract and the southwest corner of the aforementioned Muniz tract;

THENCE South 83°00'25" East, over and across said Welch tract and with the south line of said Muniz tract, a distance of 1,026.07 feet to the **POINT OF BEGINNING** and containing 21.503 Acres 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: April 23, 2024

STATE OF TEXAS
REGISTERED
N. ZANE GRIFFIN
6810
PROFESSIONAL
LAND SURVEYOR

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

0 100 200 Feet

Drawing: \\Server1native co\Jobs\2022\2022.052 40 Acres, Glustrie, Tx - Holly Cow Dairy - Kreg Welch\DWG\22 Acre Remainder Survey Plat.dwg