

## METES AND BOUNDS DESCRIPTION: TRACT 3

**BEING** a tract of land within the J. Latham Survey, Abstract No. 489 and the A.H. Blackwell Survey, Abstract No. 1449, Erath County, Texas, and being a portion of that 43.844 acre tract of land described in the deed to Secure Covenants Interests, LTD., as recorded in Document No. 2025-01351, 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 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) in the west line of said 43.844 acre tract and the northernmost east line of a called 434.80 acre tract described in the deed to Richard McConnell, as recorded in Volume 786, Page 25, Deed Records, Erath County, Texas (DRECT), for the southwest corner of this tract, from which a 3/8 inch capped iron rod found for the called southwest corner of said A.H. Blackwell Survey bears South 00°34'45" East, a distance of 306.91 feet, North 88°19'32" East, a distance of 1,527.51 feet, and South 00°26'53" East, a distance of 85.67 feet;

**THENCE** North 00°34'45" West, with the west line of said 43.844 acre tract and generally along a wire fence, a distance of 319.22 feet to an IRS for the northwest corner of this tract, from which a 4 inch pipe fence corner post found for the northwest corner of said 43.844 acre tract bears North 00°34'45" West, a distance of 943.80 feet;

**THENCE** North 88°19'32" East, over and across said 43.844 acre tract of land, passing an IRS in the occupied west line of County Road 109 at a distance of 1,366.75 feet, continuing over and across County Road 109 for a total distance of 1,415.90 feet to a point in the occupied east line of County Road 109 for the northeast corner of this tract;

**THENCE** with the occupied east line of County Road 109, the following courses and distances:

South 41°33'53" East, a distance of 80.80 feet to a 3 inch pipe fence corner post found;

South 23°36'16" East, a distance of 121.42 feet to a point for corner;

South 21°56'05" East, a distance of 37.91 feet to a 3 inch pipe fence corner post found;

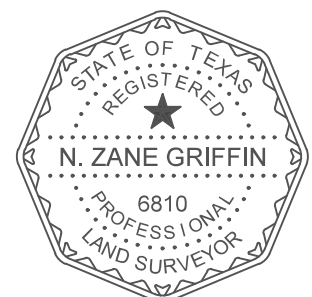
South 07°24'21" East, a distance of 109.51 feet to a point for the southeast corner of this tract, from which a 3/8 inch capped iron rod found marked "RPLS 5531" for the southeast corner of said 43.844 acre tract bears South 07°24'21" East, a distance of 308.31 feet;

**THENCE** South 88°19'32" West, over and across said 43.844 acre tract, passing an IRS in the occupied west line of County Road 109 at a distance of 26.78 feet, continuing across pasture for a total distance of 1,543.23 feet to the **POINT OF BEGINNING** and containing 11.000 Acres of Land, of which 0.344 of an acre lies within the occupied right-of-way of County Road 109, leaving a net acreage of 10.656 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. To my knowledge all visible and apparent improvements, encroachments, and/or encumbrances are shown

  
N. Zane Griffin, RPLS No. 6810  
Date: May 12, 2025



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

## TRACT 3

CIRF.....3/8" Capped Iron Rod Found Marked "RPLS 5531"  
FCP.....Fence Corner Post  
IRS.....5/8" Capped Iron Rod Set Marked "Native Co. LLC"  
PFC.....Point for Corner  
D.R.E.C.T.....Deed Records, Erath County, Texas  
O.P.R.E.C.T.....Official Public Records, Erath County, Texas  
Wire Fence.....

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllNet 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. 48143C0150E, 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.

Only those items listed in Schedule "B" of commitment GF No. 25-39624, effective date February 4, 2025, issue date February 10, 2025, prepared by King Title Company, have been reviewed, and are listed as follows:

10.a. Easement to Erath County Electric Cooperative Association, as recorded in Volume 784, Page 393, Deed Records, Erath County, Texas.

- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION

10.b. Easement to Erath County Electric Cooperative Association, as recorded in Volume 838, Page 971, Deed Records, Erath County, Texas.

- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION  
10 s. Easement to Frath County Electric Coopera

10.c. Easement to Erath County Electric Cooperative Association, as recorded in Volume 973, Page 13, Deed Records, Erath County, Texas.

- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION  
10 d. Memorandum of Agreement by and between

10.d. Memorandum of Agreement by and between Matilda Stewart and Boulevard Associates, LLC, as recorded in Volume 1405, Page 686, Real Property Records, Erath County, Texas.

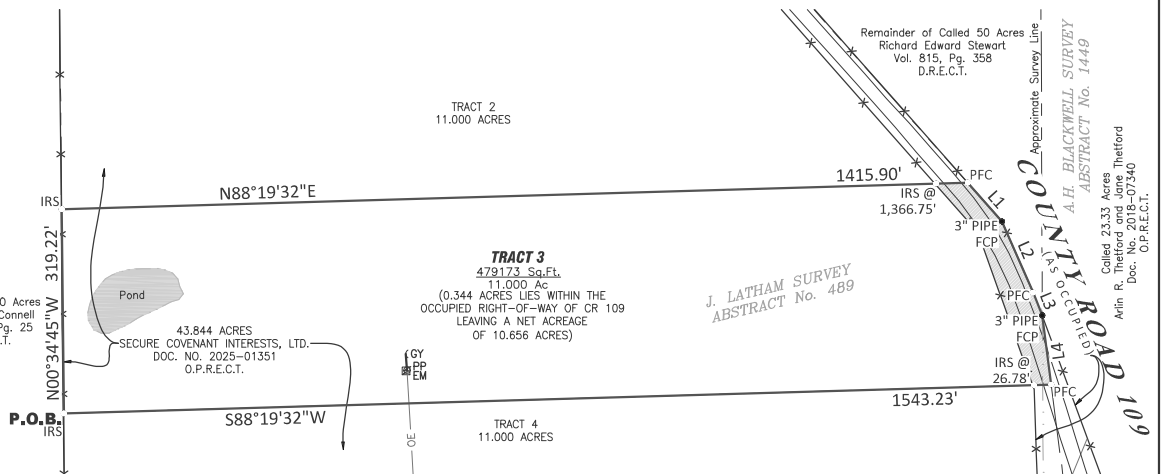
- BLANKET IN NATURE - SEE DOCUMENT FOR PARTICULARS  
10 e. Utility Easement and Right of Way to United Electric

10.e. Utility Easement and Right of Way to United Electric Cooperative Services, Inc., as recorded in Document No. 2024-04474, Official Public Records, Erath County, Texas.

- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION



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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

N. Zane Griffin, RPLS No. 6812  
Date: May 12, 2025



LINE DATA TABLE		
NO.	BEARING	DIST
L1	S41°33'53"E	80.80'
L2	S23°36'16"E	121.42'
L3	S21°56'05"E	37.91'
L4	S7°24'21"E	109.51'