

METES AND BOUNDS DESCRIPTION: TRACT 4

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 point in the east line of said J. Latham Survey and the west line of said A.H. Blackwell Survey, for an angle point in the south line of said 43.844 acre tract and the easternmost northeast corner of a called 434.80 acre tract of land described in the deed to Richard McConnell, as recorded in Volume 786, Page 25, Deed Records, Erath County, Texas (DRECT), from which a 3/8 inch capped iron rod found marked "RPLS 5531" for the called southwest corner of said A.H. Blackwell Survey bears South 00°26'53" East, a distance of 85.67 feet;

THENCE South 88°19'32" West, with the south line of said 43.844 acre tract and generally along a wire fence, a distance of 1,527.51 feet to a point for the southwest corner of said 43.844 acre tract and an inner corner of said 434.80 acre tract, from which a 4 inch pipe fence corner post bears South 01°08'11" East, a distance of 2.68 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 306.91 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the northwest corner of this tract, from which a 4 inch pipe fence corner post for the northwest corner of said 43.844 acre tract bears North 00°34'45" West, a distance of 1,263.02 feet;

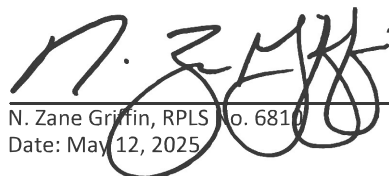
THENCE North 88°19'32" East, over and across said 43.844 acre tract, passing an IRS in the occupied west line of County Road 109 at a distance of 1,516.46 feet, continuing for a total distance of 1,543.23 feet to a point in County Road 109 for the northeast corner of this tract;

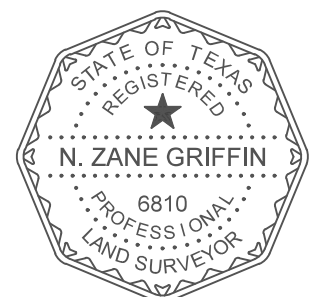
THENCE South 07°24'21" East, along County Road 109, a distance of 308.31 feet to a CIRF for the southeast corner of said 43.844 acre tract and the southeast corner of this tract;

THENCE South 88°14'00" West, with the south line of said 43.844 acre tract, a distance of 52.38 feet to the **POINT OF BEGINNING** and containing 11.000 Acres of Land, of which 0.293 of an acre lies within the occupied right-of-way of County Road 109, leaving a net acreage of 10.707 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@nativelandssurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

SURVEY PLAT

TRACT 4

LEGEND:

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.....X

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. 48143C01506, 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. 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.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 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 Cooperative Services, Inc., as recorded in Document No. 2024-04474, Official Public Records, Erath County, Texas.
- UNABLE TO PLOT - AMBIGUOUS DESCRIPTION

Called 434.80 Acres
Richard McConnell
Vol. 786, Pg. 25
D.R.E.C.T.

4" PIPE FCP BEARS
S 01°08'11" E
~ 2.68'

Called 434.80 Acres
Richard McConnell
Vol. 786, Pg. 25
D.R.E.C.T.

TRACT 4
479,166 Sq.Ft.
11,000 Ac
(0.293 ACRES LIES WITHIN THE
OCCUPIED RIGHT-OF-WAY OF CR 109
LEAVING A NET ACREAGE
OF 10.707 ACRES)

TRACT 2
11,000 ACRES

TRACT 3
11,000 ACRES

43,844 ACRES
SECURE COVENANT INTERESTS, LTD.
DOC. NO. 2025-01351
O.P.R.E.C.T.

Remainder of Called 50 Acres
Richard Edward Stewart
Vol. 815, Pg. 358
D.R.E.C.T.

Approximate Survey Line
A.H. BLACKWELL SURVEY
ABSTRACT No. 1449
Called 23.33 Acres
Arin R. Thetford and Jane Thetford
Doc. No. 2018-07340
O.P.R.E.C.T.

J. LATHAM SURVEY
ABSTRACT No. 489

S88°14'00"W
52.38'

S07°24'12"E
85.67'

S00°26'53"E
85.67'

Approximate Survey Line

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