METES AND BOUNDS DESCRIPTION: TRACT 2

BEING a tract of land within the J. Latham Survey, Abstract No. 489, 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), from which a 3/8 inch capped iron rod found for the called southwest corner of said A.H. Blackwell Survey, Abstract No. 1449 bears South 00°34'45" East, a distance of 945.28 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 81°31'13" 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 1,002.27 feet, continuing over and across County Road 109 for a total distance of 1,046.78 feet to a point in the occupied east line of County Road 109 and the east line of said 43.844 acre tract, for the northeast corner of this tract;

THENCE South 41°33'53" East, with the occupied east line of County Road 109, a distance of 577.55 feet to a point for the southeast corner of this tract;

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 49.15 feet, continuing across pasture for a total distance of 1,415.90 feet to an IRS in the west line of said 43.844 acre tract and the east line of said 434.80 acre tract, for the southwest corner of this tract;

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 319.16 feet to the **POINT OF BEGINNING** and containing 11.000 Acres of Land, of which 0.506 of an acre lies within the occupied right-of-way of County Road 109, leaving a net acreage of 10.494 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 o. 6810 Date: May 12, 2025



