

METES AND BOUNDS DESCRIPTION: TRACT 1

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 4 inch pipe fence corner post found for the northwest corner of said 43.844 acre tract of land and the northernmost 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), also being in the south line of a called 160 acre tract of land described in the deed to Richard Edward Stewart, as recorded in Volume 815, Page 358, 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 1,570.10 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 89°33'20" East, with the common line of said 43.844 acre tract and said 160 acre tract, passing a CIRF in the occupied west line of County Road 109 at a distance of 570.01 feet, continuing for a total distance of 620.26 feet to a point in the occupied east line of County Road 109 for the northeast corner of said 43.844 acre tract and the northeast corner of this tract;

THENCE South 41°33'53" East, with the occupied east line of County Road 109, a distance of 635.17 feet to a point for the southeast corner of this tract;

THENCE South 81°31'13" West, over and across said 43.844 acre tract, passing a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) in the occupied west line of County Road 109 at a distance of 44.52 feet, continuing across pasture for a total distance of 1,046.78 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 624.82 feet to the **POINT OF BEGINNING** and containing 10.843 Acres of Land, of which 0.548 of an acre lies within the occupied right-of-way of County Road 109, leaving a net acreage of 10.295 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 1

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 X

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.

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

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

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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.

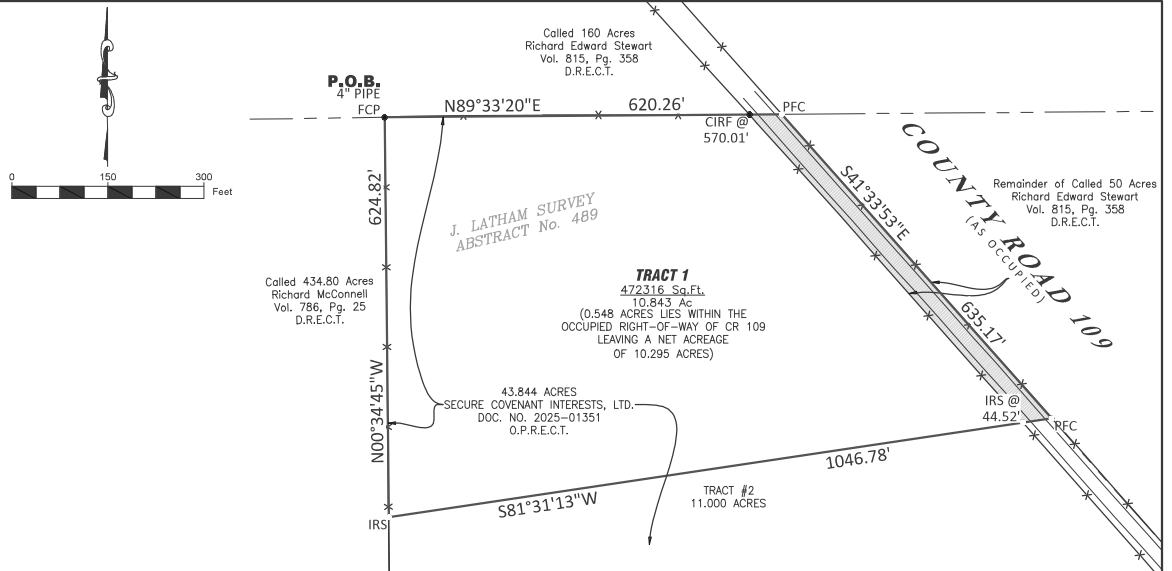
- BLANKET IN NATURE - SEE DOCUMENT FOR PARTICULARS

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.

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N. Zane Griffin, RPLS No. 6811
Date: May 12, 2025

