

METES AND BOUNDS DESCRIPTION:

BEING a tract of land within the James McCoy Survey, Abstract No. 561, Erath County, Texas, and being all of that tract of land described in the deed to James McClure, et ux., as recorded in Volume 290, Page 511, Deed Records, Erath County, Texas, 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 cedar fence corner post found for the southwest corner of said McClure tract and the southeast corner of a tract of land described in the deed to Tim Scott and Sharon Scott, as recorded in Document No. 2017-02354, Real Records, Erath County, Texas (RRECT), also being in the north line of a tract of land described as Tract Three in the deed to Tim Scott and Sharon Scott, as recorded in Document No. 2014-02404, RRECT;

THENCE North 89°49'50" West, with the common line of said McClure tract and said Scott Tract Three and generally along a wire fence, a distance of 1,531.11 feet to a 6 inch pipe fence corner post for an angle point in the south line of said McClure tract and the northwest corner of said Scott Tract Three, also being the northeast corner of Tract One as described in said Scott deed;

THENCE North 88°38'43" West, with the south line of said McClure tract and generally along a wire fence, passing a 6 inch mesquite tree for a fence corner at a distance of 1,392.39 feet, continuing with the extension of said fence for a total distance of 1,420.85 feet to a 5/8 inch iron rod set marked "NATIVE CO., LLC" for a common corner of said McClure tract and Tract Two as described in said Scott deed;

THENCE with the common line of said McClure tract and said Scott Tract Two, the following courses and distances:

- North 01°49'44" East, a distance of 655.38 feet to a 3 inch pipe fence corner post;
- South 89°20'01" West, a distance of 1,600.53 feet to a 3/8 inch capped iron rod found marked "RPLS 1579" in the occupied east line of County Road 136 for the westernmost southwest corner of said McClure tract;

THENCE North 00°40'18" West, with the occupied east line of said County Road 136, a distance of 1,055.81 feet to a railroad tie fence corner post for the westernmost northwest corner of said McClure tract and the occupied southwest corner of a tract of land described in the deed to Bradley A. Seay, as recorded in Volume 1186, Page 470, DRECT;

THENCE with the common line of said McClure tract and said Seay tract and generally along a wire fence, the following courses and distances:

- North 89°19'03" East, a distance of 1,507.56 feet to a railroad tie fence corner post;
- North 00°54'01" East, a distance of 2,647.98 feet to a point in the south line of County Road 136 for the northernmost northwest corner of said McClure tract, from which a 3 inch pipe fence corner post bears South 31°48'09" West, a distance of 1.00 feet;

THENCE with the occupied south line of County Road 136 the following courses and distances:

- South 80°06'32" East, a distance of 328.51 feet to a 4 inch pipe fence corner post;
- North 83°03'30" East, a distance of 579.54 feet to a 4 inch pipe fence corner post;
- South 69°32'51" East, a distance of 154.16 feet to a 4 inch pipe fence corner post;
- South 67°38'30" East, a distance of 488.99 feet to a 4 inch pipe fence corner post;
- South 76°37'37" East, a distance of 670.29 feet to a 4 inch pipe fence corner post;
- South 80°11'14" East, a distance of 121.57 feet to a 4 inch pipe fence corner post;
- North 79°34'57" East, a distance of 259.68 feet to a stone found at a fence corner post for the northeast corner of said McClure tract and being in the west line of a tract of land described in the deed to Conner A. Stevens, as recorded in Volume 1051, Page 951, DRECT;

THENCE South 00°45'45" West, generally along a wire fence, passing the southwest corner of said Stevens tract (1051/951) and the northwest corner of a tract of land described in the deed to Conner Stevens, as recorded in Volume 1051, Page 955, DRECT, continuing for a total distance of 1,724.13 feet to a wooden fence corner post for a common corner of said McClure tract and said Stevens tract (1051/955);

THENCE with the occupied common line of said McClure tract and said Stevens tract (1051/955) the following courses and distances:

- South 11°38'09" West, a distance of 163.34 feet to a wooden fence corner post;
- South 05°42'20" East, a distance of 142.04 feet to a wooden fence corner post;
- South 74°53'45" East, a distance of 531.35 feet to a wooden fence corner post;
- South 41°29'43" East, a distance of 306.91 feet to a point in the north bank of Lost Creek;

THENCE South 00°28'26" West, crossing said creek, a distance of 193.93 feet to a wooden fence corner post;

THENCE North 57°09'51" West, a distance of 171.25 feet to a point in said creek for a common corner of said McClure tract and the aforementioned Scott tract (2017-02354);

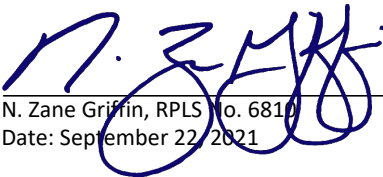
THENCE South 02°08'01" West, with the common line of said McClure tract and said Scott tract (2017-02354), passing a 6 inch wooden fence corner post at a distance of 59.99 feet, continuing generally east of a meandering wire fence, for a total distance of 1,547.20 feet to the **POINT OF BEGINNING** and containing 304.32 Acre 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.



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N. Zane Griffin, RPLS No. 6810
Date: September 22, 2021

