

SURVEY PLAT

LEGEND:

- BB.....Basketball Goal
- CIRF.....Capped Iron Rod Found
- CO.....Cleanout
- EM.....Electric Meter
- FCP.....Fence Corner Post
- GY.....Guy Wire
- MB.....Mailbox
- OE.....Overhead Electric
- PFC.....Point for Corner
- PP.....Power Pole
- PT.....Propane Tank
- D.R.E.C.T.....Deed Records, Erath County, Texas
- O.P.R.E.C.T.....Official Public Records, Erath County, Texas
- Wire Fence.....

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 Nos. 48143C0275E, effective date April 5, 2019, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
- 3. All corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise noted.

SCHEDULE "B" ITEMS:

Only those items listed in Schedule "B" of commitment GF No. 25237, effective date May 1, 2025, issue date May 5, 2025, prepared by Alliant National Title Insurance Company, have been reviewed, and are listed as follows:

- 10.c. Reservations, restrictions, covenants, easements, zoning ordinances, and/or building setback lines, if any, according to the Restrictions recorded in Volume 1220, Page 730; Volume 1220, Page 809; Volume 1234, Page 530; Volume 1238, Page 343, Official Public Records, Erath County, Texas.
- **PLOTTABLE ITEMS AS SHOWN**
- 10.d. Utility Easement and Right of Way to United Electric Cooperative Services, Inc., as recorded in Volume 1146, Page 188, Official Public Records, Erath County, Texas.
- **UNABLE TO PLOT - AMBIGUOUS DESCRIPTION**
- 10.e. Utility Easement and Right of Way to United Electric Cooperative Services, Inc., as recorded in Volume 1252, Page 1100, Official Public Records, Erath County, Texas.
- **UNABLE TO PLOT - AMBIGUOUS DESCRIPTION**

LEGAL DESCRIPTION:

TRACT 1:

BEING a tract of land in the Gadi West Survey, Abstract No. 808, Erath County, Texas, and being a portion of that tract of land described in the deed to Texas Majestic Realty, LLC (40%) and Equity Trust Company Custodian FBO Josey Key IRA (60%), as recorded in Document No. 2025-00538, 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 for the northwest corner of said Texas Majestic Realty tract and the northeast corner of the remainder of a called 451.87 acre tract of land described in the deed to Michael L. Hancock, et ux., as recorded in Volume 1137, Page 656, Deed Records, Erath County, Texas (DRECT), also being in the south line of a called 166.91 acre tract of land described in the deed to Vander Horst Enterprises, LLC, as recorded in Document No. 2019-04715, OPRECT, from which a 4 inch pipe fence corner post for the southwest corner of said Vander Horst tract and the called northwest corner of Block 12 of said Gadi West Survey bears South 60°04'41" West, a distance of 2,049.83 feet;

THENCE North 60°04'41" East, with the common line of said Texas Majestic Realty tract and said Vander Horst tract, and generally along a wire fence, a distance of 721.58 feet to a 3/8 inch capped iron rod found marked "RPLS 1529" for the occupied southeast corner of said Vander Horst tract and a corner of said Texas Majestic Realty tract;

THENCE North 61°00'28" East, with the southern line of County Road 428, a distance of 355.41 feet to a point in a turn of County Road 428, from which a 3 inch pipe fence corner post bears South 55°10'50" West, a distance of 22.04 feet;

THENCE South 62°26'11" East, along a corner clip, a distance of 42.62 feet to a 1/2 inch capped iron rod found marked "RPLS 1983" a corner of said Texas Majestic Realty;

THENCE South 30°03'40" East, with the occupied west line of said County Road 428, a distance of 355.55 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the southeast corner of this tract, from which a 1/2 inch capped iron rod found marked "RPLS 1983" for the southeast corner of said Texas Majestic Realty tract and the northeast corner of a tract of land described in the deed to Curry Gene Nelms, Jr. and Toni Nelms, as recorded in Document No. 2016-04674, OPRECT bears South 30°03'40" East, a distance of 397.41 feet;

THENCE South 59°56'20" West, departing the occupied west line of County Road 428 and over and across said Texas Majestic Realty tract, a distance of 1,099.79 feet to an IRS in the west line of said Texas Majestic Realty tract and the east line of said Hancock tract for the southwest corner of this tract, from which a 4 inch pipe fence corner post for the southwest corner of said Texas Majestic Realty tract bears South 30°03'16" East, a distance of 396.89 feet;

THENCE North 30°03'16" West, with the west line of said Texas Majestic Realty tract and generally along a wire fence, a distance of 399.93 feet to the **POINT OF BEGINNING** and containing 10.027 Acres of Land.

TRACT 2:

BEING a tract of land in the Gadi West Survey, Abstract No. 808, Erath County, Texas, and being a portion of that tract of land described in the deed to Texas Majestic Realty, LLC (40%) and Equity Trust Company Custodian FBO Josey Key IRA (60%), as recorded in Document No. 2025-00538, 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 Texas Majestic Realty tract and the east line of a tract of land described in the deed to Michael L. Hancock, et ux., as recorded in Volume 1137, Page 656, Deed Records, Erath County, Texas (DRECT), for the northwest corner of this tract, from which a 4 inch pipe fence corner post for the called northwest corner of Block 12 of said Gadi West Survey bears North 30°03'16" West, a distance of 399.93 feet to a point for the northwest corner of said Texas Majestic Realty tract and South 60°04'41" West, a distance of 2,049.83 feet;

THENCE North 59°56'20" East, over and across said Texas Majestic Realty tract, a distance of 1,099.79 feet to an IRS in the east line of said Texas Majestic Realty tract and the occupied west line of County Road 428, for the northeast corner of this tract;

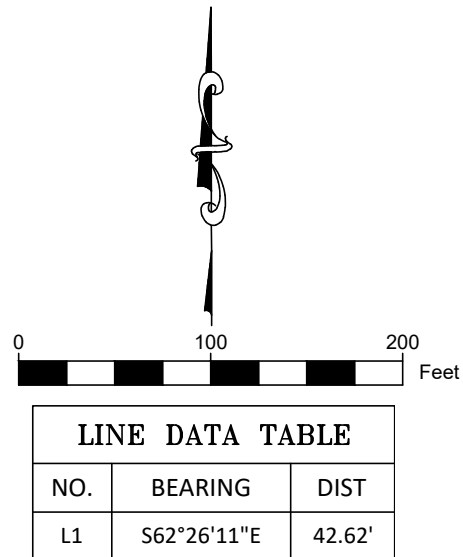
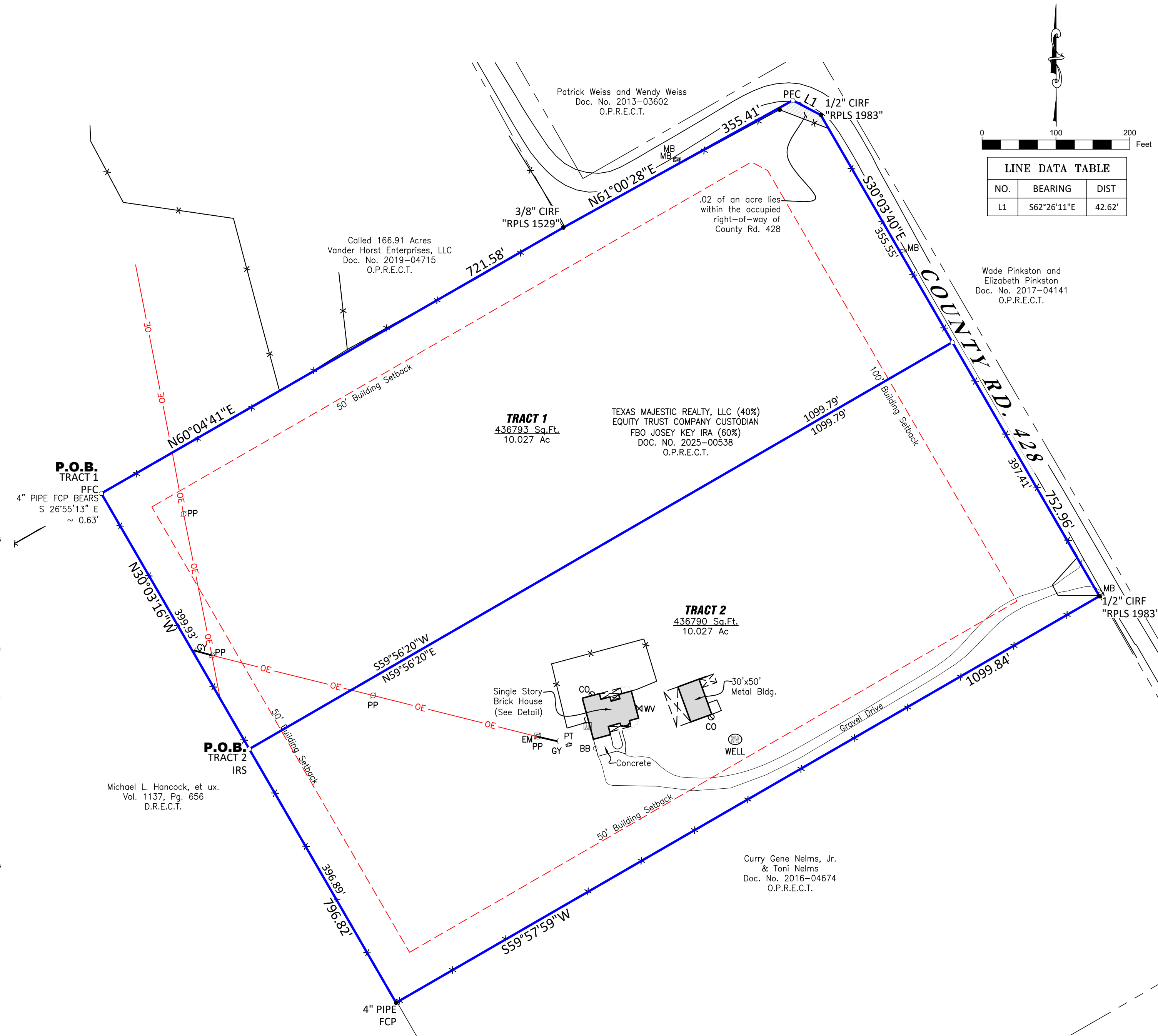
THENCE North 30°03'40" East, with the occupied west line of County Road 428, a distance of 397.41 feet to a 1/2 inch capped iron rod found marked "RPLS 1983" for the southeast corner of said Texas Majestic Realty tract and the northeast corner of a tract of land described in the deed to Curry Gene Nelms, Jr. and Toni Nelms, as recorded in Document No. 2016-04674, OPRECT;

THENCE South 59°57'59" West, with the common line of said Texas Majestic Realty tract and said Nelms tract and generally along a wire fence, a distance of 1,099.84 feet to a 4 inch pipe fence corner post for the southwest corner of said Texas Majestic Realty tract and the northwest corner of said Nelms tract, also being in the east line of said Hancock tract;

THENCE North 30°03'16" West, with the west line of said Texas Majestic Realty tract and generally along a wire fence, a distance of 396.89 feet to the **POINT OF BEGINNING** and containing 10.027 Acres of Land.



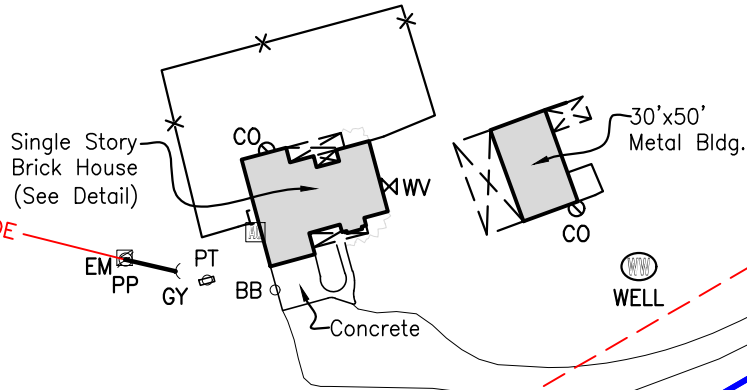
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TBPELS Firm No. 10194572



Wade Pinkston and
Elizabeth Pinkston
Doc. No. 2017-04141
O.P.R.E.C.T.

TEXAS MAJESTIC REALTY, LLC (40%)
EQUITY TRUST COMPANY CUSTODIAN
FBO JOSEY KEY IRA (60%)
DOC. NO. 2025-00538
O.P.R.E.C.T.

TRACT 2
436790 Sq.Ft.
10.027 Ac



Curry Gene Nelms, Jr.
& Toni Nelms
Doc. No. 2016-04674
O.P.R.E.C.T.

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.

N. Zane Griffin
N. Zane Griffin, RPLS No. 6810
Date: May 8, 2025



SCHEDULE "B" ITEMS: (SCALE: 1"=30')

