



## METES AND BOUNDS DESCRIPTION: TRACT 5

**BEING** a tract of land in the G.L. Addison Survey, Abstract No. 20, Erath County, Texas, and being a portion of Tract 3 as described in the deed to Joe Borges, as recorded in Document No. 2014-00388, Real Records, Erath County, Texas (RRECT), 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 magnail set in the approximate centerline of County Road 392 for the northwest corner of the herein described tract, from which a cotton spindle found for the accepted northwest corner of said Addison Survey bears South 59°44'21" West, a distance of 2,104.20 feet;

**THENCE** North 59°44'21" East, with the approximate centerline of County Road 392, a distance of 540.77 feet to a 3/8 inch iron rod found for the northeast corner of said Tract 3 and the accepted northeast corner of said Addison Survey, also being the northwest corner of a tract of land described in the deed to Jaime Chavarria, et ux., as recorded in Volume 1124, Page 854, Deed Records, Erath County, Texas;

**THENCE** South 30°13'10" East, with the east line of said Tract 3, a distance of 1,630.78 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the southeast corner of the herein described tract, from which a 3 inch pipe fence corner post at the occupied southeast corner of said Tract 3 bears South 30°13'10" East, a distance of 114.33 feet;

**THENCE** over and across said Tract 3, the following courses and distances:

South 85°45'06" West, a distance of 577.01 feet to an IRS;

South 71°56'45" West, a distance of 21.51 feet to an IRS, for the southwest corner of the herein described tract;

**THENCE** North 30°15'39" West, passing an IRS in the occupied south line of County Road 392 at a distance of 1,345.11 feet, continuing for a total distance of 1,373.17 feet to the **POINT OF BEGINNING** and containing 18.59 Acres of Land.



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### 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.

A handwritten signature in black ink, appearing to read "N. Zane Griffin", is written over a horizontal line.

N. Zane Griffin, RPLS No. 6810  
Date: December 5, 2022  
Revised: March 22, 2023

