

1V ..... 8 INCH RANGE  
 FC7 ..... Paper Science Customer Panel  
 WT ..... West Coast Forest  
 MS ..... "A" Copied from Paul Sen's book "NAT W CO." I C  
 CS ..... Overhead E ecting  
 PP ..... Power Pole  
 MCY ..... Second French Colony Post House  
 R.A.L.C. .... Red River, Green County, Texas  
 D.R.F.Y. .... Don Roberts, French Colony, Texas  
 W.P.T.H. ....  
 Overhead .....

HUTTEN

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone 10 (FIPS 5003) as established using the NAD 83 datum. Locust Creek Section 9, Harris County, Texas is 29.424320 (2023). Epoch 2010.000000. Distances shown are U.S. Survey Foot distances in two fixed units.
2. According to the title block of the TBM, Texas (L.P. No. 455456000, P.O. No. 455456000, 10/1/2011), this is a right property lies within Zone 10 - Texas, determined to be outside the U.S. chance annual flood.

## SCHEDULE "B" ITEMS

Debt of those items listed in Schedule "B" of our commitment (CF No. 28072, effective date March 2, 2023, issue date March 3, 2023, prepared by Stewart Title Guaranty Company, have been renewed and are listed as follows:

- 19 f. Agreement to Texas Power & Light Company, as recorded in Volume 708.  
Page 556, Deacid Records, Earth-County, Texas.  
AS SHOWN
- 19 d. Lease to Texas Power & Light Company, as recorded in Volume 206.  
Page 609, Deacid Records, Earth-County, Texas.
- UNABLE TO PLOT - ANOMALOUS DESCRIPTION
- 19 e. Agreement to Texas Power & Light Company, as recorded in Volume 350.  
Page 334, Deacid Records, Earth-County, Texas.  
AS SHOWN
- 19 f. Agreement to United Electric Cooperative Service, Inc., as recorded in  
Volume 157, Page 1053, Official Public Records, Earth-County, Texas.
- BE WIDE UTILITY LOCATION - UNABLE TO PLOT - LOCATION NOT SPECIFIED
- 20 f. Exemption to United Electric Cooperative Service, Inc., as recorded in  
Volume 157, Page 1045, Official Public Records, Earth-County, Texas.
- BE WIDE UTILITY LOCATION - UNABLE TO PLOT - LOCATION NOT SPECIFIED

**LEGAL DESCRIPTION:**

BEING a tract of land within the M.J. Hernandez Survey, Abstract No. 346, Erath County, Texas, and being a portion of that tract of land described in the deed to Hachi Co. Anderson Trust, as recorded in Volume 777, Page 462 (Second Hernandez, Erath County, Texas (DRECT), and being more particularly described by metes and bounds as follows: "Beas of bearing being N 55° 34' 10" E 1/4 Sec 16, T10S, R10W, North Central Zone (42621) NAD83 as established using the Airforce 1/4" Cont. Cadastral System (NAD83) Reference frame in NAD83(2011) Epoch 2010.0000. Coordinates shown are UTM. Survey file displays in surface value.)"

**BEGINNING** at a SQU: 1/21 found in County Road 273 for the northeast corner of 1/21. Anderson tract and the northwest corner of 1/21 tract.

THENCE South 28°55'4" East, with the east line of said Anderson tract, passing  
 N 1/4 inch corner to fence corner post in the south line of Canyon Road 273 for to  
 the occupied northeast corner of a rectangular area of 25.95 feet, containing  
 generally along a fence for a total distance of 208.82 feet to a 10 inch wooden  
 fence corner post for the occupied northeast corner of said rectangular area  
 the southeast corner of a 7.37 acre tract of land described as is set forth in L.O.  
 100,000,000, as recorded in Volume 682, Page 338, DIRECT.

**THENCE** South 31° 13' 39" East, continuing with the East line of said Anderson tract and the West line of said 2.17 acre tract and a 381.84 acre tract described as I said I North 67° 00' 00" East, also being corners along a 2 mile "curve", a distance of 1,968.40 feet to a 15 inch oak tree; and for the southeast corner of said Anderson tract; and the northeast corner of a tract of land described as tract due in the deed to Rosalind Lee Quarles, as recorded in Vol. no. 992, Page 656, DEEDS.

THENCE South 89°04'08" West, with the corner line of said Anderson's lot and said Quarter tract generally along a wire fence, a distance of 772.34 feet to a 5/8 inch capped iron rod set marked "1. ATIVE CO. LOT (085) for the NW 1/4 of Section 10, its tract and the southeast corner of a tract of land described in the deed to "an Arundel Investments, LLC, as recorded in Deedbook No. 20323 D1112, Real Records, Lait County, Texas;

THENCE North 27° 52' 50" West, over and across said 4.96921 Acres and more or less, to said intersection of the line of said 183.50 feet, giving an 183.50 feet line of County Road 273 at a distance of 2,163.30 feet, continuing for a total distance of 3,188.15 feet to a point in County Road 273 for the northwest corner of this tract;

[illegible]James W. Bruneau, et al.  
Doc. No. 2014-05765  
P.B.C.T.

Royce Lee and  
Laura J. Lee  
Doc. No. 2015-04743  
P.F.C.T.

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED

185.44 Ac  
J.D. Horton, et al.  
Vol 882, Pg 33  
D.R.L.C.T.

Turn Around Investments, LLC  
Doc No. 2023-01371

Texas Power & Light Company -  
Vol. 555, Pg. 938

— Texas Power & Light Company  
Vol. 208, Pg. 606

Tract One  
Ronald Lee Quarles  
vol. 282, Pa. 654

**SURVEYOR'S CERTIFICATION**

3) at this server: 1 true and correct or 0  
3) a record



## METES AND BOUNDS DESCRIPTION:

**BEING** a tract of land within the M.F. Hernandez Survey, Abstract No. 348, Erath County, Texas, and being a portion of that tract of land described in the deed to Hazel Cole Anderson Trust, as recorded in Volume 777, Page 400, Deed Records, Erath County, Texas (DIRECT), 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 60D nail found in County Road 273 for the northeast corner of said Anderson tract and the northeast corner of this tract;

**THENCE** South 28°57'14" East, with the east line of said Anderson tract, passing an 8 inch wooden fence corner post in the south line of County Road 273 for the occupied northwest corner of a cemetery at a distance of 21.95 feet, continuing generally along a fence for a total distance of 208.82 feet to a 10 inch wooden fence corner post for the occupied southwest corner of said cemetery and the northwest corner of a 2.17 acre tract of land described in the deed to J.O. Horton, et ux., as recorded in Volume 882, Page 333, DIRECT;

**THENCE** South 31°13'39" East, continuing with the east line of said Anderson tract and the west lines of said 2.17 acre tract and a 185.44 acre tract described in said Horton deed, also being generally along a wire fence, a distance of 1,968.40 feet to a 15 inch oak tree found for the southeast corner of said Anderson tract and the northeast corner of a tract of land described as Tract One in the deed to Ronald Lee Quarles, as recorded in Volume 992, Page 654, DIRECT;

**THENCE** South 59°04'08" West, with the common line of said Anderson tract and said Quarles tract and generally along a wire fence, a distance of 772.14 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the southwest corner of this tract and the southeast corner of a tract of land described in the deed to Turn Around Investments, LLC, as recorded in Document No. 2023-01371, Real Records, Erath County, Texas;

**THENCE** North 27°50'20" West, over and across said Anderson tract and with the east line of said Turn Around Investments tract, passing an IRS in the south line of County Road 273 at a distance of 2,163.30 feet, continuing for a total distance of 2,184.15 feet to a point in County Road 273 for the northwest corner of this tract;

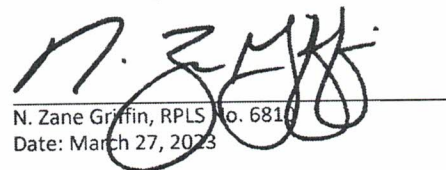
**THENCE** North 59°24'44" East, generally along County Road 273, a distance of 651.35 feet to the **POINT OF BEGINNING** and containing 35.419 Acres of Land.



P.O. Box 2465 Stephenville, Tx 76401  
zane@nativelandsurveying.com ~ 254-434-6695  
TBPELS Firm No. 10194572

## 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, RPLS No. 6810  
Date: March 27, 2023

