



SHEPPARD SURVEYING COMPANY, INC.

TBPLS FIRM # 100277-00

1013 Energy Drive, Abilene, Texas 79602

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STATE OF TEXAS
COUNTY OF EASTLAND

EAST HALF TRACT NUMBER 3

METES AND BOUNDS DESCRIPTION OF 10.00 ACRES OF LAND PREPARED AT THE REQUEST OF TONI BOLING BEING OUT OF THE SOUTHEAST QUARTER OF THE J. SHIELDS SURVEY, A-1555, DESCRIBED AS THE EAST HALF OF TRACT NUMBER 3, THIS TRACT NUMBER 3 BEING 20.00 ACRES AND DESCRIBED IN A SURVEY PLAT PREPARED BY NATIVE CO. LAND SURVEYING PER CAUSE NO. 23,748 IN THE 91ST DISTRICT COURT OF EASTLAND COUNTY, TEXAS, ALL NUMBERED TRACTS IN THIS DESCRIPTION ARE TAKEN FROM THIS PLAT. THIS 10.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING METES AND BOUNDS.

BEGINNING AT A COTTON SPINDLE RECOVERED IN THE SOUTH LINE OF THE J. SHIELDS SURVEY, IN THE NORTH LINE OF THE R. W. C. GAGE SURVEY, A-1337, FOR THE SOUTHEAST CORNER OF THE ORIGINAL TRACT NUMBER 3, THE SOUTHWEST CORNER OF A CALLED 20.00 ACRE TRACT NUMBER 4, AND BEING THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A RECOVERED IRON ROD WITH A CAP MARKED "RPLS 5085" BEARS S 00°18'22" W AT 1320.67', RECOVERED FOR THE SOUTHWEST CORNER OF THE J. SHIELDS SURVEY.

THENCE S 89°55'59" W ALONG THE SOUTH LINE OF THE J. SHIELDS SURVEY, THE NORTH LINE OF THE R. W. C. GAGE SURVEY, THE NORTH LINE OF A CALLED 30.00 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDORS LEIN RECORDED AS INSTRUMENT NO. 2020-001609, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, AND THE SOUTHERN LINE OF THIS TRACT, FOR A DISTANCE OF 660.32' TO A SPIKE WITH A WASHER MARKED "SSCI" SET IN EASTLAND COUNTY ROAD NUMBER 240 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°18'22" E, AT 18.84' PASS A 1/2 INCH IRON ROD WITH A CAP MARKED "SHEPPARD 3697" SET UNDER THE NORTH RIGHT-OF-WAY FENCE FOR A REFERENCE MARKER, CONTINUING FOR A TOTAL DISTANCE OF 659.51' TO A 1/2 INCH IRON ROD WITH A CAP MARKED "SHEPPARD 3697" SET IN THE SOUTH LINE OF A CALLED 10.00 ACRE TRACT NUMBER 2 AND THE NORTH LINE OF THE ORIGINAL TRACT NUMBER 3, AND BEING THE NORTHWEST CORNER OF THIS TRACT.


THENCE N 89°55'32" E ALONG THE SOUTH LINE OF TRACT NUMBER 2, THE NORTH LINE OF THE ORIGINAL TRACT NUMBER 3, AND THE NORTH LINE OF THIS


TRACT FOR A DISTANCE OF 660.55' TO AN IRON ROD WITH A CAP MARKED "NATIVE CO. LLC" RECOVERED FOR THE SOUTHEAST CORNER OF TRACT NUMBER 2, THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 94.56 ACRE TRACT NUMBER 1, THE NORTHWEST CORNER OF TRACT NUMBER 4, THE NORTHEAST CORNER OF THE ORIGINAL TRACT NUMBER 3, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°19'33" W ALONG THE WEST LINE OF TRACT NUMBER 4, THE EAST LINE OF THE ORIGINAL TRACT NUMBER 3, AND THE EAST LINE OF THIS TRACT, AT 642.92' PASS AN IRON ROD WITH A CAP MARKED "NATIVE CO. LLC" RECOVERED UNDER THE NORTH RIGHT-OF-WAY FENCE FOR A REFERENCE MARKER, CONTINUE FOR A TOTAL DISTANCE OF 659.60' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 10.00 ACRES.

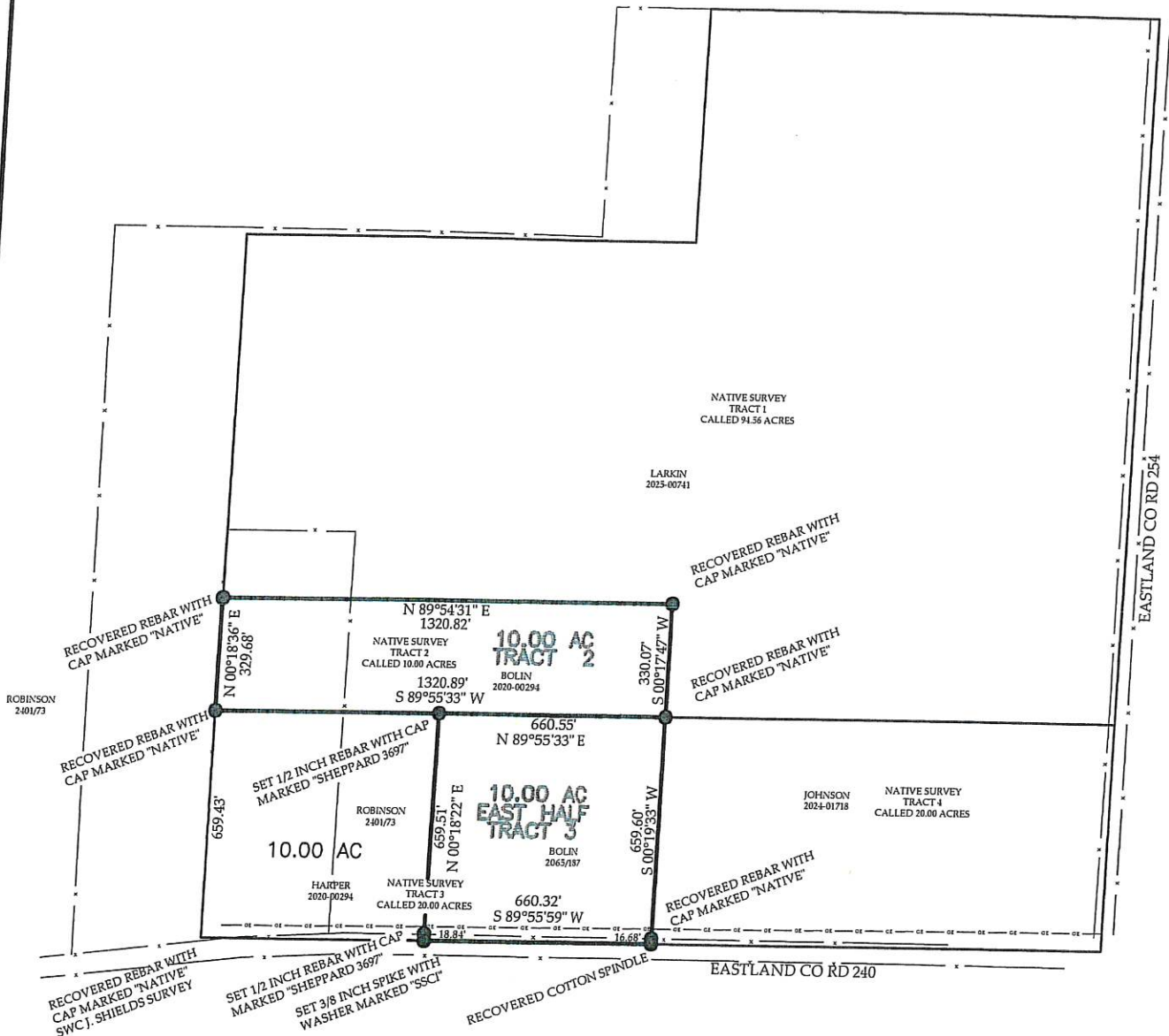
ALL BEARINGS AND DISTANCES ARE GRID NAD 83, TEXAS NORTH CENTRAL ZONE 4202 AS BASED UPON RTK NETWORK.

I, MAXEY SHEPPARD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING DESCRIPTION AND ATTACHED PLAT REPRESENTS A SURVEY COMPLETED ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE 14TH DAY OF MAY 2025.


MAXEY SHEPPARD, RPLS 3697



SKETCH OF TWO 10 ACRE TRACTS BEING ALL OF TRACT NUMBER 2 AND THE EAST HALF OF TRACT NUMBER 3, BEING OUT OF THE SOUTHEAST QUARTER OF THE J. SHIELDS SURVEY, A-1555, AS DESCRIBED IN A SURVEY PLAT PREPARED BY NATIVE CO. LAND SURVEYING PER CAUSE NO. 23,748 IN THE 91ST DISTRICT COURT OF EASTLAND COUNTY, TEXAS



SEE ATTACHED METES AND BOUNDS DESCRIPTION
 NOTE: BEARINGS AND DISTANCES ARE GRID NAD 83 TXNC 4202 FROM RTK NETWORK
 UNLESS OTHERWISE STATED, THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE OTHER UTILITIES OR EASEMENTS BEYOND THOSE SHOWN.

SHEPPARD SURVEYING CO. INC. 1013 ENERGY DRIVE. ABILENE TX, 79602	
VOICE 325-695-6277	TBPELS FIRM # 100277-00
www.sheppard-surveying.com	
SCALE: 1"=500'	
COMBINED GRID SCALE FACTOR = 0.999995	
STATE PLANE COORDINATES TXNC ZONE 4202	GEOID MODEL: CONUS99
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