

SURVEY PLAT

10.728 Acres in the
M.F. Hernandez Survey, Abstract No. 348,
 Erath County, Texas

LEGEND:

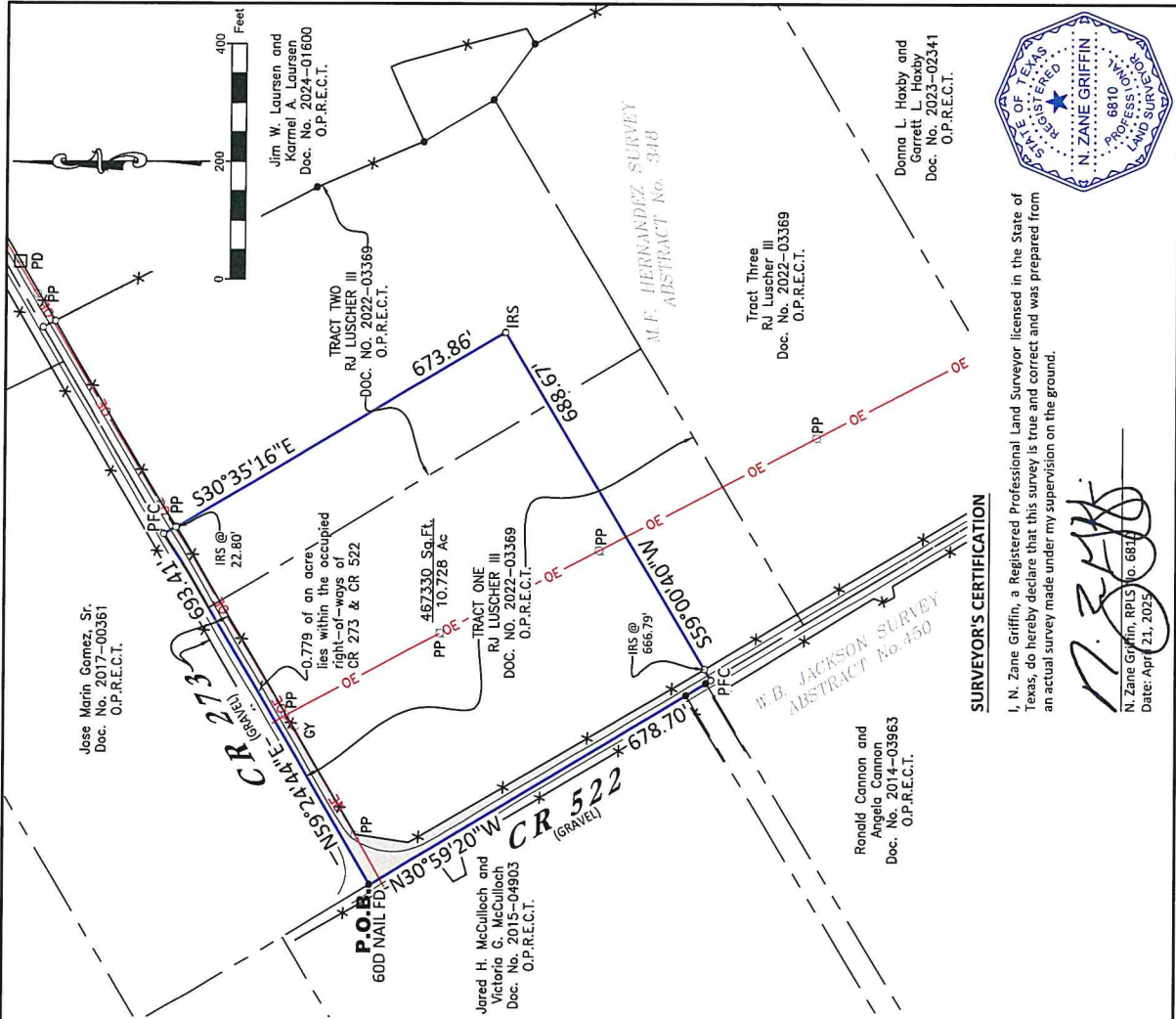
- CIRF.....5/8" Capped Iron Rod Found Marked "NATIVE CO., LLC"
- EM.....Electric Meter
- FCP.....Pipe Fence Corner Post
- FD.....Found
- GV.....Guy Wire
- IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
- OE.....Overhead Electric
- PP.....Phone Pedestal
- PFC.....Point for Corner
- PP.....Power Pole
- D.P.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. By scaled location of FEMA FIRM Map No. 48143C0575D, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
4. See separate metes and bounds descriptions prepared with this survey plat.



P.O. Box 2465 Stephenville, Tx 76401
 zane@nativeco-landsurveying.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.

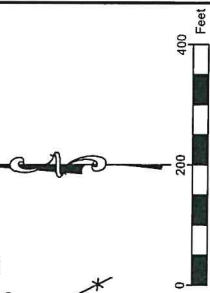
N. Zane Griffin
 N. Zane Griffin, RPLS No. 6810
 Date: April 21, 2025



Ronald Cannon and
 Angela Cannon
 Doc. No. 2014-03963
 O.P.R.E.C.T.

Tract Three
 RJ Luscher III
 Doc. No. 2022-03369
 O.P.R.E.C.T.

Donna L. Hoxby and
 Garrett L. Hoxby
 Doc. No. 2023-02341
 O.P.R.E.C.T.



Jim W. Laursen and
 Karmel A. Laursen
 Doc. No. 2024-01600
 O.P.R.E.C.T.

TRACT TWO
 RJ LUSCHER III
 DOC. NO. 2022-03369
 O.P.R.E.C.T.

TRACT ONE
 RJ LUSCHER III
 DOC. NO. 2022-03369
 O.P.R.E.C.T.

Jared H. McCulloch and
 Victoria G. McCulloch
 Doc. No. 2015-04903
 O.P.R.E.C.T.

Jose Marin Gomez, Sr.
 Doc. No. 2017-00361
 O.P.R.E.C.T.

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 those tracts of land described as Tracts One and Two in the deed to RJ Luscher III, as recorded in Document No. 2022-03369, 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 60D nail found at the intersection of County Road 273 and County Road 522 for the northwest corner of said Tract One;

THENCE North 59°24'44" East, with the approximate centerline of County Road 273, passing the northeast corner of said Tract One and the northwest corner of said Tract Two at a distance of 546.63 feet, continuing for a total distance of 693.41 feet to a point for the northeast corner of this tract, from which a 60D nail found for the northeast corner of a tract of land described in the deed to Donald G. Gilbert and Phyllis E. Gilbert, as recorded in Document No. 2024-02077, OPRECT bears North 59°24'44" East, a distance of 1,744.52 feet;

THENCE South 30°35'16" East, over and across said Tract Two, a distance of 673.86 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" for the southeast corner of this tract;

THENCE South 59°00'40" West, passing the west line of said Tract Two and the east line of said Tract One at a distance of 142.05 feet, passing a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" in the occupied east line of County Road 522 at a distance of 666.79 feet, continuing for a total distance of 688.67 feet to a point in County Road 522 and the west line of said Tract One, for the southwest corner of this tract;

THENCE North 30°59'20" West, with the approximate centerline of County Road 522 and the west line of said Tract One, a distance of 678.70 feet to the **POINT OF BEGINNING** and containing 10.728 Acres of Land, of which 0.779 of an acre lies within the occupied rights-of-way of County Road 273 and County Road 522.

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: April 21, 2025



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zane@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572



UNIMPROVED LAND SELLER'S DISCLOSURE

FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:
TBD County Road 522 (21.457 acres) Dublin Tx 76446

(Property Address)

SELLER is is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.

SELLER is is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.

SELLER is is not aware of any environmental hazards that materially and adversely affect the Property.

SELLER is is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.

SELLER is is not aware of any wetlands, as defined by federal or state law or regulating affecting the Property.

SELLER is is not aware of any threatened or endangered species or their habitat affecting the Property.

SELLER is is not aware that the Property is located wholly partly in a floodplain,

SELLER is is not aware that a tree or trees located on the Property has oak wilt.

SELLER has or is aware of the following leases: ground, mineral, oil & gas,

fixture, or tenant. Seller is not a party or aware of any leases associated with the Property.

If SELLER is aware of any of the items above, please explain:

SELLER NAME: RJ Luscher III

SELLER NAME: _____

Signed by:

8/5/2025

05A2C66995D3484...
Signature

Date

Signature

Date