



METES AND BOUNDS DESCRIPTION:

BEING a tract of land within the William Motley Survey, Abstract No. 515, Erath County, Texas, and being a portion of that tract of land described as Tract Eleven in the deed to Allen Real Properties LTD, as recorded in Document No. 2012-06686, Real Records, Erath County, Texas, 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) for the northeast corner of said Allen tract and the southeast corner of Lot 1, Block 5, Peacock Estates Subdivision, Phase III, an addition to the City of Stephenville, Erath County, Texas, as shown per plat recorded in Cabinet A, Slide 313A, Plat Records, Erath County, Texas, also being in the west right-of-way line of Forrest Road (a 50 feet wide public right-of-way);

THENCE with the west right-of-way line of Forrest Road the following courses and distances:
 South 30°22'49" East, a distance of 630.05 feet to an IRS;
 South 31°31'49" East, a distance of 1,058.13 feet to an IRS for the southeast corner of the herein described tract;

THENCE over and across said Allen tract the following courses and distances:
 South 60°18'03" West, a distance of 666.83 feet to an IRS;
 North 29°41'57" West, a distance of 288.00 feet to an IRS;
 South 60°18'03" West, a distance of 368.24 feet to an IRS in the west line of said Allen tract and the east line of a tract of land described in the deed to Linda Hardin Living Trust, as recorded in Volume 1409, Page 957, Deed Records, Erath County, Texas, from which a 3/8 inch iron rod found at an angle point in the west line of said Allen tract bears South 29°41'57" West, a distance of 619.80 feet;

THENCE with the common line of said Allen tract and said Hardin tract, the following courses and distances:
 North 29°41'57" West, a distance of 583.68 feet to a 1/2 inch iron rod found;
 North 31°09'54" West, a distance of 803.87 feet to a 1/2 inch iron rod found for the northwest corner of said Allen tract and the southwest corner of Lot 9, Block 5, Peacock Estates Subdivision, Phase III, an addition to the City of Stephenville, Erath County, Texas, as shown per replat, as recorded in Cabinet B, Slide 146A, Plat Records, Erath County, Texas;

THENCE North 59°36'20" East, with the north line of said Allen tract, a distance of 1,014.41 feet to the POINT OF BEGINNING and containing 1,601,466 Square Feet or 36.765 Acres of Land.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review
 Surveyor: N. Zane Griffin
 Registered Professional Land Surveyor No. 6810
 Release Date: 09-21-2022

Michelle Stone
 Doc. No. 2020-03281
 R.R.E.C.T.

Stephenville Rentals, LLC, et al.
 Doc. No. 2017-05262
 R.R.E.C.T.

Tract One Stephenville Rentals, LLC
 Doc. No. 2017-03263
 R.R.E.C.T.
 Remainder of
 Tract Two Stephenville Rentals, LLC
 Doc. No. 2017-05263
 R.R.E.C.T.

FORREST ROAD
 A 50' PUBLIC RIGHT-OF-WAY



Lot 1 & E 1/2
 Lot 2, Blk 5
 Peacock Estates, Ph. III
 Cob. A, Slide 313A,
 P.R.E.C.T.

Lot 3 & W 1/2
 Lot 2, Blk 5
 Peacock Estates, Ph. III
 Cob. B, Slide 146A,
 P.R.E.C.T.

Replat Lot 9, Blk 5
 Peacock Estates, Ph. III
 Cob. B, Slide 146A,
 P.R.E.C.T.

Gregory Bruner, et ux.
 Doc. No. 2014-01201
 R.R.E.C.T.

Lee Harrison II, et. al.
 Doc. No. 2016-01057
 R.R.E.C.T.

Thomas Haley, et ux.
 Doc. No. 2018-03493
 R.R.E.C.T.

Remainder of
 Tract Eleven
 Allen Real Properties LTD., et al.
 Doc. No. 2012-06686
 R.R.E.C.T.

Linda Hardin Living Trust
 Vol. 1409, Pg. 957
 D.R.E.C.T.



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 TBPELS Firm No. 10194572

PRELIMINARY EXHIBIT
PECAN GROVE ADDITION
 36.765 Acres
 175 LOTS