



20.000 Acre Tract

Being a 20.000 acre tract of land as situated in the Elijah F. Hanks Survey, Abstract No. 20 of Tyler County, Texas and being out of and a part of a called 65.80 acre tract as conveyed to Lane Tolar Weaver and Amber Renee Weaver by a Warranty Deed With Vendor's Lien dated February 26, 2021 and filed for record under Volume 1259, Page 913 of the Tyler County Official Public Records. Said 20.000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found (with cap stamped "RPLS 5217") for the northwest corner of said Lane Tolar Weaver and Amber Renee Weaver called 65.80 acre tract and the south corner of a called 263.00 acre tract as conveyed to Sam Rayon and Crystal Rayon by a Warranty Deed With Vendor's Lien dated July 8, 2021 and filed for record under Volume 1271, Page 305 of said Tyler County Official Public Records, from which a 5/8-inch iron rod found (with cap stamped "RPLS 5217") for reference bears South 06°40'40" East, a distance of 27.65 feet. Said place of commencing has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot) value of North: 10,308,706.51 and East: 4,151,900.04;

THENCE, North 50°27'48" East, along the northwest line of said Lane Tolar Weaver and Amber Renee Weaver called 65.80 acre tract and the southeast line of said Sam Rayon and Crystal Rayon called 263.0 acre tract, at a distance of 946.21 feet passing a 5/8-inch iron rod found (with cap stamped "RPLS 5217") for the east corner of same and the south corner of a called 9.253 acre tract as conveyed to Jorge Medina by a Warranty Deed dated March 28, 2022 and filed for record under Volume 1297, Page 224 of said Tyler County Official Public Records, and continuing along the southeast line of same, **IN ALL a total distance of 1004.60 feet**, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the west corner and **PLACE OF BEGINNING** of the herein described tract. Said place of beginning has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot) value of North: 10,309,308.85 and East: 4,152,629.78;

THENCE, North 50°27'48" East, a distance of 710.32 feet, along the northwest line of said Lane Tolar Weaver and Amber Renee Weaver called 65.80 acre tract and the southeast line of said Jorge Medina called 9.253 acre tract, to a point in the centerline of County Road No. 3000 for the north corner of the herein described tract, the north corner of said Lane Tolar Weaver and Amber Renee Weaver called 65.80 acre tract, and the east corner of said Jorge Medina called 9.253 acre tract, from which a 5/8-inch iron rod found (with cap stamped "RPLS 5217") for reference bears South 50°27'48" West, a distance of 20.28 feet;

THENCE, in a southeasterly direction along the centerline of said County Road No. 3000 and the northeast line of said Lane Tolar Weaver and Amber Renee Weaver called 65.80 acre tract the following seven (7) courses and distances:

1. South 33°48'19" East, a distance of 264.29 feet, to a point for an angle corner of the herein described tract;



2. South 37°46'20" East, a distance of 130.27 feet, to a point for an angle corner of the herein described tract;
3. South 46°07'11" East, a distance of 81.13 feet, to a point for an angle corner of the herein described tract;
4. South 54°04'43" East, a distance of 65.98 feet, to a point for an angle corner of the herein described tract;
5. South 62°22'44" East, a distance of 48.36 feet, to a point for an angle corner of the herein described tract;
6. South 75°13'36" East, a distance of 87.55 feet, to a point for an angle corner of the herein described tract;
7. South 82°21'04" East, a distance of 362.39 feet, to a point for the east corner of the herein described tract, from which a 5/8-inch iron rod set for reference bears South 27°34'00" West a distance of 25.00 feet;

THENCE, over and across said Lane Tolar Weaver and Amber Renee Weaver called 65.80 acre tract the following eight (8) courses and distances:

1. South 27°34'00" West, a distance of 347.48 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
2. South 12°16'20" West, a distance of 77.25 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
3. South 39°35'43" West, a distance of 327.85 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
4. South 62°52'08" West, a distance of 157.63 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the south corner of the herein described tract;
5. North 86°08'32" West, a distance of 279.08 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
6. North 51°25'11" West, a distance of 150.35 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
7. North 26°31'55" West, a distance of 315.48 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;



8. North 39°49'26" West, a distance of 483.82 feet, to the **PLACE OF BEGINNING, CONTAINING** 20.000 acres of land.

The bearings and distances recited herein are based on Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot).

Surveyed: September 19, 2022

TBPLS Firm #10130400

A handwritten signature in black ink, appearing to read 'Michael Kethan', written in a cursive style.

