

METES AND BOUNDS DESCRIPTION:

BEING a tract of land within the J.B. Sanders Survey, Abstract No. 1273, Eastland County, Texas, and being a portion of that formerly called 156.39 acre tract of land described in the deed to Denver Rainey, et ux., as recorded in Instrument No. 2010-002843, Official Public Records, Eastland County, Texas (OPRECT), and being all that called 21.00 acre tract of land described in the deed to Lindsey and Craig Hostetler, as recorded in Instrument No. 2022-001996, 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 1/2 inch iron rod found in the north line of the J.B. Sanders Survey and the north line of said Rainey tract, also being in the south line of County Road 348 for the northwest corner of said Hostetler tract, from which a 1/2 inch iron rod found for the northwest corner of said J.B. Sanders Survey bears South 89°56'03" West, a distance of 694.48 feet;

THENCE North 89°56'03" East, with the south line of said County Road 348 and the north line of said Rainey tract, a distance of 693.00 feet to a 1/2 inch iron rod found for the northeast corner of said Hostetler tract;

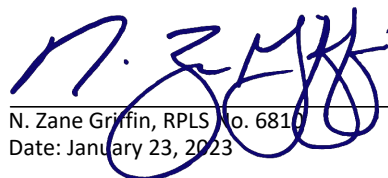
THENCE South 00°28'16" West, departing the south line of County Road 348 and over and across said Rainey tract, with the east line of said Hostetler tract, a distance of 1,320.00 feet to a 1/2" iron rod found for the southeast corner of said Hostetler tract and being in the north line of a tract of land described in the deed to Wilma L. Toney, as recorded in Instrument No. 2022-002536, OPRECT, from which a 1/2 inch iron rod found for the northeast corner of said Toney tract bears North 89°56'03" East, a distance of 16.05 feet;

THENCE: South 89°56'03" West, with the common line of said Hostetler tract and said Toney tract, a distance of 693.00 feet to a 1/2" iron rod found for the southwest corner of said Hostetler tract;

THENCE North 00°28'16" East, departing said common line and over and across said Rainey tract, with the west line of said Hostetler tract, a distance of 1320.00 feet to the **POINT OF BEGINNING** and containing 21.000 Acres of Land.

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: January 23, 2023



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