



6.977 Acre Tract

BEING a 6.977 acre tract of land as situated in the B.B.B. & C.R.R. Co. Survey, Section 1, Abstract No. 129 and the B. Rhodes Survey, Abstract No. 1058, Tyler County, Texas and being out of and a part of a called 14.485 acre tract designated as "Tract One" and being out of and a part of a called 3.084 acre tract designated as "Tract Two" both as conveyed to T.C. Griffin and Melba L. Griffin by a Warranty Deed dated February 26, 1998 and filed for record under Volume 632, Page 826 of the Tyler County Official Public Records. Said 6.977 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a car spring found for the northeast corner of the herein described tract, the northeast corner of said T.C. Griffin and Melba L. Griffin called 14.485 acre tract, and the northwest corner of a called 9.48 acre tract designated as "Tract One" as conveyed to Claude Elton Nowlin by a Correction Special Warranty Deed dated June 18, 2009 and filed for record under Volume 962, Page 123 of said Tyler County Official Public Records, same being located in the south line of a called 40.218 acre tract as conveyed to Jeffrey D. Bundick by a General Warranty Deed dated December 17, 2013 and filed for record under Volume 1088, Page 609 of said Tyler County Official Public Records. 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: 10,246,289.12 and East: 4,147,338.50;

THENCE, South 03°36'43" East, a distance of 1203.44 feet, along the east line of said T.C. Griffin and Melba L. Griffin called 14.485 acre tract, the east line of said T.C. Griffin and Melba L. Griffin called 3.084 acre tract, the west line of said Claude Elton Nowlin called 9.48 acre tract, and the west line of a called 3.491 acre tract designated as "Tract Two" as conveyed to Claude Elton Nowlin by a Correction Special Warranty Deed dated June 18, 2009 and filed for record under Volume 962, Page 123 of said Tyler County Official Public Records, to a 5/8-inch iron rod found (disturbed) in the north right-of-way of County Road No. 1325 for the southwest corner of same, the southeast corner of said T.C. Griffin and Melba L. Griffin called 3.084 acre tract, and the southeast corner of the herein described tract, from which a 5/8-inch iron rod found for the southeast corner of said Claude Elton Nowlin called 3.491 acre tract bears South 71°43'03" East, a distance of 477.58 feet;

THENCE, in a northwesterly direction along the north right-of-way of said County Road No. 1325 and the south line of said T.C. Griffin and Melba L. Griffin called 3.084 acre tract the following three (3) courses and distances:

1. North 70°24'55" West, a distance of 43.61 feet, to a point for corner of the herein described tract;
2. North 74°52'13" West, a distance of 113.55 feet, to a point for corner of the herein described tract;



3. North 79°07'18" West, a distance of 120.20 feet, to a 1/2-inch iron rod found for the southwest corner of the herein described tract and the southeast corner of a called 10.00 acre tract as conveyed to Terance Forsyth, Jr. by a Warranty Deed With Vendor's Lien dated May 5, 2006 and filed for record under Volume 839, Page 975 of said Tyler County Official Public Records;

THENCE, North 03°29'49" West, a distance of 1116.75 feet, along the east line of said Terance Forsyth, Jr. called 10.00 acre tract, to a 1/2-inch iron rod found (with cap stamped "5217") for the northeast corner of same and the northwest corner of the herein described tract, same being located in the north line of said T.C. Griffin and Melba L. Griffin called 14.485 acre tract and the south line of said Jeffrey D. Bundick called 40.218 acre tract;

THENCE, North 85°44'32" East, a distance of 261.77 feet, along the north line of said T.C. Griffin and Melba L. Griffin called 14.485 acre tract and the south line of said Jeffrey D. Bundick called 40.218 acre tract, to the **PLACE OF BEGINNING, CONTAINING** 6.977 acres of land in Tyler County, Texas.

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

Surveyed: July 6, 2022
TBPLS Firm #10130400

A handwritten signature in black ink that reads 'Michael Kethan'.

