



#### 4.119 Acre Tract

Being a 4.119 acre tract of land as situated in the W.F. Slaughter League, Abstract No. 31 of Tyler County, Texas and being all of a called 4.116 acre tract as conveyed to Cannonade Investment Group, LLC by a General Warranty Deed dated May 31, 2023 and filed for record under Volume 1333, Page 848 of the Tyler County Official Public Records. Said 4.119 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3-inch square concrete monument found in the north right-of-way of F.M. Highway 1943 East for the southwest corner of said Cannonade Investment Group, LLC called 4.116 acre tract and the southwest corner of the herein described tract, same being located in the east line of a called 4.35 acre tract as conveyed to Eddie Gowen, et al by a Warranty Deed dated May 5, 2000 and filed for record under Volume 675, Page 785 of said Tyler County Official Public Records, from which a 3-inch square concrete monument found for reference bears South 80°45'10" West, a distance of 179.79 feet. Said point 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: 10,222,851.22 and East: 4,232,003.93;

THENCE, North 03°02'54" West, a distance of 1008.58 feet, along the west line of said Cannonade Investment Group, LLC called 4.116 acre tract and the east line of said Eddie Gowen, et al called 4.35 acre tract, to a 3-inch square concrete monument found for the northeast corner of same, the northwest corner of said Cannonade Investment Group, LLC called 4.116 acre tract, and the northwest corner of the herein described tract, same being located in the south line of a certain tract of land as conveyed to Derrall C. Moore as shown as Property ID No. 9798 of the Tyler County Appraisal District (with no recording information available) and the south line of a called 0.54 acre tract as shown on a plat filed for record under Volume 512, Page 947 of said Tyler County Official Public Records, from which a 3-inch square concrete monument found for the northwest corner of said Eddie Gowen, et al called 4.35 acre tract bears South 89°45'19" West, a distance of 179.18 feet;

THENCE, North 89°50'51" East, a distance of 180.49 feet, along the south line of said Derrell C. Moore certain tract of land, the south line of said called 0.54 acre tract, the south line of a called 0.84 acre tract as conveyed to Darrall C. Moore by a Deed dated August 3, 1991 and filed for record under Volume 512, Page 947 of said Tyler County Official Public Records, and the north line of said Cannonade Investment Group, LLC called 4.116 acre tract, to a 3-inch square concrete monument found for the northeast corner of same, the northeast corner of the herein described tract, and the northwest corner of a called 4.35 acre tract designated as "Tract One" as conveyed to Juan M. Morales by a Warranty Deed dated January 4, 2022 and filed for record under Volume 1305, Page 494 of said Tyler County Official Public Records;



THENCE, South 03°04'12" East, a distance of 980.11 feet, along the west line of said Juan M. Morales called 4.35 acre tract and the east line of said Cannonade Investment Group, LLC called 4.116 acre tract, to a 3-inch square concrete monument found in the north right-of-way of said F.M. Highway 1943 East for the southeast corner of same and the southeast corner of the herein described tract, from which a 3-inch square concrete monument found for reference bears North 80°50'27" East, a distance of 183.00 feet;

THENCE, South 80°50'08" West, a distance of 181.66 feet, along the north right-of-way of said F.M. Highway 1943 East and the south line of said Cannonade Investment Group, LLC called 4.116 acre tract, to the **PLACE OF BEGINNING, CONTAINING** 4.119 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: January 11, 2024

TBPLS Firm #10130400

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

