



11.000 Acre Tract – Tract 6

BEING an 11.000 acre tract of land as situated in the Maria Lindsey Survey, Abstract No. 397, Polk County, Texas and being out of and a part of a called 76.942 acre tract as conveyed to Tanglewood Landholdings TX LLC by a Special Warranty Deed dated August 3, 2022 and filed for record under Volume 2433, Page 19 of the Polk County Official Public Records. Said 11.000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the centerline of Richardson Road East for the southeast corner of Lot 18 of Falcone Forest Section IV as shown on a plat filed for record under Volume 13, Page 86 of the Polk County Plat Records and the northeast corner of said Tanglewood Landholdings TX LLC called 76.942 acre tract, from which a 5/8-inch iron rod found for reference in the west right-of-way Richardson Road East bears North 43°38'28" West, a distance of 32.15 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: 10,256,462.33 and East: 4,045,242.51;

THENCE, along the centerline of said Richardson Road East and the southeast boundary of said Tanglewood Landholdings TX LLC called 76.942 acre tract the following three (3) courses and distances:

1. South 22°35'10" West, a distance of 622.53 feet, to a point;
2. South 17°58'29" West, a distance of 171.20 feet, to a point;
3. South 08°41'26" West, a distance of 474.97 feet, to a point for the northeast corner and **PLACE OF BEGINNING** of the herein described tract, from which a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for reference bears North 75°54'41" West, a distance of 30.00 feet. 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: 10,255,255.18 and East: 4,044,878.81;

THENCE, South 08°41'26" West, a distance of 426.97 feet, along the centerline of said Richardson Road East and the southeast boundary of said Tanglewood Landholdings TX LLC called 76.942 acre tract, to a point for the southeast corner of the herein described tract, from which a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for reference bears North 83°25'50" West, a distance of 30.00 feet;

THENCE, North 83°25'50" West, a distance of 893.90 feet, over and across said Tanglewood Landholdings TX LLC called 76.942 acre tract, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") in the east line of an unimproved access road, 30-foot perpendicular distance from the centerline of same and a west line of said Tanglewood Landholdings TX LLC called 76.942 acre tract for the southwest corner of the herein described tract;



THENCE, along the east line of said unimproved access road, 30-foot perpendicular distance from the centerline of same and the west boundary of said Tanglewood Landholdings TX LLC called 76.942 acre tract the following five (5) courses and distances:

1. North 18°40'11" West, a distance of 218.23 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
2. North 38°54'11" West, a distance of 112.08 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
3. North 55°11'43" West, a distance of 64.30 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
4. North 13°16'29" East, a distance of 90.00 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
5. North 19°13'43" East, a distance of 108.23 feet, 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the northwest corner of the herein described tract;

THENCE, South 79°33'47" East, a distance of 1107.60 feet, over and across said Tanglewood Landholdings TX LLC called 76.942 acre tract, to the **PLACE OF BEGINNING, CONTAINING** 11.000 acres of land in Polk 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: February 6, 2023

TBPLS Firm #1013040

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

