

FIELD NOTES

231.713 Ac.

October 1, 2025
25-S-0566

Being 231.713 acres of land comprised of 182.029 acres out of the Abraham Willis Survey No. 15, Abstract No. 728, 49.684 acres out of the M. Walden Survey No. 6, Abstract No. 1827, Coke County, Texas, and said 231.713 acre tract being out of that certain 2368.604 acre tract described and recorded in Volume 368, Page 596, Official Public Records of Coke County, Texas and said 231.713 acre tract being more particularly described by metes and bounds as follows:

Beginning at a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set in the east line of said 2368.604 acre tract and the west line of State Highway 208 and 141.89 acre tract to The State of Texas described and recorded in Volume 59, Page 621, Deed Records of Coke County, Texas for the southeast corner of a 232.688 acre tract surveyed this day for the northeast corner of this tract;

Thence with the east line of this tract and said 2368.604 acre tract and the west line of said State Highway 208, said 141.89 acre tract as follows, S. $02^{\circ} 42' 35''$ W. 490.21 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" found for the beginning of a curve to the right having a radius of 2814.90 feet, central angle being $12^{\circ} 07' 00''$, arc length of 595.28 feet, whose long chord bears S. $08^{\circ} 46' 05''$ W. 594.17 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" found for the end of this curve, S. $14^{\circ} 49' 35''$ W. 813.50 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" found for the beginning of a curve to the right having a radius of 1587.30 feet, central angle being $15^{\circ} 33' 33''$, arc length of 431.05 feet, whose long chord bears S. $22^{\circ} 36' 22''$ W. 429.72 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set for the most easterly northeast corner of a 287.622 acre tract surveyed this day for the southeast corner of this tract;

Thence with the south line of this tract and across said 2368.604 acre tract and the north line of said 287.622 acre tract as follows, S. $89^{\circ} 09' 55''$ W. 4313.29 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set, N. $74^{\circ} 48' 34''$ W. 608.18 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of this tract;

Thence with the west line of this tract and across said 2368.604 acre tract and the northerly east line of said 287.622 acre tract as follows, N. $11^{\circ} 49' 41''$ W. 382.81 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set, N. $41^{\circ} 56' 09''$ W. 780.61 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set, N. $00^{\circ} 59' 40''$ E. 621.90 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set in the south line of a 418.070 acre tract surveyed this day for the most northerly northeast corner of said 287.622 acre tract and the northwest corner of this tract;

Thence with the north line of this tract and the south line of said 418.070 acre tract as follows, S. $87^{\circ} 35' 38''$ E. 1423.41 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set for the southeast corner of said 418.070 acre tract and the southwest corner of said 232.688 acre tract, S. $86^{\circ} 50' 04''$ E. 2017.00 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set, N. $60^{\circ} 03' 52''$ E. 1587.63 feet to a $\frac{1}{2}$ " iron rod with cap marked "SKG ENGINEERS" set, S. $88^{\circ} 17' 13''$ E. 1164.83 feet to the place of beginning and containing an area of 231.713 acres of land.

See Attached Plat of Survey.



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