

FIELD NOTES

418.070 Ac.

October 1, 2025
25-S-0566

Being 418.070 acres of land comprised of 149.392 acres out of the Abraham Willis Survey No. 15, Abstract No. 728, 133.382 acres out of the M. Walden Survey No. 6, Abstract No. 1827, 114.125 acres out of the E.L.&R.R.CO. Survey No. 5, Abstract No. 142, and 21.171 acres out of the R.E. Winans Survey No. 6, Abstract No. 1473, Coke County, Texas, and said 418.070 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 418.070 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" found in the east line of a 4416.264 acre tract described and recorded in Volume 268, Page 344, Official Public Records of Coke County, Texas and the west line of said 2368.604 acre tract for the northwest corner of this tract;

Thence with the north line of this tract and across said 2368.604 acre tract as follows, N. 53° 23' 52" E. 3551.81 feet to a 2 ½" pipe fence corner post, S. 70° 47' 32" E. 12.99 feet to a 2 ½" pipe fence corner post, N. 16° 26' 52" E. 251.20 feet to a 2 ½" pipe fence corner post, S. 47° 58' 38" E. 1668.50 feet to a 2 ½" pipe fence corner post, N. 48° 30' 59" E. 1676.17 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the west line of State Highway 208 and a 141.89 acre tract to The State of Texas described and recorded in Volume 59, Page 621, Deed Records of Coke County, Texas and the east line of said 2368.604 acre tract 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, S. 32° 37' 25" E. 2004.12 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the northeast corner of a 232.688 acre tract surveyed this day for the southeast corner of this tract;

Thence with the easterly south line of this tract and across said 2368.604 acre tract and the north line of said 232.688 acre tract, S. 60° 49' 28" W. 4110.29 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an interior corner of this tract and the northwest corner of said 232.688 acre tract;

Thence with the southerly east line of this tract and across said 2368.604 acre tract and the west line of said 232.688 acre tract, S. 03° 40' 09" E. 1385.32 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of said 232.688 acre tract and being in the north line of a 231.713 acre tract surveyed this day for the most southerly southeast corner of this tract;

Thence with the most southerly line of this tract and across said 2368.604 acre tract and the north line of said 231.713 acre tract as follows, N. 87° 35' 38" W. 1423.41 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the northwest corner of said 231.713 acre tract and the

northeast corner of a 287.622 acre tract surveyed this day, N. 87° 51' 02" W. 1464.73 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the east line of said 4416.264 acre tract and the west line of said 2368.604 acre tract for the northwest corner of said 287.622 acre tract and the southwest corner of this tract;

Thence with the west line of this tract and said 2368.604 acre tract and the east line of said 4416.264 acre tract as follows, N. 02° 42' 11" W. 1629.47 feet to a 2 ½" pipe fence corner post, N. 02° 38' 35" W. 978.26 feet to the place of beginning and containing an area of 418.070 acres of land.

See Attached Plat of Survey.



Russell T. Gully
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Firm No. 10102400

