

FIELD NOTES

716.982 Acres

June 21, 2021
21-S-0925

Being an area of 716.982 acres of land comprised of 646.55 acres out of W. Green Section No. 70, Abstract No. 1757, 13.681 acres out of G. W. Tubb Section No. 56, Abstract No. 1879 and 56.751 acres out of W. W. Norman Section No. 1, Abstract No. 1231 all in Coke County, Texas and said 716.982 acre tract also being out of that certain 2666.578 acre tract (Exhibit "A") described and recorded in Volume 293, Page 75, Official Public Records of Coke County, Texas and a certain 54.477 acre tract described and recorded in Volume 293, Page 436, Official Public Records of Coke County, Texas and said 716.982 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 4" iron pipe corner post found for the southeast corner of this tract, said 2666.578 acre tract and said Section No. 70 (As shown on Coke County rolled sketch 33);

Thence with the south line of this tract, said 2666.578 acre tract and said Section No. 70, N. 88° 06' 39" W. 5329.47 feet to high fence corner post for the southwest corner of this tract and the southeast corner of a certain 656.231 acre tract;

Thence with the west line of this tract and the east line of said 656.231 acre tract, along and with a fence as follows, N. 19° 05' 37" E. 140.88 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for angle corner, N. 00° 18' 23" E. 394.82 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for angle corner, N. 01° 31' 40" E. 3091.64 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for angle corner, N. 01° 09' 31" E. 1004.71 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for angle corner, N. 01° 07' 14" E. 677.35 feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for northwest corner of this tract and said Section No. 70;

Thence with the north line of said Section No. 70, S. 88° 13' 26" E. 4625.00 feet to a ½" iron rod with cap found for an ell corner of this tract and southwest corner of said Section No. 56 and southeast corner of certain J. M. Meek Section No. 3, Abstract No. 1280;

Thence with the west line of said Section No. 56 and east line of said Section No. 3, N. 00° 49' 56" E. 642.09 feet to a ½" iron rod with cap found for a west northwest corner of this tract;

Thence with a north line of this tract and said 54.477 acre tract, S. 88° 31' 14" E. at 711.91 feet pass a 2-1/2" fence corner for the west northwest corner of said 54.477 acre and ell corner of said 2666.578 acre tract, in all a total distance of 1716.69 feet to a 2" fence corner found for an ell corner of said 2666.578 acre tract and said 54.477 acre tract;

Thence with the west line of said 54.477 acre tract, N. 04° 56' 47" E. at 1152.62 feet to a 2" fence corner found for the northwest corner of said 54.477 acre tract, in all a total distance of 1743.82 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the north northwest corner of this tract;

Thence with the north line of this tract, N. 71° 59' 37" E. 243.11 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the north northeast corner of this tract in the east line of said 2666.578 acre tract and in the west right-of-way line of R. M. Highway 2059;

Thence with the east line of this tract, said 2666.578 acre tract and west line of said R. M. Highway 2059, S. 18° 00' 23" E. at 748.76 feet pass the northeast corner of said 54.477 acre tract, in all a total distance of 1260.33 feet to a ½" iron rod with cap found for the beginning of a curve to the left;

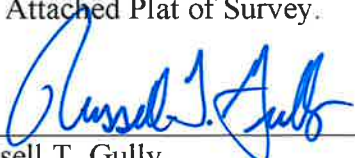
Thence with said curve to the left, having a radius of 1592.47 feet, central angle for this part traversed of 31° 18' 13", arc length of 1592.47 feet and whose long chord bears S. 33° 39' 30" E. 1572.74 feet to a 4" fence corner found for the east southeast corner of this tract and southeast corner of said 54.477 acre tract;

Thence with the south line of said 54.477 acre tract, N. 88° 13' 26" W. 2671.45 feet to a 4" fence corner found for the southwest corner of said 54.477 acre tract and an angle corner of said 2666.578 acre tract;

Thence with the east line of this tract, said 2666.578 acre tract and said Section No. 70, S. 01° 42' 26" W. 5320.20 feet to the place of beginning and containing an area of 716.982 acres of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 – Texas North Central Zone by GPS observation.

See Attached Plat of Survey.



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