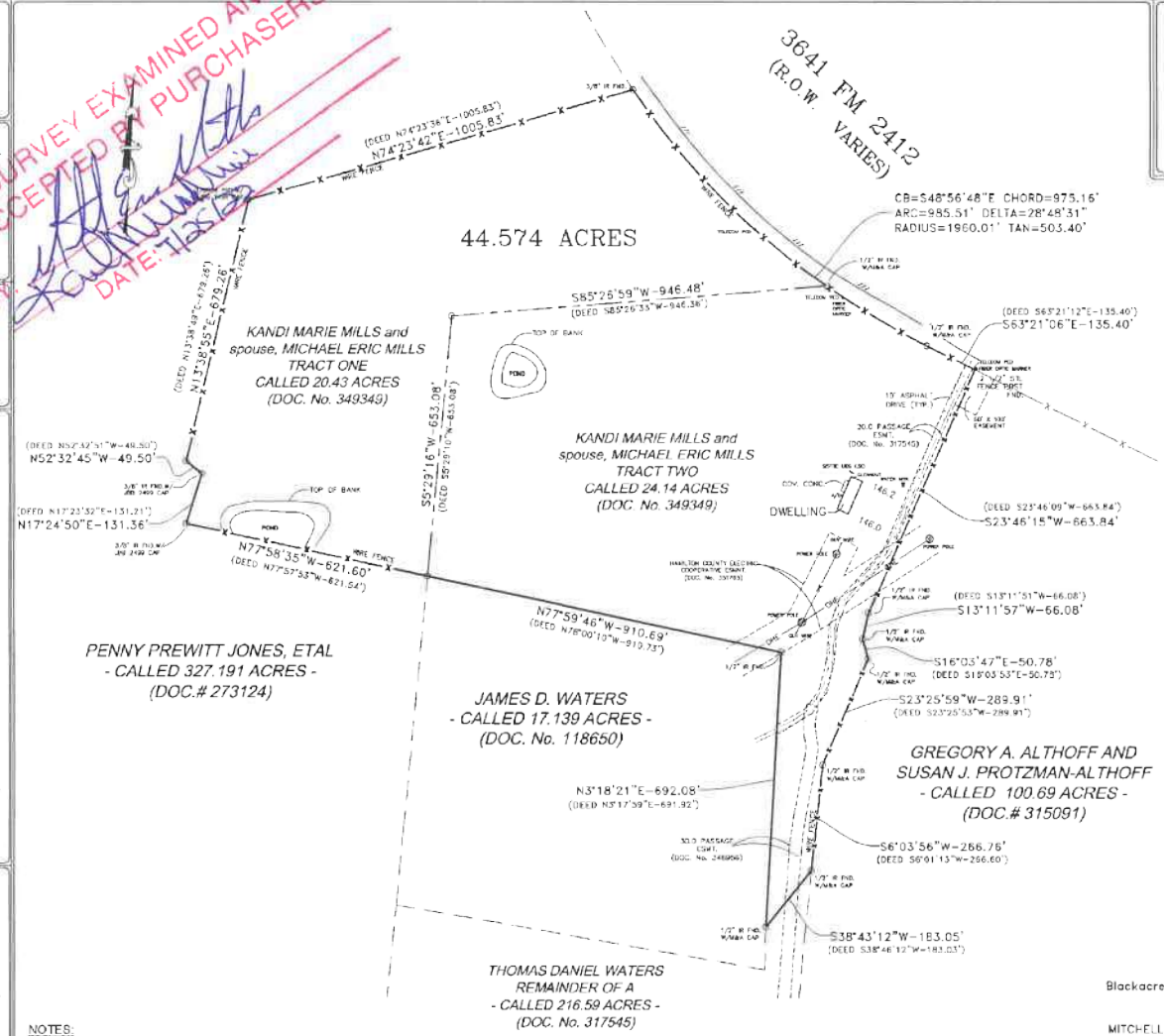
Being a 44.574 acre tract of land in Coryell County, Texas, being part of the Alexander Gray Survey, Abstract No. 393, the land herein being all of 20.43 acre parcel designated as Tract One and a 24.14 acre parcel designated as Tract Two being conveyed in a Warranty Deed in Vendor's Lien to Kandi Marie Mills and spouse, Michael Eric Mills, described of record in Document #348956 and corrected in Document #349349, Official Public Records of Coryell County, Texas



FIELD NOTES for a 44.574 acre tract of land in Coryell County, Texas, being part of the Alexander Gray Survey, Abstract No. 393, the land herein being all of 20.43 acre parcel designated as Tract One and a 24.14 acre parcel designated as Tract Two being conveyed in a Warranty Deed in Vendor's Lien to Kandi Marie Mills and spouse, Michael Eric Mills, described of record in Document No. 348956 and corrected in Document No. 349349, Official Public Records of Coryell County, Texas (O.P.R.C.C.T.), said 44.574 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in a curve to the left on the south right-of-way line of F.M. Highway 2412, same being at the northerly northeast corner of a called 327.191 acre tract of land conveyed to Penny Pruitt Jones, etal, being described of record in Document No. 273124, O.P.R.C.C.T., and the northwest corner of said 20.43 acre tract, for the northwest corner of this tract;

THENCE continuing along said south right-of-way line of F.M. 2412 and with the north line of said 20.43 acre tract, the following two (2) calls:

1. Along said curve to the left, having a radius of 1960.01 feet, an arc length of 985.51 feet and a long chord bearing of **S. 48° 56' 48" E., 975.16 feet,** to a 1/2" iron rod with cap stamped "M&A" found at the end of said curve, for an angle corner of this tract;
2. **S. 63° 21' 06" E., 135.40 feet,** to a 2-1/2" steel fence post corner found at the northwest corner of a called 100.69 acre tract of land conveyed to Gregory A. Althoff and Susan J. Protzman-Althoff, being described of record in Document No. 315091 O.P.R.C.C.T., and being at the northeast corner of said 24.14 acre tract, for the northeast corner of this tract;

THENCE departing the said south right-of-way line of F.M. 2412, with the west line of said 100.69 acre tract, and the west line of said 24.14 acre tract, the following five (5) calls:

1. **S. 23° 46' 15" W., 663.84 feet,** to a 1/2" iron rod with cap stamped "M&A" found for an angle corner of this tract;
2. **S. 13° 11' 57" W., 66.08 feet,** to a 1/2" iron rod with cap stamped "M&A" found for an angle corner of this tract;
3. **S. 16° 03' 47" E., 50.78 feet,** to a 1/2" iron rod with cap stamped "M&A" found for an angle corner of this tract;
4. **S. 23° 25' 59" W., 289.91 feet,** to a 1/2" iron rod with cap stamped "M&A" found for an angle corner of this tract;
5. **S. 06° 03' 56" W., 266.76 feet,** to a 1/2" iron rod with cap stamped "M&A" found at the northwest corner of the remainder of a called 216.59 acre tract of land conveyed to Thomas Daniel Waters, being described of record in Document No. 317545 O.P.R.C.C.T., and at the southeast corner of said 24.14 acre tract, for the southeast corner of this tract;

THENCE **S. 38° 43' 12" W., 183.05 feet,** with the north line of the remainder of said 216.59 acre tract and the south line of said 24.14 acre tract, to a 1/2" iron rod with cap stamped "M&A" found on the east line of a called 17.139 acre tract of land conveyed to James D. Waters, being described of record in Document No. 118650, O.P.R.C.C.T., for an angle corner of this tract;

THENCE **N. 03° 18' 21" E., 692.08 feet,** with the east line of said 17.139 acre tract and continuing along the south line of said 24.14 acre tract, to a 1/2" iron rod found at the northeast corner of said 17.139 acre tract, for an angle corner of this tract;

THENCE **N. 77° 59' 46" W., 910.69 feet,** with the north line of said 17.139 acre tract and along the south line of said 24.14 acre tract, to an iron fence post corner found on the east line of said 327.191 acre tract, being at the northwest corner of said 17.139 acre tract, same being the southwest corner of said 24.14 acre tract, and at the southeast corner of said 20.43 acre tract, for an angle corner of this tract;

THENCE **N. 77° 58' 35" W., 621.60 feet,** with the east line of said 327.191 acre tract and the south line of said 20.43 acre tract, to a 3/8" iron rod with cap stamped "JBB 2499" found at the northeast corner of said 17.139 acre tract, and being the southwest corner of said 20.43 acre tract, for the southwest corner of this tract;

THENCE continuing along the east line of said 327.191 acre tract and with the west line of said 20.43 acre tract, the following four (4) calls:

1. **N. 17° 24' 50" E., 131.36 feet,** to a 3/8" iron rod with cap stamped "JBB 2499" found for an angle corner of this tract;
2. **N. 52° 32' 45" W., 49.50 feet,** to a 3/8" iron rod with cap stamped "JBB 2499" found for an angle corner of this tract;
3. **N. 17° 38' 55" E., 679.26 feet,** to a 3/8" iron rod with cap stamped "JBB 2499" found for an angle corner of this tract;
4. **N. 74° 23' 42" E., 1005.83 feet,** to the **POINT OF BEGINNING** and containing a 44.574 acre tract of land.

NOTES:

(1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS.

ALL DISTANCES ARE SURFACE DISTANCE.
COMBINED SCALE FACTOR=1.0001168.

(2) THIS SURVEY WAS PERFORMED PER THE OWNER'S REQUEST. RECORDATION OF THIS SURVEY AND/OR THE ATTACHED FIELD NOTE DESCRIPTION IN THE COUNTY CLERK'S RECORDS OF CORYELL COUNTY, FOR THE PURPOSE OF SUBDIVIDING PROPERTY, MAY PLACE THE OWNER IN VIOLATION OF THE CORYELL COUNTY SUBDIVISION ORDINANCE.

(3) THIS PROPERTY SUBJECT TO MULTI-COUNTY WATER CORPORATION IN VOLUME 464, PAGE 11, GIVEN ON GREATER ACREAGE, BLANKET IN NATURE. UNPLOTTABLE.

Blackacre Title Company – G.F. No. 001GF202101888 – Effective Date: May 8, 2022

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: Fairway Independent Mortgage Corporation, and its assigns, Blackacre Title Company, Michael Eric Mills and Kandi Marie Mills.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

This the 25th day of July, 2022
Revised the 25th day of July, 2022

MIKE W. KRIEGEL R.P.L.S. 4330

ALL RIGHTS RESERVED
BY MITCHELL & ASSOC., INC.2022

SEAL

STATE OF TEXAS REGISTERED MIKE W. KRIEGEL 4330 PROFESSIONAL LAND SURVEYOR

No.	DATE	REMARKS	BY
1	07/25/22	FIELD NOTE ACREAGE	AR

REVISIONS

0 100 200 (IN FEET) 1 inch=200ft.

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-3041
T.B.P.L.S. FIRM REGISTRATION NO. 10020100

D.R.C.C.T. = Deed Records of Coryell County, Texas.
O.P.R.C.C.T. = Official Public Records of Coryell County, Texas.

REQUESTED BY: KIRSTEN DILDINE | TAX I.D. NO: 156059, 156070 | DIGITAL FILE: G:\Clients\3641 FM 2412\Dwg\3641 FM 2412.dwg | FIELD CREW: AR | FIELD BOOK: 16/10 | DRAWN BY: KDS