

**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 in record in Document No. 349349 and corrected in Document #348956 and corrected 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 in record in Document No. 349349 and corrected in Document #348956 and corrected in Document #348956 and corrected in Document #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 306' iron rod found in a cove to the left on the south right-of-way line of F.M. Highway 2412, same being at the northeast corner of a called 327.191 acre tract of land conveyed to Penny Pruitt Jones, et al., being described in 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. Highway 2412 east 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 960.01 feet, an arc length of 965.51 feet and a long chord bearing of S. 49° 49' 48" E., 975.16 feet, to a 1/2" iron rod with cap stamped "MSA", found at the end of said curve, for an angle corner of this tract;
2. Along said curve to the left, having a radius of 960.01 feet, an arc length of 965.51 feet and a long chord bearing of S. 49° 49' 48" E., 975.16 feet, to a 1/2" iron rod with cap stamped "MSA", found at the end of said curve, for an angle corner of this tract;

land conveyed to Gregory A. Althoff and Susan J. Proitzman-Althoff, being described in record in Document No. 315591, 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. Highway 2412, with the west line of said 100.89 acre tract, and the west line of said 100.89 acre tract, to a 1/2" iron rod with cap stamped "MSA", found for an angle corner of this tract;

1. S. 23° 46' 15" W., 653.84 feet, to a 1/2" iron rod with cap stamped "MSA", found for an angle corner of this tract;
2. S. 13° 11' 57" W., 88.08 feet, to a 1/2" iron rod with cap stamped "MSA", found for an angle corner of this tract;
3. S. 19° 09' 47" E., 80.78 feet, to a 1/2" iron rod with cap stamped "MSA", found for an angle corner of this tract;
4. S. 08° 04' 58" W., 284.76 feet, to a 1/2" iron rod with cap stamped "MSA", found for an angle corner of this tract;
5. S. 08° 04' 58" W., 284.76 feet, to a 1/2" iron rod with cap stamped "MSA", found for an angle corner of this tract;

called 216.59 acre tract of land conveyed to Thomas Daniel Waters, being described in 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. 33° 05' 15" W., 183.95 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 "MSA", found for an angle corner of this tract;

James D. Waters, being described in record in Document No. 118650, O.P.R.C.C.T., for an angle corner of this tract;

THENCE N. 03° 18' 21" E., 892.08 feet, with the east line of said 17.139 acre tract, for an angle corner of this tract;

and east, 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' 48" W., 910.69 feet, with the north line of said 17.139 acre tract and along the south line of said 17.139 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., 621.68 feet, with the east line of said 327.191 acre tract and the south line of said 20.43 acre tract, to a 306' iron rod with cap stamped "B3 2489" 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 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
2. N. 32° 32' 45" W., 48.80 feet, to a 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
3. N. 32° 32' 45" W., 48.80 feet, to a 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
4. N. 74° 23' 42" E., 1006.83 feet, to the POINT OF BEGINNING and containing a 44.574 acre tract of land.

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 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
2. N. 32° 32' 45" W., 48.80 feet, to a 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
3. N. 32° 32' 45" W., 48.80 feet, to a 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
4. N. 74° 23' 42" E., 1006.83 feet, to the POINT OF BEGINNING and containing a 44.574 acre tract of land.

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 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
2. N. 32° 32' 45" W., 48.80 feet, to a 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
3. N. 32° 32' 45" W., 48.80 feet, to a 306' iron rod with cap stamped "B3 2489" found for an angle corner of this tract;
4. N. 74° 23' 42" E., 1006.83 feet, to the POINT OF BEGINNING and containing a 44.574 acre tract of land.

Blackacre Title Company - G.F. No. 001GT20121688 - 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.

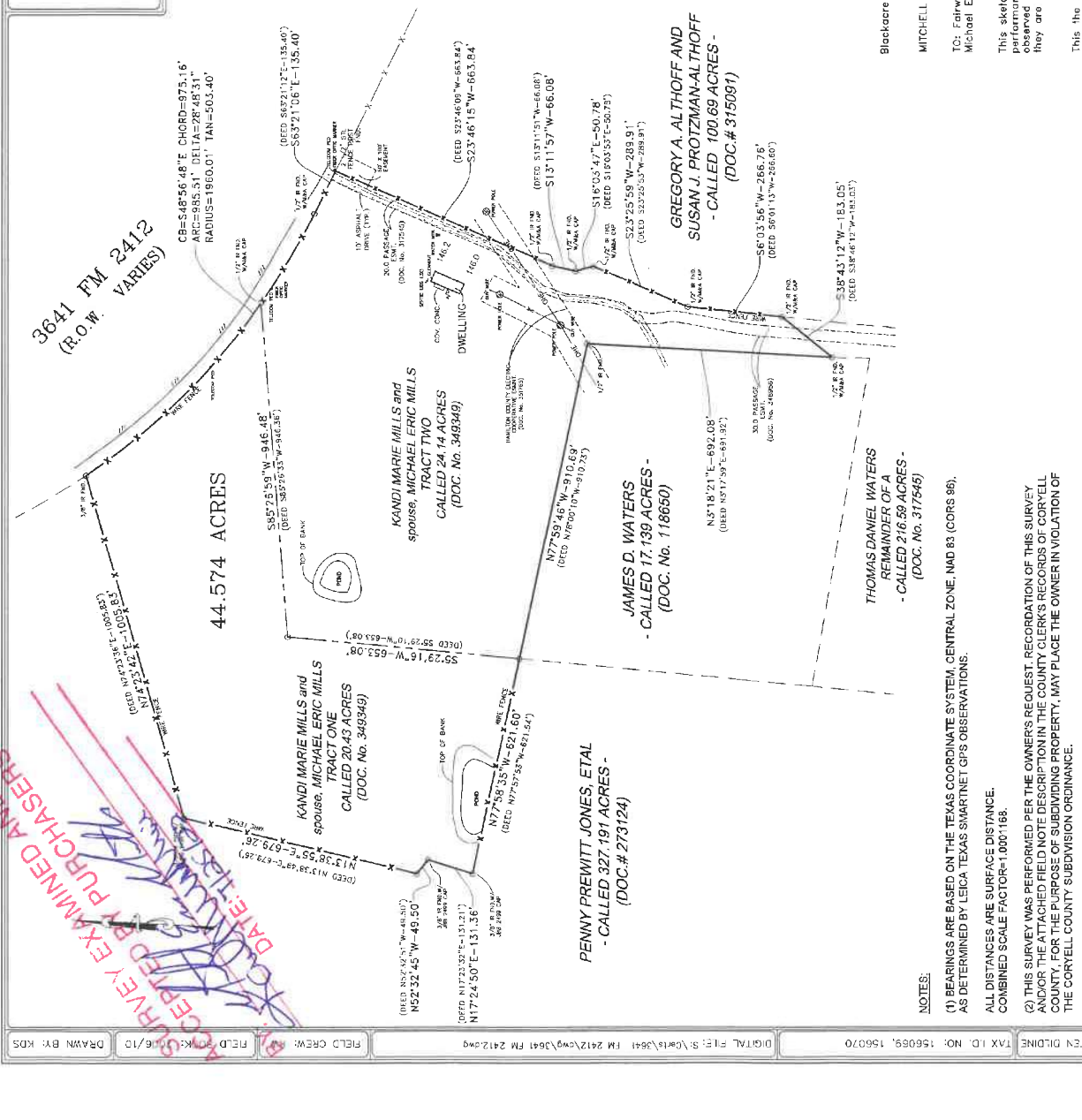
This sketch represents a survey made on the ground. During the survey, the boundaries were observed and the bearings and distances were measured. The bearings and distances were observed conditions along the boundaries and to best of my knowledge they are as shown.

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

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



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



MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE ST., WILLEN, TEXAS 76791-6441  
P. O. BOX 11, TIME PRODUCTIONS, INC., WILLEN, TX

DATE EXAMINED AND RECEIVED BY PURCHASERS

REVISIONS

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

1 inch = 200 ft

IN FEET

0 100 200

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 MULTICOUNTY WATER CORPORATION IN VOLUME 464, PAGE 11, GIVEN ON GREATER ACREAGE, BLANKET IN NATURE, UNPLOTTABLE.

REQUESTED BY: KRISTEN DILDINE  
TX I.D. NO.: 156089, 156070  
DIGITAL FILE: S:\C\16\3641 FM 2412\3641 FM 2412\3641 FM 2412.dwg  
DRAWN BY: KDS