



FIELD NOTE DESCRIPTION

A 194.26 ACRE TRACT OF LAND OUT OF THE THOMAS J. PRESCOTT SURVEY, ABSTRACT NO. 840, THE HUGH MCCRORY SURVEY, ABSTRACT NO. 708, AND THE JACOB N. GRUBB SURVEY, ABSTRACT NO. 444, SITUATED IN CORYELL COUNTY, TEXAS, BEING A PORTION OF A CALLED 374.67 ACRE TRACT OF LAND TO WILLIAM CULLEN MILLS, TRUSTEE OF THE CAROL DIAN MILLS TRUST IN A WARRANTY DEED DATED JANUARY 27, 2021, AS RECORDED IN DOCUMENT NO. 334423, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS (O.P.R.C.C.), AS SURVEYED BY SURVEY WORKS, LLC ON MAY 12, 2026 PROJECT NO. 26-0090, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983, THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a metal fence post found on the west line of said 374.67 acre tract, common with the east right of way (R.O.W.) line of Moccasin Bend Road, for the northwest corner of the herein described tract;

Thence, departing the east R.O.W. line of Moccasin Bend Road, over and across said 374.67 acre tract the following three (3) bearings and distances:

1. **S 88°45'21" E**, a distance of **1,279.01 feet** to a metal fence post found,
2. **S 65°23'13" E**, a distance of **390.07 feet** to a metal fence post found, and
3. **N 69°28'14" E**, a distance of **598.82 feet** to a metal fence post found at an interior corner of said 374.67 acre tract, common with the southwest corner of a called 68.254 tract, as recorded in Document No. 370707, O.P.R.C.C., for the northernmost corner of the herein described tract;

Thence, S 73°15'12" E along the south line of said 68.254 acre tract, common with the north line of said 374.67 acre tract, a distance of **956.03 feet** to an iron rod (3/8 inch diameter) with a cap stamped "SHOCKLEY" found at the southeast corner of said 68.254 acre tract, common with the westernmost corner of a called 133.921 acre tract, as recorded in Document No. 145423 O.P.R.C.C., an angle point on the north line of said 374.67 acre tract, for an angle point on the north line of the herein described tract;

Thence, S 73°14'40" E along the north line of said 374.67 acre tract, common with the south line of said 133.921 acre tract, a distance of **633.25 feet** to an iron rod (3/8 inch diameter) with a cap stamped "SHOCKLEY" found at an exterior corner of said 374.67 acre tract, common with an interior corner of said 133.921 acre tract, for the northeast corner of the herein described tract;

Thence, S 14°32'23" W along the east line of said 374.67 acre tract, common with the west line of said 133.921 acre tract, a distance of **2,124.95 feet** to an iron rod (3/8 inch diameter) found at the southwest corner of said 133.921 acre tract, common with a southwesterly exterior corner of a called 110.997 acre, as recorded in Document No. 330073 O.P.R.C.C., an angle point on the east line of said 374.67 acre tract, for an angle point on the east line of the herein described tract;

Thence, S 15°44'51" W along the east line of said 374.67 acre tract, common with the west line of said 110.997 acre tract, a distance of **677.77 feet** to a metal fence post found at an interior corner of said 374.67 acre tract, common with the southwest corner of said 110.997 tract, the northernmost corner of a called 118.90 acre tract, as recorded in Document No. 388400, O.P.R.C.C., for the southeast corner of the herein described tract;

Thence, N 87°55'42" W along the north line of said 118.90 acre tract, over and across said 374.67 acre tract, a distance of **2,129.53 feet** to an iron rod (1/2" inch diameter) with a white cap stamped "ADVANCED SURVEYING 10193722" found on the west line of said 374.67 acre tract, common with the east line of a called 18.60 acre tract, as recorded in Document No. 317688, O.P.R.C.C., at the northwest corner of said 118.90 acre tract, for the southwest corner of the herein described tract, from which a metal fence post found at an angle point on the west line of said 118.90 acre tract bears S 43°29'35" W, a distance of 124.96 feet;

Thence, N 43°31'48" E along the west line of said 374.67 acre tract, common with the east line of said 18.60 tract, a distance of **335.64 feet** to a metal fence post found at an angle point on the west line of said 374.67 acre tract, common with an angle point on the east line of said 18.60 acre tract, for and angle point on the west line of the herein described tract;

Thence, N 11°11'35" E along the west line of said 374.67 acre tract, common with the east line of said 18.60 acre tract and the east line of a called 10.011 acre tract, as recorded in Document No. 372453, O.P.R.C.C., a distance of **652.88 feet** to an iron rod (1/2" diameter) with a yellow cap stamped "MAPLES" found at an interior corner of said 374.67 acre tract, common with the northeast corner of said 10.011 acre tract, for an interior corner of the herein described tract;

Thence, along the south line of said 374.67 acre tract, common with the north line of said 10.011 acre tract the following two (2) bearings and distances:

1. **S 88°08'27" W**, a distance of **24.28 feet** to an iron rod found (1/2 inch diameter) with a yellow cap stamped "MAPLES", and
2. **N 74°10'02" W**, a distance of **908.58 feet** to an iron rod (1/2 inch diameter) with a yellow cap stamped "MAPLES" found on the east R.O.W. line of Moccasin Bend Road, at an exterior corner of said 374.67 acre tract, common with the northwest corner of said 10.011 acre tract, for an exterior corner of the herein described tract;

Thence, along the west line of said 374.67 acre tract, common with the east R.O.W. line of Moccasin Bend Road the following six (6) bearings and distances:

1. **N 09°09'12" E**, a distance of **97.82 feet** to an iron rod found (1/2 inch diameter),
2. **N 03°50'30" E**, a distance of **150.02 feet** to an iron rod found (1/2 inch diameter),
3. **N 00°59'46" E**, a distance of **722.64 feet** to an iron rod set (1/2 inch diameter) with a pink cap stamped "SURVEY WORKS",
4. **N 15°47'29" W**, a distance of **74.35 feet** to an iron rod set (1/2 inch diameter) with a pink cap stamped "SURVEY WORKS",
5. **N 20°21'24" W**, a distance of **336.42 feet** to an iron rod found (1/2 inch diameter) with a white cap stamped "RPLS 6119", and

6. **N 21°34'31" W**, a distance of **627.82 feet** to the **POINT OF BEGINNING**, in all containing 194.26 acres, more or less.

May 15, 2026



Jad Duplechain
RPLS No. 6906
Project No. 26-0090

