

Sketch Showing:

TRACT ONE:

A 220.66 acre tract of land situated within the E. Roddy Survey, Abstract No. 804, Comanche County, Texas, being those same tracts of land described as Tract No. 1 and Tract No. 2 in a Deed of Life Estate to Kerwin B. Stephens, et al recorded in Volume 836, Page 76, Deed Records, Comanche County, Texas, said 220.66 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with survey cap stamped ALS 6224 6332 for the Southeast corner of said Stephens tract and this described tract, said point being located in the West line of a tract of land described in a deed to Kerwin B. Stephens recorded in Volume 917, Page 257, of said Deed Records and in the common line between said Roddy Survey and the S. A. Atkinson Survey, Abstract No. 1530, Comanche County, Texas as recited in Volume 917, Page 257, of said Deed Records; from which a 2 1/2" pipe post (control monument) found for the Southwest corner of said Stephens tract bears S 19° 06' 50" W, a distance of 30.30 feet;

Thence N 72° 27' 15" W, 4543.63 feet generally along a fence and along the common line between said Roddy Survey and Atkinson Survey, same being the South line of said Stephens tract and this described tract, to a 3" pipe post (control monument) found for a common corner between said Stephens tract and a tract of land described in a deed to Harold H. Miller, et al recorded in Volume 750, Page 329, of said Deed Records, same being an angle corner of this described tract; from which a 4" pipe post (control monument) found for reference bears N 72° 52' 36" W, a distance of 18.09 feet;

Thence N 17° 12' 54" E, 1978.57 feet along the common line between said Stephens tract and Cashen tract, to a 3" pipe post (control monument) found for a common corner between said Stephens tract, Cashen tract and a tract of land described in a deed to R. P. Carter, et ux recorded in Volume 319, Page 15, of said Deed Records; from which a 1/2" rebar rod set with survey cap stamped PFINGSTEN 4405 (control monument) found for the Northwest corner of said Carter tract bears N 17° 02' 15" E, a distance of 1269.80 feet;

Thence S 73° 05' 00" E along the common line between said Stephens tract and Carter tract, passing a 4" pipe post (control monument) found for reference at a distance of 2900.66 feet; thence continuing along the same course for a total distance of 2917.42 feet, to a 1/2" rebar rod set with survey cap stamped ALS 6224 6332 for a common corner between said Stephens tract and Carter tract, same being an interior corner of this described tract;

Thence N 19° 13' 30" E, 263.48 feet continuing along the common line between said Stephens tract and Carter tract, to a 1/2" rebar rod set with survey cap stamped ALS 6224 6332 for a common corner between said Stephens tract and a tract of land described in a deed to Harold H. Miller, et ux recorded in Volume 750, Page 329, of said Deed Records, same being an angle corner of this described tract; from which a 4" pipe post (control monument) found for reference bears N 72° 52' 36" W, a distance of 18.09 feet;

Thence S 72° 52' 36" E along the common line between said Stephens tract and Miller tract, passing a 4" pipe post (control monument) found for reference at a distance of 1680.65 feet; thence continuing along the same course for a total distance of 1692.72 feet, to a 1/2" rebar rod set with survey cap stamped ALS 6224 6332 for a common corner between said Stephens tract and Miller tract, said point being located in the West line of previously mentioned Stephens tract; from which a 36" Live Oak tree (control monument) found for the Northwest corner of said Stephens tract bears N 19° 06' 50" E, a distance of 627.09 feet;

Thence S 19° 06' 50" W, 2287.27 feet along the common line between said Stephens tracts, same being the East line of this described tract, to the place of beginning and containing 220.66 acres of land.

TRACT TWO:

A 178.75 acre tract of land being out of and a part of the E. Roddy Survey, Abstract No. 804 and the S. A. Atkinson Survey, Abstract No. 1530, both being situated in Comanche County, Texas, being that same tract of land described in a deed to Kerwin B. Stephens recorded in Volume 917, Page 257, Deed Records, Comanche County, Texas, said 178.75 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 36" Live Oak tree (control monument) found for the Northwest corner of said Stephens tract and this described tract, said point being located at the intersection of the South line of County Road No. 328 and the East line of a tract of land described in a deed to Harold H. Miller, et ux recorded in Volume 750, Page 329, of said Deed Records;

Thence along the common line between said Stephens tract and County Road No. 328, same being the North line of this described tract the following courses and distances:

S 72° 06' 50" E, 1587.70 feet, to a 1/2" rebar rod set with survey cap stamped ALS 6224 6332 for an angle corner of said Stephens tract and this described tract;

S 69° 57' 50" E, 473.50 feet, to a 1/2" rebar rod set with survey cap stamped ALS 6224 6332 for an angle corner of said Stephens tract and this described tract;

S 72° 16' 40" E, 397.76 feet, to a 4" pipe post (control monument) found for a common corner between said Stephens tract and a tract of land described in a deed to Edward Lee "Bud" Davidson and Wanda Jeanne Davidson Revocable Living Trust recorded in Volume 814, Page 463, of said Deed Records, same being the Northeast corner of this described tract;

Thence S 13° 33' 24" W along the common line between said Stephens tract and Davidson tract, same being the East line of this described tract, passing the common line between said Roddy Survey and Atkinson Survey, as recited in Volume 917, Page 257, of said Deed Records, at a distance of 2871.00 feet; thence continuing along the same course for a total distance of 3045.31 feet, to a 1/2" rebar rod (control monument) found for a common corner between said Stephens tract and Davidson tract, same being the Southeast corner of this described tract;

Thence along the South line of said Stephens tract and this described tract the following courses and distances:

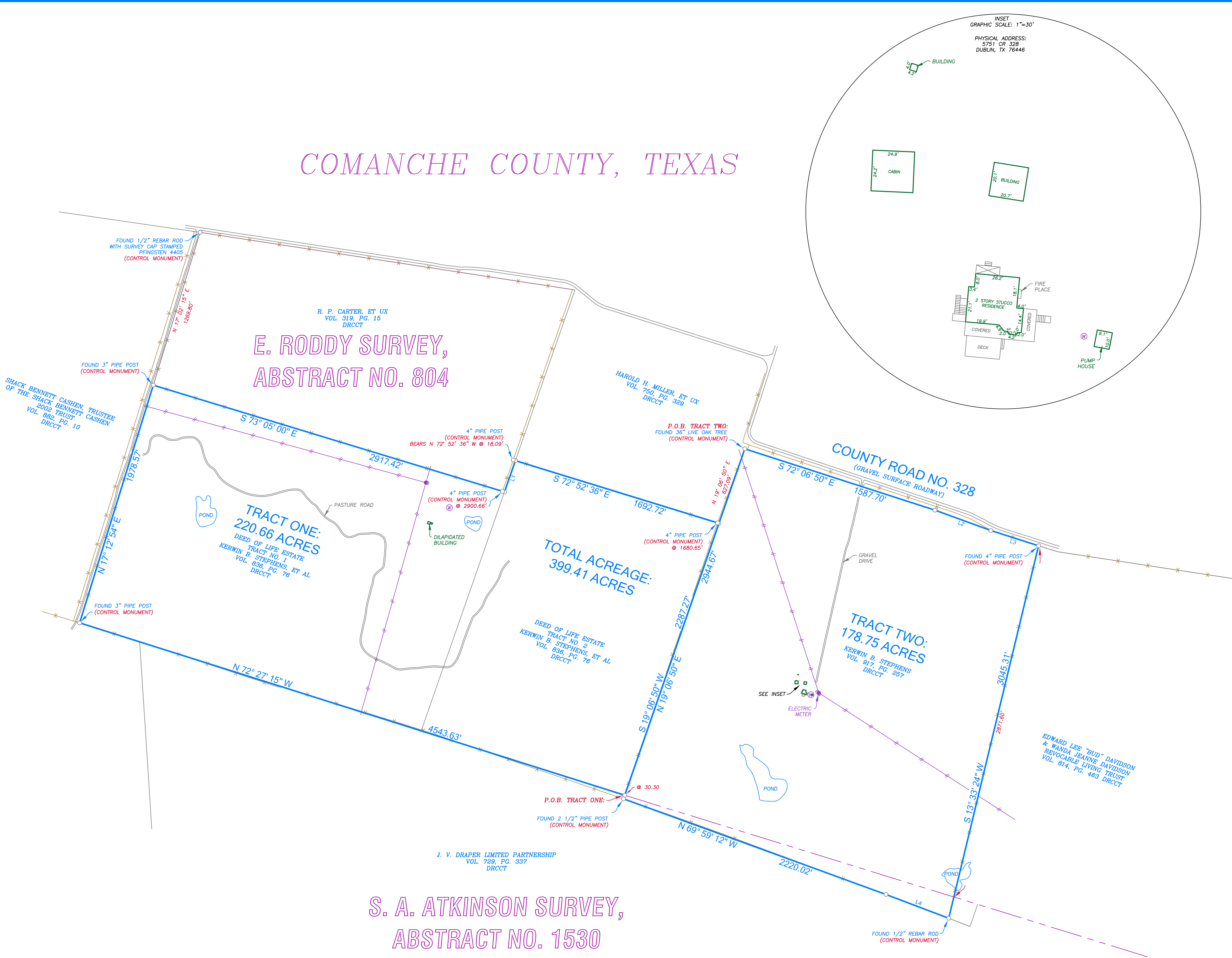
N 69° 13' 50" W, 533.80 feet, to a 1/2" rebar rod set with survey cap stamped ALS 6224 6332 for an angle corner of said Stephens tract and this described tract;

N 69° 59' 12" W, 2220.02 feet, to a 2 1/2" pipe post (control monument) found for the Southwest corner of said Stephens tract and this described tract;

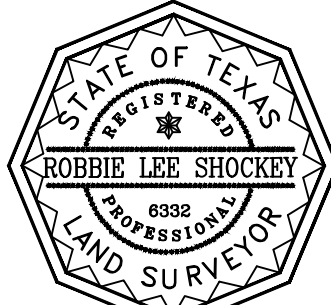
Thence N 19° 06' 50" E along the West line of said Stephens tract and this described tract, passing the common line between said Roddy Survey and Atkinson Survey, as recited in Volume 917, Page 257, of said Deed Records, same being the Southeast corner of a tract of land described as Tract No. 2 in a Deed of Life Estate to Kerwin B. Stephens, et al recorded in Volume 836, Page 76, of said Deed Records; from which a 2 1/2" pipe post (control monument) found for the Southwest corner of said Stephens tract and this described tract, to a 2 1/2" pipe post (control monument) found for the Southwest corner of said Stephens tract and this described tract, to a distance of 30.30 feet; thence continuing along the same course for a total distance of 2944.67 feet to the place of beginning and containing 178.75 acres of land.

NOTE: All bearings were based on GPS observations, N.A.D. 83 (EPOCH 2011), Texas Central 4203.

COMANCHE COUNTY, TEXAS



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I, Robbie Lee Shockey, Texas R.P.L.S. No. 6332, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Standards, and there are no visible easements, overlaps or encroachments except as shown.

Robbie Lee Shockey
05-05-2014

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