

LEGAL DESCRIPTION

THE STATE OF TEXAS;
COUNTY OF COMANCHE;
Being 4.320 acres of land, situated in the City of DeLeon, Texas,
County of Comanche, Texas and being part of Lots 1, 2, 3 and 4 of
Block XXIV, Central Addition to the City of DeLeon, Texas, as shown
on the plat recorded in Cabinet A, Slide 2, Plat Records of Comanche
County, Texas, and further described as follows;
BEGINNING, at an iron rod found in the South line of Juarez Street
and the North line of Block XXIV, from which a Railroad Spike found
at the Northwest corner of Block XXIV bears N 71 degrees 00' 00" W
189.87 feet, and being the Northeast corner of a tract of land that
is described in a deed to Columbian Peanut Company, recorded in
Volume 556 at Page 85, Deed Records of Comanche County, Texas, for
the Northwest corner of this tract;
THENCE, S 71 degrees 00' 00" E 390.13 feet, to an iron rod set at the
Northeast corner of said Block XXIV, for the Northeast corner of this
tract;
THENCE, S 19 degrees 00' 00" W 166.81 feet, with the West line of
Burr Street, to an iron rod set in a fence corner at the Northeast
corner of a tract of land that is described in a deed to Karl
Montague, recorded in Volume 600 at Page 120, Deed Records of
Comanche County, Texas, for a corner of this tract;
THENCE, N 73 degrees 03' 06" W 101.26 feet, with a fence to an iron
rod set in a fence corner, for a corner of this tract;
THENCE, S 18 degrees 48' 33" W 237.70 feet, with a fence to an iron
rod set in a fence corner at the Southwest corner of a tract of land
that is described in a deed to J. C. Carlin, recorded in Volume 340
at Page 244, said Deed Records, for a corner of this tract;
THENCE, S 72 degrees 35' 08" E 100.44 feet, with a fence to an iron
rod set in the East line of Burr Street, for a corner of this tract;
THENCE, S 19 degrees 00' 00" W 174.64 feet, with the West line of
Burr Street, to an iron rod set at the Southeast corner of Block
XXIV, for the Southeast corner of this tract;
THENCE, N 71 degrees 00' 00" W 295.61 feet, with the North line of
Alamante Street, to an iron rod set for the Southwest corner of this
tract;
THENCE, with the East line of said Columbian Peanut Co. tract, N 19
degrees 00' 00" E 162.07 feet, to an iron rod found in a fence, N 70
degrees 58' 32" W 100.31 feet, with a fence to an iron rod found in a
fence corner and N 19 degrees 47' 37" E 417.93 feet, to the point of
beginning and containing 4.320 acres of land.

I, the undersigned, do hereby certify that this survey is true and
correct as surveyed on the ground, under my supervision.

Roy Pfingsten
ROY PFINGSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO 4405 OF TEXAS

DATED THIS THE 22 DAY OF APRIL 1991.

