

H. & T. B. Railroad Survey A - 506

Comanche County Road No. 4975

George Fay

Survey

A - 366

14.30 acres
including 0.23 acres
in county road

14.30 acres
including 0.29 acres
in county road

20 acres Tract One
Celedonio Perez
to
Byrl Cogburn
August 18, 2005
Vol. 863, Pg. 412

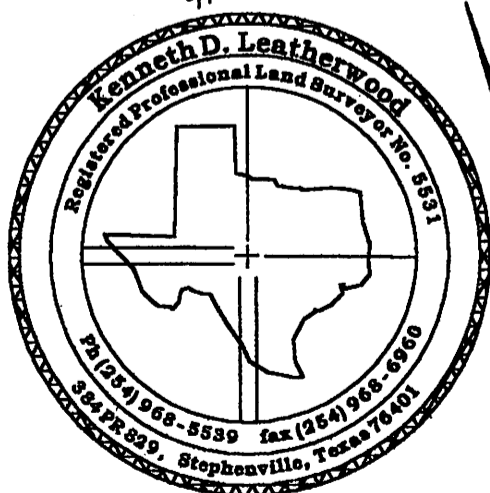
28.654 acres
Tract Two
Celedonio Perez
to
Byrl Cogburn
August 18, 2005
Vol. 863, Pg. 412

10 acres
Farmers & Merchants Bank
to
Eddie M. Lindley, et ux
December 7, 1988
Vol. 651, Pg. 403

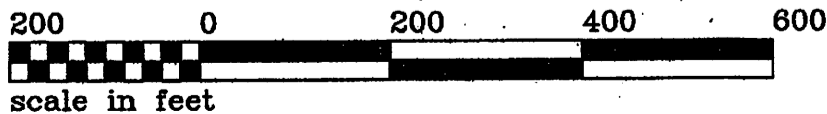
21.95 acres
Contract of Sale & Purchase
Texas Veterans Land Board
to
Kenneth Stevens, Jr.
Vol. 634, Pg. 282

10 acres
Roger Winkles, et ux
to
Eddie Lindley, et ux
November 1, 2003
Vol. 840, Pg. 329

21.95 acres
Pamela J. Fuller, et al
to
Betty F. Melton
February 1, 1995
Vol. 728, Pg. 342



Note: Bearings shown are GPS Bearings



Surveyed December 15, 2005

Comanche

C1350

Kenneth D. Leatherwood
Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401

Phone 254 968 5539
Fax 254 968 6960

Land Description

State of Texas:

County of Comanche:

All that certain 14.30 acre tract of land in the George Fay Survey, A – 366, in Erath County, Texas, being a part of that certain 28.654 acre tract of land described as tract two in deed from Celedonio Perez to Byrl Cogburn, dated August 18, 2005, and recorded in volume 863, page 412 of the deed records of Comanche County, Texas, and described as follows:

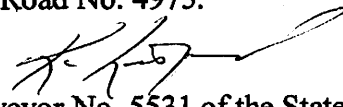
Beginning at a point in the center of Comanche County Road No. 4975, in the north line of the George Fay Survey, at the northeast corner of the said 28.654 acre tract, the northwest corner of a 10.00 acre tract described in deed from the Farmers and Merchants Bank to Eddie M. Lindley, et ux, dated December 7, 1988, and recorded in volume 651, page 403 of the deed records of Comanche County, Texas, for the northeast corner of this tract;

Thence S 18° 18' 04" W, along the fenced east line of the said 28.654 acre tract, at 35.04' pass a ½" iron rod found in the south line of said County Road, at 760.09' pass a ½" iron rod found at the southwest corner of the said 10.00 acre tract, the northwest corner of a 10 acre tract described in deed from Roger Winkles, et ux to Eddie Lindley, et ux, dated November 1, 2003, and recorded in volume 840, page 329 of the deed records of Comanche County, Texas, continuing along a fence a total of 1511.66' to a capped 3/8 iron rod set at the southeast corner of the said 28.654 acre tract, the southeast corner of the said 10.00 acre tract, for the southeast corner of this tract:

Thence S 71° 02' 57" W, along the south line of the said 28.654 acre tract, 424.18' to a capped 3/8 iron rod set for the southwest corner of this tract:

Thence N 19° 11' 02" E, crossing the said 28.654 acre tract, at 1479.55' pass a capped 3/8 iron rod set in the south line of Comanche County Road No. 4975, in all 1507.26' to a point in the center of said road and in the north line of the said 28.654 acre tract, for the northwest corner of this tract:

Thence S 71° 39' 57" E, along the center of Comanche County Road No. 4975 and the north line of the said 28.654 acre tract, 400.92' to the point of beginning and containing 14.30 acres of land, including 0.29 acres in Comanche County Road No. 4975.



I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on December 15, 2005.

