

FIELD NOTES
For J H Chandler
April 13, 1979

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THE STATE OF TEXAS:
COUNTY OF COMANCHE:

All that certain 244.575 acre lot, tract or parcel of land, situated in Comanche County, Texas, out of the Swanson Yarberry Survey, Abstract No 1035, and being the remainder of lands conveyed to J H Chandler by Deeds recorded in Volume 264, Page 199, Volume 198, Page 289, Volume 206, Page 145, Volume 266, Page 170 and Volume 286, Page 399, Deed REcords of Comanche County, Texas, and described in two tracts as follows:

Tract 1 - 92.195 acres

BEGINNING, at an iron rod set in the center of the Jones Crossing road, at the Northeast corner of 21.8 acres of land conveyed from J H Chandler to the USA for Lake Proctor and recorded in Volume 313, Page 463, said Deed Records and at the Northwest corner of an 80.8 acre Flowage easement tract also described in Volume 313, Page 463, et seq, for the Northwest corner of this tract;

THENCE, S 23° 05' W 801.2 feet with said 21.8 acre Lake Proctor tract to a brass cap set in concrete and numbered 7-19;

THENCE, S 5° 08' E 479.8 feet to monument 7-20;

THENCE, S 62° 06½' W 665.4 feet to monument 7-21;

THENCE, S 50° 50' W 970.2 feet to monument 7-22;

THENCE, S 5° 48' W 684 feet to monument 7-23, for the Southwest corner of this tract and for the Southwest corner of said flowage easement 80.8 acre tract and for the Southeast corner of said 21.8 acre tract deeded to Lake Proctor;

THENCE, S 68° 05' E 388.6 feet with fence and the North line of the O O Blanton property to a 24" Pecan tree on the West side of a creek;

THENCE, S 53° 30' E 64.8 feet with fence and crossing creek to a 4" Cedar Post on the East side of said creek;

THENCE, S 71° 24½' E 447.1 feet with fence to a 10" Liveoak in fence line;

THENCE, S 71° 18½' E 441.4 feet with fence to a 10" PostOak tree in the intersection of an abandoned road;

THENCE, S 70° 59' E 420 feet with the center of an abandoned road to a point in a fence on the Southerly side of the present county road, for the Southeast corner of this tract;

THENCE, Northerly with the Westerly side of said county road as fenced and with the west lines of tracts of land that J H Chandler conveyed to Comanche County for road purposes and recorded in Volume 317, Page 354, et seq, said Deed Records, as follows: N 37° 07' W 86.8 feet, N 24° 15' W 59.7 feet, N 18° 31' W 52.6 feet, N 7° 30' W 123.6 feet, N 4° 58' E 183.7 feet, N 8° 25' E 215.5 feet, N 18° 16' E 150.6 feet, N 17° 17' E 109.2 feet, N 32° 35' E 109.2 feet, N 34° 50½' E 1129.3 feet with the general west side of road and not fenced, N 28° 09' E 482 feet, N 4° 24' E 56.8 feet, N 15° 35' E 100.6 feet, N 30° 14' W 68.5 feet and N 13° 28' E 29.8 feet to a point in the center of an old and abandoned road, for the Northeast corner of this tract;



THENCE, N 61° 21' W 362.2 feet with the center of said old road to an angle;
THENCE, N 40° 08' W 616 feet with the center of said old road to another angle;
THENCE, N 42° 08' W 228.5 feet to a nail found in the center of the Jones Crossing road;
THENCE, S 74° 25' W 57.5 feet with said road to the point of beginning and calculated to contain 92.195 acres of land.

~~Tract 2 152.38 acres~~

~~BEGINNING, at an iron rod found in place at the base of a corner post and at the Northwest corner of a 60 acre tract conveyed to J H Chandler and recorded in Volume 264, Page 199, said Deed Records, for an internal Northeast corner of this tract;~~

~~THENCE, S 70° 50' E 1634.3 feet with fence to an iron rod and fence corner, for the Easterly Northeast corner of this;~~

~~THENCE, S 8° 46½' W 1399.6 feet with fence to an iron rod and fence corner, for the Southeast corner of said 60 acre tract and for the Southeast corner of this;~~

~~THENCE, N 71° 04' W 1581.1 feet with fence to an iron rod at a fence corner and on the East side of a county road;~~

~~THENCE, N 10° 04' E 14.6 feet with a gate to a gatepost on the Northerly side of said road;~~

~~THENCE, N 70° 51' W 1403.8 feet with the North side of said county road to a cedar post at an angle in fence;~~

~~THENCE, Northerly with the Easterly side of said County road as fenced and with the East lines of tracts of land that J H Chandler conveyed to Comanche County for road purposes and recorded in Volume 317, Page 354, et seq, said Deed Records, as follows: N 33° 05' W 47.3 feet, N 70° 46' W 160.3 feet, N 66° 05' W 46 feet, N 57° 37' W 32.2 feet, N 49° 51' W 50.7 feet, N 40° 50' W 44.9 feet, N 32° 24' W 43.8 feet, N 23° 40' W 47.8 feet, N 17° 13' W 38 feet, N 3° 35' W 85.4 feet, N 5° 03' E 344.2 feet, N 13° 43' E 123.2 feet, N 18° 32' E 61.2 feet, N 25° 37' E 108.4 feet, N 29° 04' E 87.7 feet, N 2° 11' E 60.8 feet, N 29° 35' E 533.4 feet, N 46° 09' E 255.8 feet, N 28° 51½' E 784.5 feet, N 59° 58' E 57.8 feet, N 15° 37' E 110.1 feet, and N 58° 56' E 94.8 feet to the center of an old and abandoned road, for the Northwest corner of this tract;~~

~~THENCE, S 70° 26½' E 1238.7 feet with the center of said abandoned road to a point 23 feet S 19° 10' W of a fence corner;~~

~~THENCE, S 19° 10' W 1396.2 feet with fence to the point of beginning and calculated to contain 152.38 acres of land.~~

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Certified correct as surveyed on the ground.

Edward L. Pfingsten
EDWARD L. PFINGSTEN
Comanche County Surveyor
April 13, 1979

