

Sketch showing: Survey of 103.09 acres of land out of and part of the H. & T.C. RR. Co. Survey No. 1, Abstract No. 478 & Abstract No. 508, Brown & Comanche County, Texas, said 103.09 acres being out of and part of that tract of land described in a deed to CR135, LLC recorded in Instrument No. 2305000, Official Public Records, Brown County, Texas, and being further described by metes and bounds as follows:

Beginning at a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found in the common line between said Survey No. 1 and the Augustus W. Sullivan Survey No. 8, Abstract No. 840, Comanche County, Texas, same being the South line of a tract of land described in a deed to Randall B. Pettijohn recorded in Vol. 1076, Pg. 420, of said Deed Records, and also being in the Northern margin of County Road No. 135, for a common corner between said CR135 tract and a tract of land described in a deed to Homer Lee McCall et. ux. recorded in Vol. 741, Pg. 393, of said Deed Records, for the Northeast corner of this described tract;

Thence S 00°41'05" E, 2226.54 feet over and across said Survey No. 1 and said County Road No. 135 partially along the common line between said CR135 tract and said McCall tract along the East line of said CR135 tract to a cotton gin spindle (control monument) found in the approximate center of said County Road No. 135 for the Easternmost Southeast corner of said CR135 tract, for the Southeast corner of this described tract;

Thence S 89°52'10" W over and across said Survey No. 1 and said County Road No. 135 at 29.35 feet passing a 6" cedar post (control monument) found for the Northeast corner of a tract of land described in a deed to Gary Hurtado et. ux. recorded in Instrument No. 1808219, of said Official Public Records, and also recorded in Vol. 1047, Pg. 178, of said Deed Records; thence continuing along the same course along the common line between said CR135 tract and said Hurtado tract for a total distance of 986.81 feet to a ½" rebar rod (control monument) found for a common corner between said CR135 tract and said Hurtado tract, for an angle corner of this described tract;

Thence S 89°45'29" W, 1065.63 feet over and across said Survey No. 1 and said CR135 tract along the South line of this described tract to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said CR135 tract and a tract of land described in a deed to Yme Bosma et. ux. recorded in Vol. 20, Pg. 668, of said Official Public Records, for the Southwest corner of this described tract; from which a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between said CR135 tract and said Bosma tract bears S 00°32'09" E, 1340.65 feet;

Thence N 00°32'09" W over and across said Survey No. 1 along the common line between said CR135 tracts, said Bosma tract and a tract of land described in a deed to Julia Anne Dunlap recorded in Instrument No. 2205824, of said Official Public Records, at 1997.58 feet passing a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for reference; thence continuing along the same course for a total distance of 2056.51 feet to a point in a creek for the Northwest corner of said CR135 tract and this described tract; from which a ½" rebar rod (control monument) found for reference bears N 00°32'09" W, 67.96 feet;

Thence over and across said Survey No. 1 along the North line of said CR135 tract along the center of said creek the following courses and distances:

Thence N 68°04'36" E, 68.52 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 59°58'14" E, 76.87 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence S 63°12'14" E, 72.01 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence S 78°40'22" E, 68.40 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 83°44'23" E, 47.44 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 83°09'03" E, 141.34 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 59°53'05" E, 55.71 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 01°06'23" W, 72.20 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 57°12'30" E, 43.85 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 87°23'47" E, 65.98 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 77°46'41" E, 9.66 feet to a point in the common line between said Survey No. 1 and previously mentioned Survey No. 8, same being the South line of a tract of land described in a deed to Guy Thomas Ellis recorded in Instrument No. 1701242, of said Official Public Records, and also recorded in Vol. 1018, Pg. 435, of said Deed Records, for an angle corner of said CR135 tract and this described tract;

Thence N 89°41'48" E along the common line between said Survey No. 1 and said Survey No. 8, same being the common line between said CR135 tract, said Ellis tract and previously mentioned Pettijohn tract partially over and across previously mentioned County Road No. 135 at 72.90 feet passing a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for reference; thence continuing along the same course for a total distance of 1437.12 feet to the place of beginning and containing 103.09 acres of land of which 1.43 acres of land are situated within the confines of County Road No. 135.

NOTE: All bearings were based on GPS observations, NAD83, Texas Central 4203 (EPOCH 2011).