

METES AND BOUNDS DESCRIPTION:

BEING a tract of land within the J. Howeltt Survey, Abstract No. 1279, J. Paul Survey, Abstract No. 1315, and C. Sterne Survey, Abstract No. 1335, Comanche County, Texas, and being all of that called 100.00 acre tract of land described in the deed to Rodney C. Stephens, as recorded in Volume 818, Page 119, Deed Records, Comanche County, Texas (DRCCT) and all of that called 26.881 acre tract of land described as Tract Two in the deed to Rodney C. Stephens, as recorded in Volume 622, Page 275, DRCCT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 1/2 inch capped iron rod found marked "KING 3896" (KING) at the base of a 36 inch Postoak tree for the northwest corner of said 100.00 acre tract and being in the south line of said 26.881 acre tract, also being the northeast corner of a tract of land described as Parcel III in the deed to CVWD, LLC, as recorded in Volume 1051, Page 83, DRCCT, and being the northwest corner of said Howeltt Survey;

THENCE South 89°24'57" West, with the occupied common line of said 26.881 acre tract and said CVWD tract, a distance of 528.67 feet to a 3 inch pipe fence corner post for occupied southeast corner of said 26.881 acre tract and the southeast corner of a tract of land described in the deed to Orville Newcomb, as recorded in Volume 453, Page 347, DRCCT;

THENCE North 02°14'15" West, with the common line of said 26.881 acre tract and said Newcomb tract, a distance of 930.36 feet to a point in the southern right-of-way line of the M.K. & T. Railroad right-of-way for the northwest corner of said 26.881 acre tract, from which a 4 inch pipe fence corner post at the occupied corner bears North 41°48'50" West, a distance of 13.83 feet;

THENCE with the southern right-of-way line of said railroad right-of-way, the following courses and distances:

South 76°34'24" East, a distance of 766.09 feet to a point for the beginning of a curve to the right, with a radius of 2,903.19 feet, and a chord which bears South 64°30'40" East, a distance of 1,224.43 feet;

With said curve to the right, through a central angle of 24°20'51", an arc distance of 1,233.69 feet to a spike set for the northeast corner of said 26.881 acre tract, from which a 4 inch pipe fence corner post for reference bears North 50°01'17" West, a distance of 48.92 feet;

THENCE South 05°00'43" West, departing said railroad right-of-way and with the east line of said 26.881 acre tract, a distance of 188.10 feet to a spike set for the southeast corner of said 26.881 acre tract and being in the north line of said 100.00 acre tract;

THENCE North 88°33'07" East, with the north line of said 100.00 acre tract, a distance of 226.09 feet to a spike set in the southern right-of-way line of said railroad right-of-way for the northernmost northeast corner of said 100.00 acre tract, from which a 3 inch pipe fence corner post for reference bears South 46°51'52" East a distance of 12.93 feet;

THENCE South 44°41'30" East, with said railroad right-of-way, a distance of 322.83 feet to a KING for the easternmost northeast corner of said 100.00 acre tract and the northwest corner of a tract of land described in the deed to Sara M. Garr, as recorded in Volume 962, Page 287, DRCCT;

THENCE South 01°40'56" East, with the common line of said 100.00 acre tract and said Garr tract, a distance of 2,294.31 feet to a 4 inch pipe fence corner post in the north line of County Road 477 for the southeast corner of said 100.00 acre tract;

THENCE with the occupied north line of said County Road 477, the following courses and distances:

South 86°21'30" West, a distance of 692.21 feet to a 4 inch pipe fence corner post;

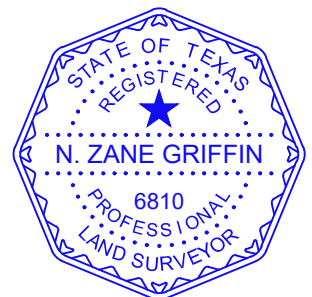
South 87°39'17" West, a distance of 1,020.95 feet to a 4 inch pipe fence corner post with a destroyed KING found at it's base for the occupied southwest corner of said 100.00 acre tract and the southeast corner of a tract of land described in the deed to Peggy Wheat and George Grisham, as recorded in Volume 678, Page 372, DRCCT;

THENCE North 01°44'57" West, with the west line of said 100.00 acre tract, passing a 3/8 inch capped iron rod found marked "RPLS 5531" for the northeast corner of said Wheat tract and the southeast corner of the aforementioned CVWD Parcel III, at a distance of 1,240.23 feet, continuing for a total distance of 2,571.98 feet to the **POINT OF BEGINNING** and containing 126.870 Acres of Land.

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

N. Zane Griffin, RPLS No. 6810
Date: July 7, 2022



P.O. Box 2465 Stephenville, Tx 76401
zane@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572