

January 19, 1999

SURVEYOR'S REPORT

-To Mr. Ronald Hopton-Jones:

This report is to accompany the Plat and Written Description of a survey of 1051.06 acres of land, situated in Hamilton County, Texas, and being 640.16 acre out of the **E. G. COFFMAN SURVEY, ABSTRACT NUMBER 156**, 130.32 acres out of the **ANTON LEHMKUHL SURVEY, ABSTRACT NUMBER 483**, 95.91 acre out of the **J. H. LANDRETH SURVEY, ABSTRACT NUMBER 1603**, 180.99 acres out of the **S. J. ROSE SURVEY, ABSTRACT NUMBER 1180**, and the remaining 3.68 acres is out of the **J. W. KINCHELOE SURVEY, ABSTRACT NUMBER 1602**, and being out of the land that is described in a deed from David Thomison, and wife, Amanda Thomison, to **RONALD HOPTON-JONES**, Recorded in Volume 229 at Page 670, Deed Records of Hamilton County, Texas.

The **J. J. Terrell Survey, A-1720**, is in conflict with the **E. G. Coffman Survey, A-156**, based on the location of a new fence line, and by using the Junior-Senior Survey Rule, there is 37.89 acres of the 100.47 acre tract that is part of the 1051.06 acres survey made by me, on this date, and further described in detail.

The problems that were found with the surveys to the North, being the Landreth and the **J. J. Terrell Survey**, which are in conflict with the **E. G. Coffman Survey**, and the Survey to the East being the **J. W. Kincheloe**, which also conflicts with the **E. G. Coffman Survey**.

The deed to **Mr. Ronald Hopton-Jones** called for two tracts of land, the First tract of 460.65 acres was surveyed by **J. C. Long**, on March 31, 1953, and the Second tract was surveyed by **Dan W. Taylor, Jr.** on March 4, 1949, and both surveys had a mathematical closure and contained the acreage called for.

The adjoining deeds were provided by **Mrs. Nancy Yates** in Hamilton. The State of Texas Patented the **J. J. Terrell Survey**, of 100.58 acres, to **Irwin Steel Erectors, Inc.**, on July 22, 1997, and the Records from the General Land Office in Austin showed that it was surveyed on the ground by **Clinton H. Sumrall, L.S.L.S.**, in October, 1981, and recorded in Hamilton County Roll Sketch # 12. The original Field Notes of all the Surveys in this area were also acquired from the General Land Office.

A ground survey was made to locate the corners and creek crossings called for in the original Field Notes and surveys of area properties, from the Lampasas River at the **James P. Gorman Survey** running North to the **E. G. Coffman Survey**, there was a considerable amount of evidence to shown that there is excess acreage in the **James P. Gorman, John Jennings Survey 13**, and the **Anton Lehmkuhl Survey**.

The **Coffman Survey** calls for two creek crossings along its South line, which match the original description, and at its southeast corner a Stone Mound with a ½ inch iron rod in the center was found, which is also the Southwest corner of the **S. J. Rose Survey**, as found by **J. C. Long** in his Survey of the **Rose Survey** in 1953. In extending the **Coffman Survey** North its original distance, there is an old fence line along its North line, obviously along the North line of the **Coffman Survey** and the South line of the **Terrell Survey**. Based on this evidence the **Coffman survey** would have the correct distance north to south and the occupied fences on the East and West would be correct distance called for in the original field Notes.

The **J. H. Landreth Survey** and the **J. J. Terrell Survey** would overlap into the **E. G. Coffman Survey** about 1070 feet, based on the location of an old fence line along the North line of the **Landreth Survey** and the Bearing tree called for in the North line of **Landreth Survey** at the Southeast corner of the **Hiram Hawley Survey**, being an existing fence corner.

The **J. W. Kincheloe Survey** overlaps into the **Coffman Survey** about 98 feet, along its Southwest line, based on the Stone mound found and Bearing tree found at its Southwest corner and being 233 varas from the Southeast corner of the **Hawley Survey**,



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Roy Pflingsten
Registered Professional Land Surveyor

BOOK 1547 ABt 403
Pflingsten Surveyors, P.C.

101 Indian Creek Drive
P.O. Box 29
Comanche, Texas 76442

(915) 356-2267
FAX: (915) 356-2903

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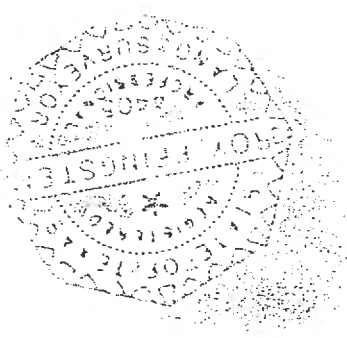
This information was taken to the General Land Office in Austin, and discussed with C. B. (Ben) Thomson, Director of Surveying, on January 19, 1999. The Files and records of all surveys in this area were pulled and studied, and after careful study of all the facts available, that the Lehmkuhl survey to the South would have excess acreage, and based on the creek crossings along the South line of the Coffman and the Stone Mound and iron rod found at the Southwest corner of the Rose Survey. This would be the original footsteps of W. T. Cotton, surveyor of the E. G. Coffman survey, and establishing the South line of Coffman Survey.

In summary, the Landreth and Terrell Surveys overlap into the Coffman survey. The new fence line built on the lines as surveyed by Clinton H. Sumrall, are in conflict with the Landreth and Coffman Surveys, and total 37.89 acre of land.

Respectfully,



ROY PFLINGSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR,
NO. 4405 of TEXAS.



CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED

AT 10:25 O'CLOCK A M

ON THE 14 DAY OF February

A.D., 19 99.


Debbie Rudolph
COUNTY CLERK, HAMILTON CO., TEXAS

STATE OF TEXAS

COUNTY OF HAMILTON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the REAL PROPERTY

Records of Hamilton County, Texas.




County Clerk, Hamilton County, Texas

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BY _____ DEPUTY

RECORDED 02/05/99