

Roy Pflingsten

Registered Professional Land Surveyor

THE STATE OF TEXAS:

COUNTY OF HAMILTON:

Pflingsten Surveyors, P.C.

101 Indian Creek Drive

P.O. Box 39

Comanche, Texas 76442

(915) 356-2267

FAX: (915) 356-2903

Being 519.23 acres of land, situated in Hamilton County, Texas, out of the **MARVIN HASTINGS SURVEY, MIL. B-851, ABSTRACT NUMBER 408**, and being all of a 514.13 acre tract of land that is described in a Partition Deed from Letha Manning Sheldon to Donald J. Manning, recorded in Volume 227 at Page 243, Deed Records of Hamilton County, Texas, and more particularly described as follows, **BEGINNING**, at 3 inch pipe post at the Southwest corner of the E. G. COFFMAN SURVEY, MIL. B-1358, ABSTRACT NUMBER 156, and the Northwest corner of the ANTON LEHMKUHL, MIL. 1-1026, ABSTRACT NUMBER 483, and being in the East line of said Hastings Survey, and being the Southwest corner of a 1051.06 acre tract of land that is described in a deed to Hidden Oaks Ranch, Inc., recorded in Volume 314 at Page 465, said Deed Records, and being the Northwest corner of a 513 acre tract of land that is described in a deed to J. C. Lingle, Jr., et ux, recorded in Volume 184 at Page 60, said Deed Records, for a corner of this tract;

THENCE, S 19° 22' 51" E 2944.10 feet, with the fence and along the West line of said 513 acre tract, and being the East line of said Hastings Survey and the West line of said Lehmkuhl Survey, to a 3/8 inch iron rod found at the Southeast corner of said 514.13 acre tract, and being the Northeast corner of a 759.41 acre tract of land that is described in a deed to Donald J. Manning, recorded in Volume 227 at Page 235, said Deed Records, from which a fence corner bears N 19° 22' 51" E 9.12 feet, for the Southeast corner of this tract,

THENCE, with the South line of said 514.13 acre tract and the North line of said

759.41 acre tract, as follows, S 69° 58' 35" W 3207.79 feet, to a 3/8 inch iron rod found, N 20° 24' 37" W 1921.54 feet, with the fence to a 1/2 inch iron rod set, in a fence corner, and S 70° 23' 28" W 968.83 feet, with the fence, to a 3/4 inch square bar found in a fence corner at the Southwest corner of said 514.13 acre tract and being the Southeast Corner of a 304.34 acre tract of land that is described in a deed to Franky L. Cagle, et ux, recorded in Volume 310 at Page 250, said Deed Records, for the Southwest corner of this tract;

THENCE, with the West line of said 514.13 acre tract, as follows, N 10° 24' 59"

W 2368.55 feet, to a 3/8 inch iron rod found, N 08° 53' 50" E 1425.45 feet, to a spike set in a 10 inch Live Oak tree, N 21° 22' 10" E 134.40 feet, to a spike set in a 12 inch Live Oak tree, and N 09° 27' 09" E 391.17 feet, to a spike set in a 30 inch Live Oak tree, at the Northeast corner of said 304.34 acre tract, for a corner of this tract and being a corner of a former 759.75 acre tract of land that is described in a deed to Letha Manning Sheldon, recorded in Volume 227 at Page 239, said Deed Records, for a corner of this tract;

THENCE, with West line of said 514.13 acre tract and the East line of said

759.75 acre tract, as follows, S 84° 30' 29" E 443.57 feet, to a 1/2 inch iron rod set, S 70° 16' 19" E 159.07 feet, to a 1/2 inch iron rod set, S 79° 35' 11" E 233.00 feet, to a 1/2 inch iron rod set, N 64° 54' 11" E 258.47 feet, to a 1/2 inch iron rod set, N 42° 12' 02" W 313.65 feet, to a 1/2 inch iron rod set, and N 13° 22' 48" W 946.00 feet, to a 1/2 inch iron rod set in a fence corner at the Northwest corner of said 514.13 acre tract, for the Northwest corner of this tract,

THENCE, N 69° 02' 57" E 1830.20 feet, with the fence and along the North line of said 514.13 acre tract and the South line of said 759.75 acre tract, to a 1/2 inch iron rod found in a fence corner at the Southeast corner of said 759.75 acre tract and the Northeast corner of said 514.13 acre tract, from which the Northeast corner of said Hastings Survey bears N 69° 02' 57" E 17.68 feet, for the Northeast corner of this tract,

THENCE, S 20° 49' 48" E 3881.10 feet, with a fence, to the point of beginning and containing 519.23 acres of land.

I, ROY PFINGSTEN, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat, were prepared from an actual survey, made on the ground, on May 25, 2000, from the Deed Records of Hamilton County, Texas, General Land Office Plats and Original Surveys, and surveys of area property; that the corners and boundaries with marks natural and artificial are just as were found.

Bearings are based on True North as surveyed by GPS Data, and tied to survey made by me of the 1051.06 acre tract, call S 69° 26' 06" W 2606.64 feet, as shown on Plat.



ROY PFINGSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 of TEXAS.

DATED MAY 25, 2000.

