

**THE STATE OF TEXAS:
COUNTY OF HAMILTON:**

Being 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 LEHKUKL 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, and more particularly described by metes and bounds as follows:

BEGINNING, at a 3 inch pipe corner post at the Southwest corner of said Coffman Survey and the Northwest corner of said Lehmkuhl Survey, and being in the East line of the Marvin Hastings Survey, and being the Southwest corner of a 589.5 acre Second Tract that is described in said Hopton-Jones Deed, 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 the Southwest corner of this tract;

THENCE, North 20 degrees 34 minutes 09 seconds West for a distance of 6062.82 feet, with a fence, to a ½ inch iron rod set in a fence corner, and North 18 degrees 57 minutes 20 seconds West for a distance of 1387.96 feet, with a fence to a ½ inch iron rod set at the intersection of an old lane and an old fence line, for a corner of this tract;

THENCE, North 69 degrees 05 minutes 45 seconds East for a distance of 965.89 feet, with an old fence, to a ½ inch iron rod set in a fence corner on the North line of said Coffman Survey and the West line of said Landreth Survey, for a corner of this tract;

THENCE, North 20 degrees 07 minutes 46 seconds West for a distance of 1570.00 feet, with the general course of an old fence line along the West line of said Landreth Survey and the East line of the J. J. Terrell Survey, to a ¼ inch iron rod set in an old fence corner at the Northwest corner of said Landreth Survey, for the Northwest corner of this tract;

THENCE, North 69 degrees 28 minutes 29 seconds East, at 55.55 feet pass the Southwest corner of the Hiram Hawley Survey, and continue on with an old fence, a total distance of 1947.55 feet, to a ½ inch iron rod sets in an old fence corner at the Southeast corner of said Hawley Survey and being a corner of said Kincheloe Survey, from which a 28 inch Live Oak Bearing tree bears North 43 degrees 16' 20" W 310.70 feet;

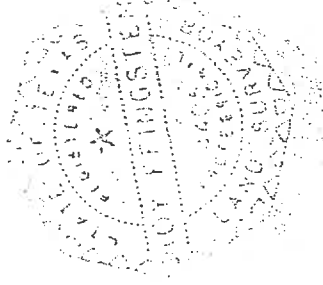
THENCE, North 69 degrees 48 minutes 28 seconds East for a distance of 790.96 feet, with an old fence line, to a ¼ inch iron rod set in a fence corner at the Northeast corner of a 460.65 acre tract of land that is described in said Hopton-Jones Deed, from which the Northeast corner of said Landreth Survey bears South 69 degrees 48 minutes 28 seconds West 98.50 feet, for the Northeast corner of this tract;

THENCE, South 20 degrees 28 minutes 47 seconds East for a distance of 6476.19 with the general course of an old fence along the East line of said 460.65 acre tract, and part way with the East line of said Coffman Survey, to a ¼ inch iron rod set in a fence corner at the Northwest corner of said Rose Survey, from which a ¼ inch iron rod set in a found stone mound at the Southwest corner of said Kincheloe Survey, bears North 44 degrees 43 minutes 19 seconds West 283.90 feet, for a corner of this tract;

THENCE, North 68 degrees 41 minutes 07 seconds East for a distance of 4079.53 feet, with a fence to a ¼ inch iron rod set in a fence corner and North 68 degrees 50 minutes 50 seconds East for a distance of 1182.68 feet, with a new fence, to a ¼ inch iron rod set in a fence corner, for a corner of this tract;

THENCE, with a new fence as follows: South 21 degrees 24 minutes 28 seconds East for a distance of 541.80 feet to a ¼ inch iron rod set, South 63 degrees 07 minutes 31 seconds West crossing a creek, for a distance of 96.69 feet, to a ¼ inch iron rod set, and South 23 degrees 16 minutes 27 seconds East for a distance of 305.82 feet, to a ¼ inch iron rod set in a fence corner on the South line of said Rose Survey, for a corner of this tract;

THENCE, South 68 degrees 08 minutes 37 seconds West for a distance of 3277.05 feet, with the South line said Rose Survey, to a ¼ inch iron rod found in an old Stone Mound at an internal corner of said Rose Survey, from which a ¼ inch iron rod set at an occupied fence corner, bears North 43 degrees 03' 27" E 67.69 feet;



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Pfingsten Surveyors, P.C.

Roy Pfingsten
Registered Professional Land Surveyor

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

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

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1051.06 ACRE TRACT

THENCE, South 20 degrees 07 minutes 19 seconds East, with the East line of said Rose Survey and the East line of said Lehmkuhl Survey, at 948.28 feet pass the Southeast corner of the Rose Survey and the Northeast corner of the Lehmkuhl Survey, from which a 36 inch Live Oak Bearing tree bears N 50° 01' 34" E 142.40 feet, and continue on for a total distance of 3602.19 feet, to a ½ inch iron rod set in a fence corner at the Southeast corner of said 589.5 acre tract, for the Southeast corner of this tract;

THENCE, South 70 degrees 27 minutes 32 seconds West for a distance of 3059.06 feet, with a fence along the South line of said 589.5 acre tract, to a ½ inch iron rod set in the edge of a roadway, for a corner of this tract;

THENCE, North 19 degrees 27 minutes 49 seconds West for a distance of 1870.74 feet, to a 3 inch pipe corner post, for a corner of this tract;

THENCE, South 69 degrees 26 minutes 06 seconds West for a distance of 2606.64 feet, with a new fence line, to the point of beginning and containing 1051.06 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 and Report of Survey, were prepared from an actual survey, made on the ground, on January 19, 1999, 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 on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Bearings are based on True North as surveyed by GPS Data.

WITNESS MY HAND AND SEAL THIS THE 19th DAY OF JANUARY, 1999.

Roy Pfingsten
ROY PFINGSTEN

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

STATE OF TEXAS
COUNTY OF HAMILTON

AT 10:20 O'CLOCK A M
ON THE 19th DAY OF January
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.

A.D., 19

Debbie Rudolph
County Clerk, Hamilton County, Texas



Debbie Rudolph
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COUNTY CLERK, HAMILTON CO., TEXAS

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BY _____ DEPUTY

RECORDED 02/05/99