

**Kenneth D. Leatherwood**

Registered Professional Land Surveyor

384 PR 829

Phone 254 968 5539

Stephenville, Texas 76401

Fax 254 968 6960

## Land Description

State of Texas:

County of Erath:

All that certain 2.45 acres of land in the Erath County School Lands Survey, A -229, in Erath County, Texas, being a tract adjoining the north side of that certain 100 acre tract one described in deed from Laurie Mariotis Rodriguez, executrix to Richard Cruz, et al, dated April 28, 2005, and recorded in volume 1219, page 1125 of the deed records of Erath County, Texas, and the south side of that certain 146.29 acre tract described in deed from Paul Mami to Jerry D. Hallmark, et ux, dated July 28, 1982, and recorded in volume 608, page 344 of the deed records of Erath County, Texas, said tract not being included within the boundaries of either deed and occupied within the fences of the said 100 acre tract, and described as follows:

Beginning at a capped 3/8 iron rod set in the center of an unmaintained county road, at a the northeast corner of the said 100 acre tract, in the west line of a 110.11 acre tract described in deed from Jimmy J. Wells & Robert W. Wells to Hershaw W. Wells, recorded in volume 675, page 75 of the deed records of Erath County, Texas, for the southeast corner of this tract, from which the northeast corner of the Ashworth Survey bears S 30° 28' 57" E, 113.88', and N 59° 42' 50" E, 3196.98'

Thence S 51° 57' 24" W, along the north line of the said 100 acre tract and across pasture, 843.70' to a capped 3/8 iron rod set on the bank of Hackberry Creek, in the south line of the Erath County School Lands Survey, at the northwest corner of the said 100 acre tract, a corner of the said 146.29 acre tract, for the southwest corner of this tract:

Thence N 37° 07' 21" E, along the east line of the said 146.29 acre tract and along a fence, 429.77' to a capped 3/8 iron rod set:

Thence N 32° 36' 23" E, along the east line of the said 146.29 acre tract and along a fence, 472.97' to a 4" pipe post in the west line of the said county road, the southeast corner of the said 146.29 acre tract, for a corner of this tract:

Thence N 56° 42' 51" E, crossing the said county road, 17.28' to a capped 3/8 iron rod set in the center of said road, in the west line of the said 110.11 acre tract, for the northeast corner of this tract:

Thence S 30° 28' 57" E, along the west line of the said 110.11 acre tract, 267.64' to the point of beginning and containing 2.45 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on 18 October 2007.

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## Land Description

State of Texas:

County of Erath:

All that certain 87.16 acres of land, being 86.08 acres in the Moses Ashworth Survey, A-3, and 1.08 acres in the Erath County School Lands Survey, A-229, in Erath County, Texas, being all of that certain 100 acre tract one described in deed from Laurie Maniotis Rodriguez, executrix to Richard Cruz, et al, dated April 28, 2005, and recorded in volume 1219, page 1125 of the deed records of Erath County, Texas, and described as follows:

Beginning at a capped 3/8 iron rod found at the northeast corner of the said 100 acre tract, the northwest corner of a former 200 acre tract described in deed from Troy Harbin to Hershel W. Wells, recorded in volume 466, page 231 of the deed records of Erath County, Texas, in the south line of a 110.11 acre tract described in deed from Jimmy J. Wells & Robert W. Wells to Hershel W. Wells, recorded in volume 675, page 75 of the deed records of Erath County, Texas, in the north line of the Ashworth Survey, the south line of the Erath County School Land Survey, for the northeast corner of this tract, from which the northeast corner of the Ashworth Survey bears N 59° 42' 50" E, 1362.22'

Thence S 18° 26' 41" W, along the west line of the said former 200 acre tract and generally along a fence, 1469.90' to a 4" pipe post at the southwest corner of the said 200 acre tract, the northwest corner of Erath County Road No. 402, for a corner of this tract:

Thence S 19° 10' 40" W, along the east line of the said 100 acre tract, 1582.06' to a 2" pipe post at the southeast corner of the said 100 acre tract, the northeast corner of a 92.06 acre tract described in deed from Joseph Staude, III to Manuel and Lazaro Azua, dated January 12, 2006, and recorded in volume 1261, page 778 of the deed records of Erath County, Texas, for the southeast corner of this tract:

Thence N 71° 25' 57" W, along the south line of the said 100 acre tract and generally along a fence, at 2065.83' pass a 2" pipe post on the east bank of Hackberry Creek, in all 2077.78' to the southwest corner of the said 100 acre tract, the southeast corner of a 146.29 acre tract described in deed from Paul Mani to Jerry D. Hallmark, et ux, dated July 28, 1982, and recorded in volume 608, page 344 of the deed records of Erath County, Texas, and in the north line of a 220 acre tract described in deed from D.A. Bills, et al to Phillip G. Stevens, et ux, dated April 15, 1974, and recorded in volume 516, page 546 of the deed records of Erath County, Texas, for the southwest corner of this tract:

Thence along the center of Hackberry Creek as follows:

N 32° 43' 11" E, 51.78':

N 69° 25' 31" E, 96.24':

N 52° 22' 31" E, 51.62':

N 70° 01' 00" E, 23.42':

N 47° 54' 45" E, 47.36':

N 30° 58' 01" E, 201.21':

N 05° 25' 17" W, 84.19':

N 13° 12' 32" W, 74.98':

N 50° 10' 58" E, 124.58':

N 27° 21' 15" E, 104.72':

N 40° 02' 07" E, 68.25':

And N 43° 05' 47" E, 242.29' to a capped 3/8 iron rod set on the bank of Hackberry Creek in the south line of the Erath County School Lands Survey, for a corner of this tract:

Thence N 51° 57' 24" E, along the north line of the said 100 acre tract and crossing pasture, 843.70' to a capped 3/8 iron rod set at a northeast corner of the said 100 acre

tract, in the west line of the said 110.11 acre tract, and in the center of an unmaintained county road, for a corner of this tract:

Thence S 30° 28' 57" E, along the east line of the said 100 acre tract, 113.88' to a capped 3/8 iron rod set for the southwest corner of the said 110.11 acre tract in the south line of the Erath County School Lands Survey, for an interior corner of this tract:

Thence N 59° 42' 50" E, along the north line of the said 100 acre tract, at 13.52' pass a 2" pipe post, continuing generally along a fence, 1834.77' to the point of beginning and containing 87.16 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on 18 October 2007.

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**Land Description**

State of Texas:  
County of Erath:

All that certain 30' road easement in the Moses Ashworth Survey, A-3, and in the Erath County School Lands Survey, A -229, in Erath County, Texas, and crossing that certain 100 acre tract one described in deed from Laurie Maniotis Rodriguez, executrix to Richard Cruz, et al, dated April 28, 2005, and recorded in volume 1219, page 1125 of the deed records of Erath County, Texas, said easement being a former county road and described as being 15' right and left of the following described centerline:

Beginning at a point in the east line of the said 100 acre tract, at the end of Erath County Road No. 402, for the eastern terminus of this easement, from which a 4" pipe post at the southwest corner of a former 200 acre tract described in deed from Troy Harbin, et ux to Hershhal Wayne Wells, recorded in volume 466, page 231 of the deed records of Erath County, Texas, bears N 19° 10' 40" E, 15.0':

Thence crossing the said 100 acre tract along the center of an abandoned county road as follows:

N 64° 43' 57" W, 216.83':

S 70° 37' 52" W, 351.40':

S 80° 17' 16" W, 521.62':

N 42° 06' 01" W, 102.88':

N 00° 24' 11" W, 518.23' to a capped 3/8 iron rod set at the southwest corner of a 110.11 acre tract described in deed from Jimmie J. Wells to Hershhal W. Wells, recorded in volume 675, page 75 of the deed records of Erath County, Texas, from which point this easement is 15' left of said centerline:

Thence N 30° 28' 57" W, along the west line of the said 110.11 acre tract, 381.52' to a capped 3/8 iron rod set in the south line of a 146.29 acre tract described in deed from Paul Mani to Jerry D. Hallmark, et ux, dated July 28, 1982, and recorded in volume 608, page 344 of the deed records of Erath County, Texas, for the northern terminus of this easement:

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on 18 October 2007.

