



PFINGSTEN SURVEYORS, P.C.

107 S. PAGE, PO BOX 39, COMANCHE, TEXAS 76442
325-356-2267 OFFICE, 325-356-2903 FAX
rpsurveyor@verizon.net

THE STATE OF TEXAS:

COUNTY OF EASTLAND:

Being 50.43 acres of land, situated in Eastland County, Texas, out of SECTION 26, BLOCK 2, E. T. RAILROAD CO., ABSTRACT NUMBER 106, and being 35.63 acres out of the R. P. PAINTER SURVEY, ABSTRACT NUMBER 853, and the remaining 14.80 acres is out of the J. W. WILLIAMS SURVEY, ABSTRACT NUMBER 1293, and being the land described as the South 50 acres of a 92 acre tract, described in a deed from Gustus Albert Dunn, Jr. to Christian Education Charitable Foundation, Inc., recorded in Volume 1377 at Page 258, Official Public Records, Eastland County, Texas, and further described as follows;

BEGINNING, at a 5/8 inch iron rod found in a fence corner at the Northeast corner of said South 50 acre tract, and being a corner of a 695.023 acre tract of land that is described in a deed to Billy Jo Smith, recorded in Volume 2409 at Page 260, said Official Public Records, for the Northeast corner of this tract;

THENCE, S 00° 24' 02" W 177.72 feet, with a fence, to a 5/8 inch iron rod found in a fence corner at a corner of said 695.023 acre tract, and being a corner of a 20 acre tract of land that is described in a deed to Mark T. Wilson, recorded in Volume 1849 at Page 303, said Official Public Records, for a corner of this tract;

THENCE, S 01° 06' 05" W 1378.35 feet, with the general course of an old fence line, to a 1/4 inch iron rod set at the calculated Southeast corner of said South 50 acre tract, and being at internal corner of the land that is described in a deed to Thomas L. McGinnis, recorded in Volume 587 at Page 533, said Deed Records, for the Southeast corner of this tract;

THENCE, N 89° 13' 05" W 913.62 feet, with the general course of a fence, to a 1/2 inch iron rod set in an old fence corner, and being a corner of said South 50 acre tract and a corner of said McGinnis tract, for a corner of this tract;

THENCE, S 00° 02' 36" E 278.50 feet, to a 1/2 inch iron rod set in a fence corner on the North line of Eastland County Road Number 225, for a corner of this tract;

THENCE, N 87° 10' 48" W 406.50 feet, part way with a fence along the North line of said County Road No. 225, to a point in the center of said County Road No. 225, and being the calculated Southwest corner of said South 50 acre tract, from which a reference 6 inch pipe post, bears; N 67° 16' 00" E 33.38 feet, for the Southwest corner of this tract;

THENCE, N 00° 00' 03" W 1835.36 feet, with the calculated West line of said South 50 acre tract, along the center of said County Road No. 225, to the calculated Northwest corner of said South 50 acre tract, from which a reference 1/4 inch pipe found at a corner of said 695.023 acre tract, bears S 88° 34' 30" E 15.62 feet, for the Northwest corner of this tract;

THENCE, S 88° 34' 30" E, at 15.62 feet, pass said 1/4 inch pipe found, and continue on with a fence, a total distance of 1347.51 feet, to the point of beginning and containing 50.43 acres of land, which includes approximately 0.60 of an acre of land in said County Road No. 225.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat was prepared from an actual survey, made on the ground, on March 14th, 2008, from the Deed Records of Eastland County, Texas, and surveys of area properties, and that the corners and boundaries with marks natural and artificial are just as were found on the ground.

Bearings are based on True North as determined by GPS survey data.

WITNESS MY HAND AND SEAL THIS THE 14th DAY OF MARCH 2008.

Roy Pfingsten
ROY PFINGSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 of TEXAS.

