



**Kenneth D. Leatherwood**  
Registered Professional Land Surveyor

384 PR 829  
Stephenville, Texas 76401

Phone 254 968 5539  
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Land Description

State of Texas:  
County of Comanche:

All that certain 230.11 acre tract of land in the James Walker Survey, A – 988, in Comanche County, Texas, being a part of that certain 148.815 acre tract five and 121.53 acre tract seven described in deed from Mac Family Partnership to Gerald Dipple, Jr. and Kimberly Luckett, dated February 10, 2010, and recorded in volume 923, page 13 of the deed records of Comanche County, Texas, and described as follows:

Beginning at a 3" pipe post in the south line of the Walker Survey, at the southwest corner of the said 148.815 acre tract, at an ell corner of 1179.84 acre tract described in deed from James R. Ridings, et ux to Jacque J. Tanton, dated April 30, 2007, and recorded in volume 888, page 411 of the deed records of Comanche County, Texas, for the southwest corner of this tract:

Thence N 17°29'47" E, along a fence and the west line of the said 148.815 acre tract, 2368.43' to a capped 3/8 iron rod set for the northwest corner of this tract:

Thence S 72°14'45" E, crossing the said 148.815 acre tract and the said 121.53 acre tract, 4566.49' to a capped 3/8 iron rod set in the east line of the said 121.53 acre tract and in the west line of F.M. Highway No. 1496, for the northeast corner of this tract:

Thence along the west right of way of F. M. Highway No. 1496 as follows:

Along a curve to the right, radius 569.34', long chord S 17° 11' 35" W, 37.87', an arc distance of 37.87' to the end of said curve:

S 19°05'56" W, 994.62' to the beginning of a curve:

Along a curve to the right, radius 394.21', long chord S 50° 29' 07" W, 410.61', an arc distance of 431.89' to the end of said curve:

S 81°52'18" W, 154.05' to a beginning of a curve:

Along a curve to the left, radius 602.96', long chord S 66° 45' 43" W, 314.34', an arc distance of 318.02' to the end of said curve:

S 51°39'08" W, 669.80' to the beginning of a curve:

And along a curve to the left, radius 601.78', long chord S 43° 07' 05" W, 178.61', an arc distance of 179.27' to the southeast corner of the said 121.53 acre tract, the most easterly southeast corner of the said 1179.84 acre tract, for the southeast corner of this tract, from which a 1/2" iron rod found bears S 72° 16' 13" E, 3.51':

Thence N 72°16'13" W, along the south line of the said 121.53 acre tract, 1157.29' to a concrete monument found at the southwest corner of the said 121.53 acre tract and the southeast corner of the said 148.815 acre tract, for a corner of this tract:

Thence along the south line of the said 148.815 acre tract as follows:

N 72°25'54" W, 1188.99' to a found 1/2" iron rod found:

N 72°31'09" W, 462.13' to a 3" pipe post:

And N 71°41'29" W, 676.55' to the point of beginning and containing 230.11 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 January 10, 2011.

**Kenneth D. Leatherwood**  
Registered Professional Land Surveyor

384 PR 829  
Stephenville, Texas 76401

Phone 254 968 5539  
Cell 254 485 2071

Land Description

State of Texas:  
County of Comanche:

All that certain 230.11 acre tract of land in the James Walker Survey, A – 988, in Comanche County, Texas, being all of that certain 89.4 acre tract four and 116.4 acre tract six, and a part of that certain 148.815 acre tract five and 121.53 acre tract seven described in deed from Mac Family Partnership to Gerald Dipple, Jr. and Kimberly Luckett, dated February 10, 2010, and recorded in volume 923, page 13 of the deed records of Comanche County, Texas, and described as follows:

Beginning at a 3" pipe post at the northwest corner of the said 148.815 acre tract, an ell corner of a 1179.84 acre tract described in deed from James R. Ridings, et ux, dated April 30, 2007, and recorded in volume 888, page 411 of the deed records of Comanche County, Texas, for the most westerly northwest corner of this tract:

Thence S 72°39'59" E, along a fence and the north line of the said 148.815 acre tract, 560.97' to a spike found in a 20" post oak tree fence corner post at the southwest corner of the said 89.4 acre, for an internal corner of this tract:

Thence N 18°12'19" E, along the west line of the said 89.4 acre tract and along a fence, 939.40' to a capped 3/8 iron rod set at the southwest corner of a 23.95 acre tract save and excepted in volume 923, page 13, for a northwest corner of this tract:

Thence S 73°00'12" E, along a fence and the south line of the said 23.95 acre tract, 612.58' to a 3/8 iron rod found at the southeast corner of the said 23.95 acre tract:

Thence N 18°13'00" E, along a fence and the east line of the said 23.95 acre tract, 1701.67' to a 3/8 iron rod found in the north line of the said 89.4 acre tract and in the south line of the Texas Central Railroad, for the most northerly northwest corner of this tract:

Thence S 72°46'33" E, along the south line of the Texas Central Railroad, 1957.85' to the beginning of a curve:

Thence along a curve to the left, radius 1950.14', long chord S 74° 23' 39" E, 110.15', an arc distance of 110.16' to the northwest corner of a 5.68 acre tract described in deed from Clarence E. Boring to Micha Lynn Roberson, dated December 22, 2009, and recorded in volume 920, page 241 of the deed records of Comanche County, Texas, for a corner of this tract:

Thence S 29°49'49" W, along the west line of the said 5.68 acre tract, 50.00' to a capped 3/8 iron rod set for the southwest corner of the said 5.68 acre tract, for a corner of this tract:

Thence S 72°35'01" E, along the south line of the said 5.68 acre tract, 813.50' to an 18" hackberry tree fence corner at the northeast corner of the said 116.4 acre tract, for the northeast corner of this tract:

Thence S 18°50'25" W, along a fence and the east line of the said 116.4 acre tract, 571.27' to a 3" pipe post at the southwest corner of the said 5.68 acre tract and at the northwest corner of a 2.309 acre tract described in deed from George T. Irvin, executor to George T. Irvin, dated June 19, 1995, and recorded in volume 733, page 478 of the deed records of Comanche County, Texas, for a corner of this tract:

Thence S 18°50'25" W, along the east line of the said 116.4 acre tract, 1337.79' to a capped 3/8 iron rod set in the west line of F. M. Highway No. 1496, for a corner of the said 121.53 acre tract, for a corner of this tract:

Thence along the west line of F.M. Highway No. 1496 as follows:

Along a curve to the left, radius 383.31', long chord S 05° 36' 28" W, 313.39', an arc distance of 322.85' to the end of said curve:

S 18°31'18" E, 613.85' to the beginning of a curve:

Along a curve to the right, radius 569.34', long chord S 01° 37' 02" E, 331.10', an arc distance of 335.95' to a capped 3/8 iron rod set for the southeast corner of this tract:

Thence N 72°14'45" W, crossing the said 121.53 acre tract and the said 148.815 acre tract, 4566.49' to a capped 3/8 iron rod set in the west line of the said 148.815 acre tract, for the southwest corner of this tract:

Thence N 17°29'47" E, along a fence and the west line of the said 148.815 acre tract, 390.99' to the point of beginning and containing 230.11 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 January 10, 2011.