

Kenneth D. Leatherwood
Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401

Phone 254 968 5539
leatherwood@wildblue.net

Land Description

State of Texas:
County of Erath:

All that certain 346.79 acre tract in the George Poe Survey, A - 1567, in Hamilton County, Texas, being a part of that certain 100 acre tract described in deed from John McCoy to W.E. McCoy, dated December 12, 1978, and recorded in volume 238, page 804 of the deed records of Hamilton County, Texas, a part of that certain 115 acre tract and all of that certain 120 acre tract described in deed from Horace Griffiths to W.E. McCoy, et ux, dated September 15, 1988, and recorded in volume 271, page 809 of the deed records of Hamilton County, Texas, and described as follows:

Beginning at a capped 3/8" iron rod set in the south line of Hamilton County Road No. 231, at the occupied northeast corner of the said 115 acre tract, in the west line of a 211.78 acre tract described in deed from Aaron Wood to Rolling Rock Ranch, dated September 19, 2016, and recorded in volume 513, page 85 of the deed records of Hamilton County, Texas, for the northeast corner of this tract,

Thence S 30°49'42" E, along the east line of the said 115 acre tract and the said 120 acre tract, 5883.00' to a 3/8" iron rod found at the northeast corner of a 116.00 acre tract described in deed from James S. Heckard, et al to Jerry McAdams, et ux, dated November 178, 2000, and recorded in volume 331, page 458 of the deed records of Hamilton County, Texas, for the southeast corner of this tract:

Thence S 60°02'47" W, along the north line of the said 116.00 acre tract, 875.98' to a 4" pipe post:

Thence S 58°48'12" W, along a fence and the north line of the said 116.00 acre tract, 698.59' to a 4" pipe post at the northwest corner of the said 116.00 acre tract, the most easterly northeast corner of a 257.24 acre tract described in deed from Wilton Harvey Williams to Kenneth D. Meline, et ux, dated February 28, 2001, and recorded in volume 334, page 1 of the deed records of Hamilton County, Texas, for a corner of this tract:

Thence S 67°04'47" W, along a fence and the north line of the said 257.24 acre tract, 236.58' to a capped 3/8" iron rod found at the base of a pipe post at the occupied southwest corner of the said 120 acre tract, an internal corner of the said 257.24 acre tract:

Thence N 30°40'01" W, along the west line of the said 120 acre tract, 590.52' to a capped 3/8" iron rod found at the base of a pipe post at a northeast corner of the said 257.24 acre tract, the occupied southeast corner of the said 100 acre tract, for a corner of this tract:

Thence N 77°38'50" W, along the north line of the said 257.24 acre tract and along a fence, 682.25' to a 3/8" iron rod found:

Thence N 78°41'57" W, along the north line of the said 257.24 acre tract and along a fence, 620.62' to a capped 3/8" iron rod found at the occupied southwest corner of the said 100 acre tract, a corner of the said 257.24 acre tract, the southeast corner of a 76.82 acre tract described in deed from Billy K. Rhodes to the Rhodes RE Trust, dated December 11, 2010, and recorded in volume 449, page 607 of the deed records of Hamilton County, Texas, for the southwest corner of this tract:

Thence N 30°45'10" W, along a fence and the west line of the said 100 acre tract, 4317.74' to the northwest corner of this tract, from which a 3" pipe post bears N 60° 32' 08" E, 1.12';

Thence crossing the said 100 acre tract and the said 115 acre tract along a new fence as follows:
N 58°50'31" E, 1197.07' to a 3" pipe post:
N 84°42'41" E, 94.27' to a 3" pipe post:
N 59°20'52" E, 155.58' to a 3" pipe post:
N 53°21'46" E, 305.53' to a 3" pipe post:
And N 00°54'20" W, 61.82' to a 3" pipe post in the south line of Hamilton County Road No. 231
and in the north line of the said 115 acre tract:

Thence N 59°10'49" E, along the south line of Hamilton County Road No. 231, 986.71' to the
point of beginning and containing 346.79 acres.



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 1 February 2017.



S. Smith Survey A - 745

E. Ball Survey A - 43 Bonnie Parks to Albert Leon Sharp Vol. 232, Pg. 908

56.60 ac

161.39 ac

N 58°52'18"E
491.92

set 3/8" ir

N 58°51'43"E
915.68

N 59°05'38"E
337.54

Hamilton County Road No. 231

N 30°15'10"W
60.02'
3" pipe post bears
N 60°32'08"E
1.12'

2.65 acres

N 59°10'49"E
986.71'
N 00°54'20"W
N 53°21'46"E
N 59°20'52"E
N 84°42'41"E
3" pp
3" pp
3" pp
3" pp
3" pp

fd 3/8" ir

5'

211.73 acres
Aaron Wood
to
Rolling Ridge Ranch
September 19, 2001
Vol. 513, Pg. 85

100 acres
John McCoy
to
W.E. McCoy
December 12, 1978
Vol. 238, Pg. 804

15.8'

existing road
20' Easement 164/362

18.8'

76.82 acres
Billy K Rhodes
to
Rhodes RE Trust
December 11, 2010
Vol. 419, Pg. 607

N 30°45'10"W
4317.74'

115 acres
Horace Griffiths
to
W.E. McCoy, et ux
September 15, 1988
Vol. 271, Pg. 809

Basis of Bearings

S 30°49'42"E

11.7'

346.79 acres

George Poe Survey A - 1567

5883.00'

fd 3/8" ir

N 78°41'57"W
620.62'
N 77°38'50"W
682.25'

120 acres
Horace Griffiths
to
W.E. McCoy, et ux
September 15, 1988
Vol. 271, Pg. 809

7.3'

25.24 acres
Wilton Harvey Williams
to
Kenneth D. Melme, et ux
February 28, 2001
Vol. 334, Pg. 1

N 30°40'01"W
590.52'
S 67°04'47"W
236.58'
S 58°48'12"W
698.59'

7.9'

3'

S 60°02'47"W
875.98'
4" pipe post 4" pipe post

116.00 acres
James S. Heckard, et al
to
Jerrv McAdams, et ux
November 17, 2000
Vol. 331, Pg. 458

Note: North 8 vara strip
referenced in T7410 affects
11.5 acre tract in county
road
197/362 and 291/288 are
blanket easements and do
not affect this tract

6" pipe post

Survey of
346.79 & 2.65 acres
in the
George Poe Survey A - 1567

by Kenneth D. Leatherwood
Registered Professional Land Surveyor No. 3531

1984/1985-839
fax 252/768-0960



GRAPHIC SCALE - FEET

Surveyed 1 February 2017 C2742a Hamilton County

S. Smith Survey A - 745

E. Ball Survey A - 43

Bonnie Parks
to
Albert Leon Sharp
Vol. 232, Pg. 908

56.60 ac

161.39 ac

N 58°52'18"E
491.92'

S 87°49'28"E
32.55'
N 58°51'43"E
915.68'

N 59°05'38"E
337.54'

Hamilton County Road No. 231

set 3/8" ir

set 3/8" ir

N 30°45'10"W
60.02'

3" pipe post bears
N 60°32'08"E
1.12'

N 58°50'31"E
1197.07'

2.65 acres

N 59°10'49"E
986.71'

N 84°42'41"E
94.27'
N 84°42'41"E
155.58'
N 59°20'52"E
305.53'
N 53°21'46"E
51.02'

fd 3/8" ir

5'

211.73 acres
Aaron Wood
to
Rolling Ridge Ranch
September 19, 20016
Vol. 513, Pg. 85

100 acres
John McCoy
to
W.E. McCoy
December 12, 1978
Vol. 238, Pg. 804

76.82 acres
Billy K. Rhodes
to
Rhodes RE Trust
December 11, 2010
Vol. 449, Pg. 607

existing road
20' Easement 164/362

115 acres
Horace Griffitta
to
W.E. McCoy, et ux
September 15, 1988
Vol. 271, Pg. 809

Basis of Bearings
S 30°49'42"E

11.7'

346.79 acres

George Poe Survey A - 1567

5988.00'

120 acres
Horace Griffitta
to
W.E. McCoy, et ux
September 15, 1988
Vol. 271, Pg. 809

7.3'

fd 3/8" ir

N 78°41'57"W
620.62'

fd 3/8" ir
N 77°38'50"W
682.25'

7.9'

257.24 acres
Wilton Harvey Williams
to
Kenneth D. Meline, et ux
February 28, 2001
Vol. 334, Pg. 1

fd 3/8" ir

N 30°40'01"W
590.52'

S 67°04'47"W
236.58'

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698.59'

3'

Note: North 8 vara strip
referenced in T/440 affects
115 acre tract in county
road
197/362 and 294/288 are
blanket easements and do
affect this tract.

fd 3/8" ir

S 60°02'47"W
875.98'

4" pipe post

4" pipe post

fd 3/8" ir

116.00 acres
James S. Heckard, et al
to
Jerry McAdams, et ux
November 17, 2000
Vol. 331, Pg. 458

6" pipe post

Survey of
346.79 & 2.65 acres
in the
George Poe Survey A - 1567

by Kenneth D. Leatherwood
Registered Professional Land Surveyor No. 5631

384 FR 829
Stephenville, Texas 76401

(254) 968-5599
Fax (254) 968-6960

600 0 600 1200 1800

GRAPHIC SCALE - FEET

Surveyed 1 February 2017 C2742a Hamilton County