



**Kenneth D. Leatherwood**  
Registered Professional Land Surveyor No. 5531

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Land Description

State of Texas:  
County of Erath:

All that certain 21.48 acre tract of land, being approximately 2.11 acres in the Z.W. Leatherwood, A - 933, and 19.37 acres in the J.W. Sloan Survey, A - 950, in Erath County, Texas, being all of that certain 21.50 acre tract one described in deed from Dickey Sims to Michael Kraft, dated April 4, 2008, and recorded in volume 1377, page 775 of the deed records of Erath County, Texas, and described as follows:

Beginning at a 3/8 iron rod found at the southwest corner of the said 21.50 acre tract, the southwest corner of Sloan Survey, an internal corner of the M. A. Denton Survey, for the southwest corner of this tract:

Thence N 30°49'55" W, along the west line of the said 21.50 acre tract, 1351.43' to a 3/8 iron rod found at the northwest corner of the said 21.50 acre tract, the southwest corner of a 21.50 acre tract described in deed to Ronald Cline, recorded in volume 745, page 246 of the deed records of Erath County, Texas, for the northwest corner of this tract:

Thence N 59°28'18" E, along the north line of the said 21.48 acre tract, 629.17' to a 3/8 iron rod found at the northeast corner of the said 21.50 acre tract, the northwest corner of a 2.72 acre road tract, described as tract two in said Kraft deed, for the northeast corner of this tract:

Thence S 30°29'14" E, along the east line of the said 21.50 acre tract, at 50.04' pass a 3/8 iron rod found at the southwest corner of the said 2.72 acre tract, the northwest corner of a 21.75 acre tract described in deed from the Texas Veterans Land Board to Harold Elliott, dated December 15, 2006, and recorded in volume 1313, page 1081 of the deed records of Erath County, Texas, continuing along a fence, 1618.15' to a 3/8 iron rod found at the southeast corner of the said 21.50 acre tract, the southwest corner of the said 21.75 acre tract, for the southeast corner of this tract:

Thence S 59°33'02" W, along the south line of the said 21.50 acre tract, 339.07' to a 3/8 iron rod found at the most southerly southwest corner of the said 21.48 acre tract, for the most southerly southwest corner of this tract:

Thence N 31°31'48" W, along a west line of the said 21.50 acre tract, 267.72' to a 3/8 iron rod found at an internal corner of the said 21.50 acre tract, the northwest corner of the Z.W. Leatherwood Survey, for an internal corner of this tract:

Thence S 59°10'47" W, along a fence and a south line of the said 21.50 acre tract, 277.10' to the point of beginning and containing 21.48 acres of land.  
21.478 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 17 December 2014.

