

Mariana Moro Survey A - 534

2292 acres
Circle F. Ranch, Inc.
to
W.E. Putty, et ux
May 1, 1959
Vol. 178, Pg. 492

387.51 acres

152.5 acres
Tract One
O.I. Garner, et ux
to
Billy Gldewell, et ux
May 10, 1989
Vol. 273, Pg. 428

18.70 acres
Billy Gldewell, et ux
to
J.P. Cattle Co.
February 9, 2006
Vol. 396, Pg. 136

90 acres
Katie Black
to
Edwin R. Black
June 27, 2002
Vol. 350, Pg. 396

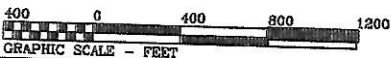
75.112 acres
Virgil Jennings Estate

8.67 acres
Orville Ogle, et ux
to
Jerry Hitzfeld, et ux
April 2, 1993
Vol. 285, Pg. 01

Survey of
387.51 acres
in the
Mariana Moro Survey A - 534
by Kenneth D. Leithard
Registered Professional Land Surveyor No. 5631

384 PR 829
Stephenville, Texas 76401

(254) 968-9539
Fax (254) 968-9960



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 Hamilton:

All that certain 387.51 acre tract of land in the Mariana Mora Survey, A – 534, in Hamilton County, Texas, being the remainder of that certain 100 acre parcel one first tract, 54 acre parcel one second tract, 152.5 acre tract one, 109.7 acre Second tract, and 25 acre Third Tract described in deed from O.I. Garner, et ux to Billy Glidewell, dated May 10, 1989, and recorded in volume 273, page 428 of the deed records of Hamilton County, Texas, and described as follows:

Beginning at a point in the center of Hamilton County Road No. 132, at the northwest corner of the said 54 acre tract, the most westerly southwest corner of a 2292 acre tract described in deed from the Circle F Ranch, Inc. to W.E. Putty, et ux, dated May 1, 1959, and recorded in volume 178, page 492 of the deed records of Hamilton County, Texas, for the northwest corner of this tract:

Thence N 59°53'42" E, at 22.84' pass a 3" pipe post in the east line of the said county road, continuing along the north line of the said 54 acre tract and crossing and re-crossing a fence, a total distance of 1405.55' to a 3" pipe post at the occupied northeast corner of the said 54 acre tract, an interior corner of the said 2292 acre tract, for the most northerly northeast corner of this tract:

Thence S 30°36'32" E, along the east line of the said 54 acre tract and along a fence, 1316.66' to a capped 3/8" iron rod set for a southwest corner of the said 2292 acre tract, the northwest corner of the said 152.5 acre tract, for a corner of this tract:

Thence along the south line of the said 2292 acre tract and partly along a fence as follows:

S 77°28'32" E, 67.50' to a capped 3/8" iron rod set:

N 85°55'28" E, 270.27' to a capped 3/8" iron rod set:

N 62°30'28" E, 350.55' to a capped 3/8" iron rod set:

N 69°23'28" E, 188.88' to a capped 3/8" iron rod set:

N 73°37'13" E, 2086.94' to a capped 3/8" iron rod set:

And N 67°34'18" E, 755.44' to a capped 3/8" iron rod found at the northwest corner of an 18.70 acre tract described in deed from Billy Glidewell to J.P. Cattle Co., dated February 9, 2006, and recorded in volume 396, page 136 of the deed records of Hamilton County, Texas, for the most easterly northeast corner of this tract:

Thence S 15°25'10" E, along a fence, 1427.27' to a capped 3/8" iron rod found at the southwest corner of the said 18.70 acre tract and in the north line of a 90 acre tract described in deed from Katie Black to Edwin R. Black, dated June 27, 2002, and recorded in volume 350, page 396 of the deed records of Hamilton County, Texas, for a southeast corner of this tract:

Thence S 60°00'50" W, along a fence, 302.59' to a spike found at the northwest corner of the said 90 acre tract, the northeast corner of the said 109.7 acre tract:

Thence S 30°26'53" E, along the east line of the said 109.7 acre tract and the said 25 acre tract, and generally along a fence, 2686.92' to a capped 3/8" iron rod set at the northeast corner of an 8.67 acre tract described in deed from Orville Ogle, et ux to Jerry Hitzfield, et ux, dated April 2, 1993, and recorded in volume 285, page 1 of the deed records of Hamilton County, Texas, for a southeast corner of this tract:

Thence along the north line of the said 8.67 acre tract and crossing the said 25 acre tract and the said 109.7 acre tract as follows:

S 76°50'07" W, 137.60' to a capped 3/8" iron rod set:

S 74°28'47" W, 277.78' to a capped 3/8" iron rod set:

And S 73°41'47" W, 481.66' to a capped 3/8" iron rod set at the northwest corner of the said 8.67 acre tract:

Thence S 32°01'08" E, 540.12' to a capped 3/8" iron rod set in the north line of F.M. Highway No. 1744, at the southwest corner of the said 8.67 acre tract, for the most southerly southeast corner of this tract:

Thence along curved north line of the said highway, along a curve turning to the right, radius 1521.71', long chord S 84° 14' 24" W, 34.52', an arc distance of 34.52' to a capped 3/8" iron rod set for the occupied southeast corner of a 75.112 acre tract described as a save and except tract from the said 109.7 acre tract and belonging to the Virgil Jennings Estate:

Thence along the fenced east line of the said 75.112 acre tract as follows:

N 31°45'28" W, 1682.38' to a X tie fence corner post:

And N 28°52'18" W, 1293.96' to a 3/8" iron rod found at the northeast corner of the said 75.112 acre tract:

Thence S 59°54'44" W, along the north line of the said 75.112 acre tract, 1319.62' to a 16" elm tree fence corner at the northwest corner of the said 75.112 acre tract, the northeast corner of the said 100 acre tract:

Thence S 30°44'26" E, along a fence and the east line of the said 100 acre tract, 1979.90' to the occupied southeast corner of the said 100 acre tract, the southwest corner of the said 75.112 acre tract in the north line of F.M. Highway No. 1744, for a southeast corner of this tract, from which a 3" pipe post bears N 30° 44' 26" W, 1.72':

Thence along the north line of F.M. Highway No. 1744 as follows:

Along a curve turning to the left, radius 1349.37', long chord S 83° 45' 36" W, 254.27', an arc distance of 254.65' to the end of the curve:

S 78°21'13" W, 632.27';

Along a curve turning to the left, radius 1515.93', long chord S 69° 12' 03" W, 482.27', an arc distance of 484.33' to the end of said curve:

S 60°02'53" W, 381.16';

S 61°00'53" W, 264.65';

And along a curve turning to the right, radius 2897.55', long chord S 62° 43' 19" W, 172.66', an arc distance of 172.69' to the southwest corner of this tract in the center of Hamilton County Road No. 132, at the southwest corner of the said 100 acre tract, from which a 3" pipe post in the east line of the said county road bears N 68° 43' 36" E, 19.61':

Thence N 30°38'17" W, along the west line of the said 100 acre tract and the west line of the said 54 acre tract and generally along the said county road, 5100.18' to the point of beginning and containing 387.51 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 April 2018.