

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 76.90 acre tract of land in the John Beldin Survey, A - 45, in Erath County, Texas, being a part of that certain 151.31 acre tract of land described in deed from Francis D. Carter, executor to Arnie Moeller, et ux, dated April 18, 2005, and recorded in volume 1220, page 839 of the official public records of Erath County, Texas, and described as follows:

Beginning at a capped 3/8" iron rod found at the southwest corner of the said 151.31 acre tract in the north line of State Highway No. 6, in the south line of a 971 acre tract described in deed from Buford Elliott, et ux to Chanceford K. Sterling, et ux, dated December 10, 1955, and recorded in volume 352, page 267 of the official public records of Erath County, Texas, for the southwest corner of this tract:

Thence N 59°09'29" E, along a fence and the north line of the said 151.31 acre tract, 938.75' to a corner of the said 151.31 acre tract, from which a 3" pipe post bears N 42° 47' 20" E, 0.64';

Thence N 59°03'01" E, along a fence and the north line of the said 151.31 acre tract, 2441.28' to a 3" pipe post for the northeast corner of this tract:

Thence S 28°03'26" E, crossing a gate, 12.57' to a 3" pipe post:

Thence S 06°01'11" W, along a cross fence, 1991.73' to a corner of this tract in the east line of the said 151.31 acre tract, the west line of a 152.89 acre tract described in deed from Marla Bush to Fred Bruce Parker, dated November 14, 2007, and recorded in volume 1360, page 978 of the official public records of Erath County, Texas:

Thence S 59°53'09" W, along a fence and the east line of the said 151.31 acre tract, 789.78' to an axle found in the north line of State Highway No. 6, the southeast corner of the said 151.31 acre tract, the southwest corner of the said 152.89 acre tract, for the southeast corner of this tract:

Thence along the north line of State Highway No. 6 as follows:

N 72°10'06" W, 376.37';

N 77°49'15" W, 100.51';

N 72°03'26" W, 999.89' to a concrete monument;

N 66°05'55" W, 100.65' to a concrete monument;

And N 72°05'18" W, 539.89' to the point of beginning and containing 76.90 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 20 November 2018.



971 acres
 Buford Elliott, et ux
 to
 Chancelor K. Sterling, et ux
 December 10, 1953
 Vol. 352, Page 267

John Beldin Survey A - 45

76.90 acres
 151.31 acres
 Francis D. Carter, executor
 to
 Annie Moeller, et ux
 April 18, 2005
 Vol. 1220, Page 839

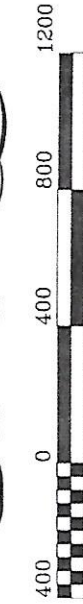
3" pipe post bears
 N 42°47'20"E 0.64'

fd 3/8" ir
 N 50°09'29"E
 938.75
 N 72°05'18"W
 530.89
 N 72°03'26"W 999.89'

Base of Bearings
 S 54°33'09"W
 186.18
 N 72°10'06"W
 100.51
 N 77°49'15"W

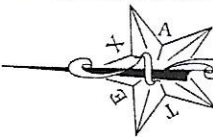
3" pipe post bears
 S 06°01'11"W 0.86'

40' x 100' Drainage Emt 254/352



Survey of
 76.90 acres
 John Beldin Survey A - 45
 by William J. Leffler
 Registered Professional Land Surveyor No. 621
 Stephenville, Texas 75481
 2018 Survey
 11/20/2018
 First Published 11/20/2018

Surveyed 20 November 2018



152.89 acres
 Maria Bush
 to
 Fred Bruce Parker
 November 14, 2007
 Vol. 1360, Page 978
 C:079

State Highway No. 6