

Thos. B. King Survey A - 469

Hamilton County Road No. 119

4" pipe post bears
N 32°11'44"W 27.44'

N 59°12'05"E
768.93'

set 3/8" ir

fd 3/8" ir

N 30°33'58"W
566.30'

10.00 acres

15.00 acres
Dan Zelios

to
Matthew Cummins
March 20, 2018
Vol. 533, Pg. 110

Basis of Bearings
S 59°14'47"W 768.86'

set 3/8" ir

fd 3/8" ir

41.52 acres
Dan Zelios
to
James Parker
March 20, 2018
Vol. 533, Pg. 82

T. Lubbock Survey A - 500

458.07 acres
Virginia E. England
to
Morning Star Family, L.P.
January 24, 2003
Vol. 355, Pg. 362

Survey of
5.00 acres
in the
Thos. B. King Survey A - 469
by Matthew D. Leffler
Registered Professional Land Surveyor No. 55311
Surrendered (Feb. 19-21)



Matthew D. Leffler

Kenneth D. Leatherwood

Registered Professional Land Surveyor RPLS No. 5531

384 PR 829

Stephenville, Texas 76401

Phone 254 968 5539

leatherwood@wildblue.net

State of Texas:

County of Hamilton:

All that certain 10.00 acre tract of land in the Thos. B. King Survey, A - 469, in Hamilton County, Texas, being a part of that certain 15.00 acre tract described in deed from Dan Zelios to Matthew Cummins, dated March 20, 2018, and recorded in volume 533, page 110 of the official public records of Hamilton County, Texas, and described as follows:

Beginning at a 3/8" iron rod found the southwest corner of the said 15.00 acre tract, in the north line of a 458.07 acre tract described in deed from Virginia E. England to Morning Star Family, L.P., dated January 24, 2003, and recorded in volume 355, page 362 of the official public records of Hamilton County, Texas, and in the south line of the said King Survey, for the southwest corner of this tract:

Thence N 30°33'58" W, along the west line of the said 15.00 acre tract and crossing Hamilton County Road No. 119, 566.30' to the northwest corner of this tract, from which a 4" pipe post bears N 32° 11' 44" W, 27.44':

Thence N 59°12'05" E, along the north line of the said 15.00 acre tract and the center of said county road, 768.93' to the northeast corner of this tract:

Thence S 30° 33' 32" E, crossing the said 15.00 acre tract, 566.90' to a capped 3/8" iron rod set in the south line of the said 15.00 acre tract, the north line of the said 458.07 acre tract, for the southeast corner of this tract:

Thence S 59° 14' 47" W, along the south line of the said 15.00 acre tract and generally north of a fence, 768.86' to the point of beginning and containing 10.00 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 1 February 2022.

