



**STATE OF TEXAS  
COUNTY OF EASTLAND**

Field notes of a survey of Real Property and Improvements situated on an 86.20 acre tract of land being out of and part of the J. Notgrass Survey (of H. & T. C. RR. Co. Survey No. 112, Block 3), Abstract No. 1547, Eastland County, Texas, with said land consisting of 3.70 acres out of and part of a called Tract 1:(called the West 45.00 acres of the N/2 of the NE/4 of Section 112) as conveyed in a deed to Ronnie L. Ledbetter recorded in Volume 1598, Page 301, Official Public Records, Eastland County, Texas and 82.50 acres out of and part of a called Tract 2 (called the S/2 of the NE/4 of Section 112, also called 80.00 acre tract) as conveyed in a deed to Ronnie L. Ledbetter recorded in Volume 1598, Page 301, Official Public Records, Eastland County, Texas. Said land being surveyed for Chris Ledbetter by virtue of his request and being more particularly described as follows;

Beginning at a railroad spike found in the approximate center of Eastland County Road No. 218 for the Southwest corner of this described tract, Ronnie Ledbetter called Tract 2 (called 80.00 acre tract), and the J. Notgrass Survey. Said point also being the Northwest corner of the J. Teague Survey (of the SE/4 of Section No. 112, Block 3, H. & T. C. RR. Co. Survey) Abstract No. 1567, Eastland County, Texas; same being the Northeast corner of the J. Parkhill Survey (of the SW/4 of Section No. 112, Block 3, H. & T. C. RR. Co. Survey) Abstract No. 1183, Eastland County, Texas; and being the Southeast corner of the J. Notgrass Survey (of the NW/4 of Section No. 112, Block 3, H. & T. C. RR. Co. Survey) Abstract No. 1546, Eastland County, Texas.

Thence N 00°11'58" W, 1463.01 feet; with the approximate center of Eastland County Road No. 218 with the West line of this described tract, the J. Notgrass Survey Abstract No. 1547, Ronnie Ledbetter called 80.00 acre tract and Ronnie Ledbetter called 45.00 acre parent tract; same being the East line of the J Notgrass Survey Abstract No. 1546 and a called 96.11 acre tract as conveyed in a deed to William F. Smith and Audre D. Smith recorded in Volume 2432, Page 79, Official Public Records, Eastland County, Texas to a 3/8" spike set in said roadway for the Northwest corner of this described tract. Said point also being the Southwest corner of a simultaneously surveyed 44.00 acre tract surveyed for Chris Ledbetter.

Thence S 89°35'56" E, at 43.94 feet passing a 1/2" rebar with survey cap #5085 set at the base of a 4" metal fence corner and continuing along the same course over and across Ronnie Ledbetter called 45.00 acre parent tract with the North line of this described tract and being the South line of a simultaneously surveyed 44.00 acre tract a total distance of 1618.05 feet to a 1/2" rebar with survey cap #5085 set in the West line of a called 30.40 acre tract as conveyed in a deed to Ernest D. Thompson recorded in Volume 723, Page 768, Deed Records, Eastland County, Texas for the Northernmost Northeast corner of this described tract and being the Southeast corner of a simultaneously surveyed 44.00 acre tract.

Thence S 00°09'34" W, 94.00 feet; along the general course of an existing wire fence with the East line of this described tract and Ronnie Ledbetter called 45.00 acre parent tract; same being the West line of Ernest D. Thompson called 30.40 acre tract to a 4" concrete monument found for an interior corner of this described tract. Said point also being the Southwest corner of Ernest D. Thompson called 30.40 acre tract and being situated in the recognized North line of Ronnie Ledbetter called 80.00 acre tract.

Thence S 89°50'26" E, 1038.13 feet; with the North line of this described tract and Ronnie Ledbetter called 80.00 acre tract; same being the South line of Ernest D. Thompson called 30.40 acre tract to a 1/2" rebar with survey cap #5085 set in the West line of a called 80.87 acre tract as conveyed in a deed to Jeff Ragland et. ux. recorded in Document No. 2015-001128, Official Public Records, Eastland County, Texas for the Northeast corner of this described tract and Ronnie Ledbetter called 80.00 acre tract. Said point also being the Southeast corner of Ernest D. Thompson called 30.40 acre tract.

Thence S 00°04'33" E, 1348.70 feet; along the general course of an existing wire fence with the East line of this described tract, Ronnie Ledbetter called 80.00 acre tract, and the J. Notgrass Survey Abstract No. 1547; same being the West line of Jeff Ragland et. ux. called 80.87 acre tract and H. & T. C. RR. Co. Survey No. 99, Block 3, Abstract No. 177, Eastland County, Texas to a 1/2" iron rod found at the base of a 3" metal fence corner for the Southeast corner of this described tract and Ronnie Ledbetter called 80.00 acre tract. Said point also being the Northeast corner of a called 247.18 acre tract as conveyed in a deed to Mark Andrew Roberts et. al. recorded in Volume 2006, Page 166, Official Public Records, Eastland County, Texas.

Thence S 89°52'06" W, along an erratic wire fence with the South line of this described tract, Ronnie Ledbetter called 80.00 acre tract, and J. Notgrass Survey Abstract No. 1547; same being the North line of Mark Andrew Roberts et. al. called 247.18 acre tract and the J. Teague Survey at 2620.98 feet passing a 1/2" rebar with survey cap #5085 set at the base of a 4" wood fence corner situated in the occupied East line of Eastland County Road No. 218 and continuing a total distance of 2652.57 feet to the place of beginning and containing 86.20 acres of land.

Bearings on the above described 86.20 acre tract were based upon Grid North as determined by WGS84 G. P. S. Surveying System.

Notes: This Survey performed for descriptive purposes only with minimal research performed on Right of Ways and or Easements found of record and without the benefit of a Title Commitment on subject tract.

**FLOOD HAZARD STATEMENT:**

The Property and improvements described above have portions situated in Flood Zone "A" (as depicted on Williamson Surveying Plat JB11175DW as per scaling of said Flood Maps) which is defined as areas within the 100 year Flood Zone according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0009 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated September 01, 2007.

I, David Williams do hereby certify that these field notes and accompanying Williamson Surveying Plat JB11175DW represent a true and correct survey made on the ground under my direct supervision on this 16th day of March, 2022.



David Williams  
Registered Professional Land Surveyor  
Texas Registration No. 6502  
03/16/2022

