

67.01 acres
Danny K. Pruitt Trust
Doc. No. 276568

313.57 acres
Mono Pruitt, Jr.
to
Larry Pruitt, et ux
March 14, 2001
Doc. No. 139482

300yds x 600 yds
O.D. Nichols
to
Jimmie Nichols
July 12, 1979
Vol. 358, Pg. 743

1.00 acre
Coy Carter, Jr.
to
Charles C. Davis
February 15, 2008
Doc. No. 214987

38.764 acres
Barbara Oldham
to
Ronald C. Elza, et ux
March 21, 2005
Doc. No. 180494

Note: The survey of the 3.35 acres and road easement is shown based off of holding the northeast corner of the 101 1/3 acre tract as called for in the deed.

No corners could be located upon the ground.
No new corners have been set at this time due to litigation of the tract.
Residence and road located from aerial photograph

211.91 acres

3.35 acres
Odean Nichols
to
Jim Allen Nichols
June 26, 1990
Vol. 491, Pg. 412

86 acre Tract Two
Oad Painter, et ux
to
O.D. Nichols, et ux
December 6, 1945
Vol. 153, Pg. 595

300.00 acres
Cherie Don LaBelle
to
Lloyd Priest
March 24, 1999
Doc. No. 122487

Calls Along Bertrng Branch

Course	Bearing	Distance
L1	S 54°01'51" W	68.06'
L2	S 85°05'48" W	47.00'
L3	N 84°24'19" W	85.10'
L4	S 62°46'10" W	111.94'
L5	S 32°38'09" W	135.46'
L6	S 62°54'12" W	83.54'
L7	N 88°03'58" W	144.44'
L8	N 88°07'04" W	154.11'
L9	S 55°34'50" W	98.51'
L10	S 41°55'26" W	118.03'
L11	S 84°17'44" W	119.73'
L12	N 85°42'39" W	68.75'
L13	N 50°14'46" W	88.37'
L14	N 62°38'51" W	105.95'
L15	N 69°06'29" W	57.12'
L16	N 06°47'14" E	125.58'
L17	N 09°39'01" W	118.45'
L18	N 47°58'59" W	132.50'
L19	N 62°05'14" W	89.46'
L20	S 76°17'09" W	62.41'
L21	N 84°02'02" W	129.67'
L22	N 21°06'33" W	134.98'
L23	N 37°50'56" W	120.71'
L24	N 84°10'47" W	31.65'
L25	N 79°33'34" W	93.18'
L26	N 19°28'50" W	123.66'
L27	N 38°43'42" W	124.58'
L28	N 35°33'36" W	139.39'
L29	N 68°22'29" W	67.52'

Survey of
211.91 acres
in the
Mary F. Breedlove Survey A - 52
by Kenneth D. Leatherwood
Registered Professional Land Surveyor No. 5531
384 PR 829
Stephenville, Texas 76401
(254) 968-5539
Fax (254) 968-6960

Note: Bearings shown are Texas State Plane Coordinate System, North Central Zone, as determined by an RTK GPS Autonomous position.

500 0 500 1000 1500
GRAPHIC SCALE - FEET

Surveyed 17 May 2021 C3950 Coryell County, Texas



Kenneth D. Leatherwood

Registered Professional Land Surveyor RPLS No. 5531

384 PR 829

Stephenville, Texas 76401

Phone 254 968 5539

txrpls5531@gmail.com

State of Texas:

County of Coryell:

All that certain 211.91 acre tract of land in the Mary F. Breedlove Survey, A – 52, in Coryell County, Texas, being all of that certain 101 1/3 acre tract one, 86 acre tract two, 24 acre tract three described in deed from Oad Painter, et ux to O.D. Nichols, et ux, dated December 6, 1945, and recorded in volume 153, page 595 of the official public records of Coryell County, Texas, and including a 300x600 yard tract included within the said 86 and 101 acre tract described in deed from O.D. Nichols to Jimmie Nichols, dated July 12, 1979, and recorded in volume 358, page 743 of the official public records of Coryell County, Texas, and a 3.35 acre tract called to be a part of the said 101 1/3 acre tract described in deed from Odean Nichols to Jim Allen Nichols, dated June 26, 1990, and recorded in volume 491, page 412 of the official public records of Coryell County, Texas, and a tract located north of Bertong Branch, south of the 86 acre tract and west of the 101 1/3 acre tract that is not included within the said Nichols tracts nor within the tract lying south of Bertong Branch, but occupied with the Nichols tracts, and described as follows:

Beginning at a 3/8" iron rod found at the northeast corner of the said 101 1/3 acre tract, the southeast corner of a 38.764 acre tract described in deed from Barbara Oldham to Ronald C. Elza, et ux, dated March 21, 2005, and recorded in document number 180494 of the official public records of Coryell County, Texas, at the northeast corner of a 25' road easement, and in the west line of Coryell County Road No. 213, for the northeast corner of this tract;

Thence S 18°27'12" W, along the west line of the said county road, 1356.60' to a capped 3/8" iron rod set at an ell corner of the said 101 1/3 acre tract, a southwest corner of the said county road, for a corner of this tract;

Thence S 74°12'37" E, along the south line of the said county road, 959.49' to a capped 3/8" iron rod set at the northeast corner of the said 24 acre tract three, the northwest corner of a 193.91 acre tract described in deed from Arthur W. Walsh, et ux to Larry Davis, et ux, dated June 20, 1996, and recorded in document number 97967 of the official public records of Coryell County, Texas, for the most easterly northeast corner of this tract;

Thence along the west line of the said 193.91 acre tract as follows;

S 14°48'22" W, 1310.71' to a spike set in a 14" cedar tree;

S 05°50'30" E, 45.45' to a spike set in a 24" cedar tree;

And S 14°43'33" W, along a fence, at 794.53' pass a spike set at a fence post, continuing a total distance of 888.98' to the southeast corner of the said 24 acre tract three, the southwest corner of the said 193.91 acre tract, and in the north line of a former 618.60 acre tract described in deed to

Don Jake Saunders, recorded in volume 184, page 100 of the official public records of Coryell County, Texas, and on the north bank of Bertong Branch, for the southeast corner of this tract;

Thence along the north bank of Bertong Branch and the north line of the said 618.60 acre tract, as follows:

S 54°01'51" W, 68.06';
S 85°05'48" W, 47.00';
N 84°24'19" W, 85.10';
S 62°46'10" W, 111.94';
S 32°38'09" W, 135.46';
S 62°54'12" W, 83.54';
N 88°03'58" W, 144.44';
N 88°07'04" W, 154.11';
S 55°34'50" W, 98.51';
S 41°55'26" W, 118.03';
S 84°17'44" W, 119.73';
N 85°42'39" W, 68.75';
N 50°14'46" W, 88.37';
N 62°38'51" W, 105.95';
N 69°06'29" W, 57.12';
N 06°47'14" E, 125.58';
N 09°39'01" W, 118.45';
N 47°58'59" W, 132.50';
N 62°05'14" W, 89.46';
S 76°17'09" W, 62.41';
N 84°02'02" W, 129.67';
N 21°06'33" W, 134.98';
N 37°50'56" W, 120.71';
N 84°10'47" W, 31.65';
N 79°33'34" W, 93.18';
N 19°28'50" W, 123.66';
N 38°43'42" W, 124.58';
N 35°33'36" W, 139.39';

And N 68°22'29" W, 67.52' to the intersection of the south line of the said 86 acre tract with the north bank of Bertong Branch, for a corner of this tract;

Thence N 72°32'57" W, along the south line of the said 86 acre tract, at 103.52' pass a 2" pipe post at the beginning of a fence, continuing a total distance of 520.75' to a capped 3/8" iron rod set for the southwest corner of the said 86 acre tract, for the southwest corner of this tract;

Thence N 16°42'53" E, along the west line of the said 86 acre tract, at 666.80' pass a spike found at a fence corner post at a corner of a 313.57 acre tract described in deed from Mono Pruitt, Jr. to Larry Pruitt, et ux, dated March 14, 2001, and recorded in document number 139482 of the official public records of Coryell County, Texas, continuing along a fence and the west line of the said 86 and 101 1/3 acre tract, a total distance of 3006.36' to a capped 3/8" iron rod set at a fence corner post at the northeast corner of the said 313.57 acre tract, the southeast corner of a 67.01

acre tract described in deed to the Danny K. Pruitt Trust, recorded in document number 276568 of the official public records of Coryell County, Texas, for a corner of this tract;

Thence N 17°00'19" E, along a fence, 301.26' to a capped 3/8" iron rod set at the southwest corner of a 1.00 acre tract described in deed from Coy Carter, Jr. to Charles C. Davis, dated February 15, 2008, and recorded in document number 214987 of the official public records of Coryell County, Texas, for a northwest corner of this tract;

Thence S 73°22'32" E, along the south line of the said 1.00 acre tract, 208.70' to a capped 3/8" iron rod set for the southeast corner of the said 1.00 acre tract;

Thence N 16°38'18" E, along the east line of the said 1.00 acre tract, 208.70' to a capped 3/8" iron rod set in the north line of the said 101 1/3 acre tract, at the northeast corner of the said 1.00 acre tract and in the south line of the said 38.764 acre tract, for the northwest corner of this tract;

Thence S 73°23'52" E, along a fence and the north line of the said 101 1/3 acre tract, 1589.05' to the point of beginning and containing 211.91 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 May 17, 2021.

