

Hamilton County Road No. 121

Former 168.58 acres
Dennis Stephens, executor
to
Cliff Holt & Christie Black
June 14, 2001
Vol. 338, Pg. 13

8.11 acres

3" pipe post
N 35°40'58"E 356.67'
S 30°51'07"E 1165.61'
Basis of Bearings
3" pipe post bears
S 64°10'38"W 0.80'
N 64°10'38"E 328.44'
S 64°10'38"W 328.44'
S 30°51'07"E 898.37'
19.25 acres
Rudolf L. Schroessow, II
to
Terry W. Ince
November 12, 2010
Vol. 448, Pg. 908

3" pipe post
N 53°47'09"W 121.01'
3" pipe post
N 87°56'04"W 426.35'

gravel road
residence
set spike
N 25°29'09"W 313.65'
S 76°07'43"W 249.70'
set spike
N 84°49'41"W 196.27'

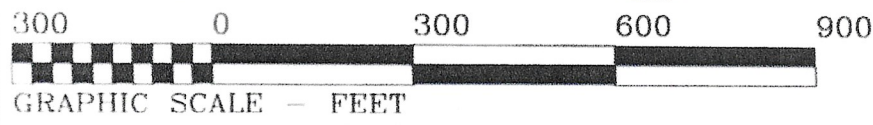
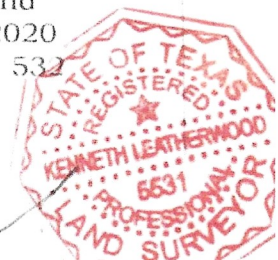
40.10 acres

37.08 acres
Jason Coalson
to
Esperanza Moreno
December 8, 2009
Vol. 441, Pg. 464

N 59°16'36"W 421.64'
set spike
N 42°11'17"W 236.99'
set 3/8" ir
S 52°08'32"W 186.54'

12.62 acres
Sonia Griffiths
to
Brian Ireland
October 9, 2020
Vol. 570, Pg. 532

Mariana Moro Survey A - 534



Surveyed 18 August 2022 C1416 Hamilton County

Kenneth D. Leatherwood
Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401

Phone 254 968 5539
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Land Description

State of Texas:

County of Hamilton:

All that certain 40.10 acre tract in the Mariana Moro Survey, A – 534, in Hamilton County, Texas, being a part of that former 168.58 acre tract described in deed from Dennis Stephens, executor to Cliff Holt & Christie Black, dated June 14, 2001, and recorded in volume 338, page 13 of the official public records of Hamilton County, Texas, and described as follows:

Beginning at a ½" iron rod found at the southwest corner of a 19.25 acre tract described in deed from Rudolf L. Schroessow, II, to Terry W. Ince, dated November 12, 2010, and recorded in volume 448, page 908 of the official public records of Hamilton County, Texas, in the north line of a 12.62 acre tract described in deed from Sonia Griffiths to Brian Ireland, dated October 9, 2020, and recorded in volume 570, page 532 of the official public records of Hamilton County, Texas, and at the current southeast corner of the Holt property, for the southeast corner of this tract;

Thence S 37°18'36" W, along the north line of the said 12.62 acre tract, 436.12' to a 3" pipe post at the northwest corner of the said 12.62 acre tract, the northeast corner of a 37.08 acre tract described in deed from Jason Coalson to Esperanza Moreno, dated December 8, 2009, and recorded in volume 441, page 464 of the official public records of Hamilton County, Texas, for a corner of this tract;

Thence S 52°08'32" W, along a fence, 186.54' to a capped 3/8" iron rod set for the southwest corner of this tract;

Thence crossing the said 168.58 acre tract as follows:

N 42°11'17" W, 236.99' to a set spike;

N 59°16'36" W, 421.64' to a set spike;

N 84°49'41" W, 196.27' to a set spike;

S 76°07'43" W, 249.70' to a set spike in the center of a gravel road;

N 25°29'09" W, 313.65' to a set spike in the center of a gravel road;

N 87°56'04" W, 426.35' to a 3" pipe post;

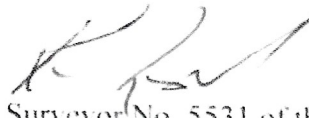
N 53°47'09" W, along a fence, 121.01' to a 3" pipe post in the south line of Hamilton County Road No. 121, in the north line of the said 168.58 acre tract, for the northwest corner of this tract;

Thence N 31°55'58" E, along the south line of the said county road, 1443.12' to a set spike for the northeast corner of this tract;

Thence S 30°51'07" E, crossing the said 168.58 acre tract, 994.79' to a set spike;

Thence N 64°10'38" E, crossing the said 168.58 acre tract, 328.44' to a corner of this tract in the west line of the said 19.25 acre tract, from which a 3" pipe post bears S 64° 10' 38" W, 0.80';

Thence S 30°51'07" E, along a fence and the west line of the said 19.25 acre tract, 898.37' to the point of beginning and containing 40.10 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 August 2022.

