

Remainder of 85 acres
William Zschiesche
to
Zschiesche Family Trust
July 3, 2021
Vol. 590, Pg. 274

17 acres
James Ogle Shipman
to
Stephen Dagnell
June 20, 2003
Vol. 360, Pg. 125

109 acres
Leon & Shirley New
to
New Family Trust
June 9, 2008
Vol. 427, Pg. 58

67.846 acres
Robert Andrew Self, III, et ux
to
Penelope D. Williams, et vir
May 27, 2003
Vol. 359, Pg. 439

Hamilton County
1.06 acres not fenced

Juana De La Garza Survey A - 284
Agapo Gaitan Survey A - 316
John B. Berry Survey A - 61

568.98 acres

2" pipe post bears
N 86°49'13"W 25.98'

Estate of John B. Harris
to
Cheryl Ward Harris
March 30, 1999
Vol. 316, Pg. 551

567.19 acres
John B. Harris
to
Egg Creek Ranch, Ltd.
March 20, 1997
Vol. 299, Pg. 345

89.617 acres
Delia Streater Tyler
to
Mark W. & Susan L. Varsel
June 13, 2014
Vol. 486, Pg. 81

89.84 acres
Shirley New, et vir
to
Mickey Streater
June 20, 1989
Vol. 273, Pg. 604

1.39 acre
deed overlap
occupied by Egg Creek

2.22 acres
Texie Dell Allison, et al
to
Mickey Streater
August 22, 2016
Vol. 517, Pg. 623

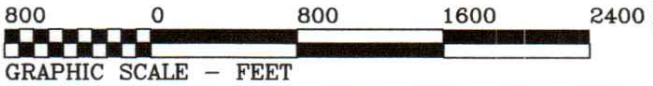
Former 89.83 acres
Texie Dell Allison, et ux
to
Texie Dana Allison
August 5, 2004
Vol. 375, Pg. 137
See Vol. 251, Pg. 39 for description



Number of
568.98 acres
Hamilton County, Texas
of Hamilton County, Texas
by Kenneth J. Leatherwood
Registered Professional Land Surveyor No. 5531
384 9th St.
Stephenville, Texas 79401
(254) 968-0326
Fax (254) 968-6960

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

Note: This survey was completed without a complete abstract of title. There may be easements or other matters, recorded or unrecorded, not shown. This survey does not show any improvements.



Surveyed 15 November 2024
C2796 Hamilton County

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 Hamilton:

All that certain 568.98 acre tract of land in the Juana De La Garza Survey, A – 284, in Hamilton County, Texas, being all of that certain 567.19 acre tract described in deed from John B. Harris to Egg Creek Ranch, Ltd., dated March 20, 1997, and recorded in document number 299, page 345 of the official public records of Hamilton County, Texas, and described as follows:

Beginning at a 3” pipe post at the southeast corner of the Juana De La Garza Survey, the southwest corner of the John B. Berry Survey, A – 61, and in the north line of the C.A. Johnson Survey, A – 447, at the southeast corner of the said 567.19 acre tract, an interior corner of an 89.83 acre tract referenced in deed from Texie Dell Allison to Texie Dana Allison, dated August 5, 2004, and recorded in volume 375, page 137 of the official public records of Hamilton County, Texas, (see volume 251, page 39 for description), for the southeast corner of this tract;

Thence along the occupied south line of the said 567.19 acre tract, as follows:

N 72°17'54" W, 156.36' to a 3” pipe post;

And N 73°10'34" W, at 209.94' pass a 3” pipe post, continuing a total distance of 268.99' to a southwesterly corner of the said 567.19 acre tract in the center of the Leon River;

Thence along the approximate center of the Leon River as follows:

N 03°22'12" E, 193.82';

N 33°14'54" W, 92.55';

N 59°33'42" W, 268.72';

N 04°12'34" W, 515.60';

N 57°11'54" W, 100.02';

N 72°21'37" W, 442.53';

N 67°25'40" W, 238.86';

N 54°59'42" W, 316.47';

N 02°17'34" W, 230.99';

N 28°43'51" W, 134.25';

N 42°53'29" W, 245.63';

N 59°49'44" W, 137.45';

N 55°46'47" W, 209.44';

And N 84°57'18" W, 259.99' to the southwest corner of the said 567.19 acre tract, the southeast corner of the remainder of a tract described in deed from the Estate of John B. Harris to Cheryl Ward Harris, dated March 30, 1999, and recorded in volume 316, page 551 of the official public records of Hamilton County, Texas, for the southwest corner of this tract;

Thence N 06°18'14" E, along the fenced west line of the said 567.19 acre tract, at 101.67' pass a 2" pipe post, continuing along a fence a total distance of 1635.91' to a 4" pipe post at a corner of the said 567.19 acre tract, for a corner of this tract;

Thence N 06°11'55" E, along a fence, 1136.00' to an interior corner of the said 657.19 acre tract, from which a 3" pipe post bears S 06° 11' 55" W, 0.54';

Thence N 55°22'05" W, partly along a fence, 450.00' to a southwest corner of the said 567.19 acre tract, from which a 2" pipe fence corner post bears N 86° 49' 13" W, 25.98';

Thence N 04°12'02" W, partly along a fence, at 235.50' pass a point on the top of a dam, from which a 2" pipe post bears S 85° 47' 58" W, 0.73', continuing across a lake, a total distance of 1642.67' to a corner of the said 567.19 acre tract, from which a 3" pipe post bears S 04° 38' 25" W, 0.92';

Thence N 36°45'55" W, departing from fence and crossing pasture along the west line of the said 567.19 acre tract, at 699.69', pass the east line of Hamilton County Road No. 222, from which a 4" pipe post bears N 53° 14' 05" E, 1.88', continuing a total distance of 719.40' to the most westerly southwest corner of the said 567.19 acre tract in the center of said county road;

Thence along the center of the said county road and along the west line of the said 567.19 acre tract as follows:

N 29°13'05" E, at 176.04' pass a point from which a 2" pipe post at the occupied fence corner of a game fence bears S 60° 46' 55" E, 18.73', continuing a total distance of 314.40';

And N 38°22'05" E, 621.40' to the northwest corner of the said 567.19 acre tract, for the northwest corner of this tract;

Thence S 71°42'59" E, along the north line of the said 567.19 acre tract and the south line of a 109 acre tract described in deed from Leon & Shirley New to the New Family Trust, dated June 9, 2008, and recorded in volume 427, page 58 of the official public records of Hamilton County, Texas, at 36.86' pass a 4" pipe post in the east line of the said county road, continuing generally along a fence, 5047.78' to the northeast corner of the said 567.19 acre tract, the southeast corner of the said 109 acre tract, and in the west line of a 67.846 acre tract described in deed from Robert Andrew Self, III, et ux to Penelope D. Williams, et vir, dated May 27, 2003, and recorded in volume 359, page 439 of the official public records of Hamilton County, Texas, for the northeast corner of this tract, from which a 3" pipe post bears N 71° 42' 59" W, 0.51';

Thence along the fenced east line of the said 567.19 acre tract as follows:

S 17°43'34" W, 1204.36' to a 2" pipe post called to be at the northwest corner of the John B. Berry Survey, the southwest corner of the Agapo Gaitan Survey, and the northwest corner of an 89.617 acre tract described in deed from Delia Streater Tyler to Mark W. & Susan L. Varsel, dated June 13, 2014, and recorded in volume 486, page 81 of the official public records of Hamilton County, Texas, for a corner of this tract;

S 19°28'27" W, 1765.03' to a 3" pipe post at the southwest corner of the said 89.617 acre tract, the northwest corner of an 89.84 acre tract described in deed from Shirley New, et vir to Mickey

Streater, dated June 20, 1989, and recorded in volume 273, page 604 of the official public records of Hamilton County, Texas;

S 19°55'20" W, 1783.65' to a 3" pipe post at a corner of the said 567.19 acre tract;

S 69°48'41" E, at approximately 7' pass the east line of the Streater 89.84 acre tract, continuing a total distance of 67.11' to a 3" pipe post at a corner of the said 567.19 acre tract;

S 18°37'26" W, along the east line of the said 567.19 acre tract and crossing the said Streater 89.84 acre tract, at 906' pass the south line of the said 89.84 acre tract, from which the southwest corner of the Streater deed calls to be N 49° 59' 57" W, 80.66', continuing a total distance of 1105.87' to a ½" iron rod found at the southwest corner of a 2.22 acre tract described in deed from Texie Dell Allsion, et al to Mickey Streater, dated August 22, 2016, and recorded in volume 517, page 623 of the official public records of Hamilton County, Texas;

And S 18°36'44" W, 1150.96' to the point of beginning and containing 568.98 acres of land, including 1.06 acres under fence by Cheryl Ward Harris at the northwest corner by Hamilton County Road No. 222 and 1.39 acres in a deed overlap with Mickey Streater.



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 November 15, 2024.

