

Kenneth D. Leatherwood
Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401

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Land Description

State of Texas:
County of Bosque:

All that certain 7.85 acre tract in the Neis Greenland Survey, A – 299 and the R.G. Wyatt Survey, A – 884, in Erath County, Texas, being all of that certain 7.86 acre tract described in deed from Lee M. Van Wagner, et al to John Ivy, et ux, dated March 1, 2019, and recorded in document number 2019-00652 of the official public records of Bosque County, Texas, and described as follows;

Beginning at a ½” iron rod found at a pipe fence corner post at the southeast corner of the said 7.86 acre tract, the northeast corner of a 150.20 acre tract described in deed from James A. Canuteson, et ux, dated March 1, 2019, and recorded in document number 2019-00652 of the official public records of Bosque County, Texas, in the west line of a 256.97 acre tract described in deed from Margie Bennett-Gutierrez to Colina Ranches, LLC, dated September 8, 2020, and recorded in document number 2020-03110 of the official public records of Bosque County, Texas, in the approximate east line of the Greenland Survey, the west line of the Samuel Pebbles Survey, A – 663, and in the east line of 50’ road easement described in volume 305, page 588 of the official public records of Bosque County, Texas, for the southeast corner of this tract;

Thence N 86°04'36" W, along the south line of the said 7.86 acre tract, at 70.68’ begin fence, continuing a total distance of 1249.74’ to a 3/8” iron rod found at the base of a 3” pipe post, for the southwest corner of the said 7.86 acre tract, the northwest corner of the said 15.020 acre tract, and in the east line of a 226.96 acre tract described in deed from Bar RRC, Ltd. to WCSV No. 2, Ltd., dated November 30, 2006, and recorded in document number 2006-05678 of the official public records of Bosque County, Texas, for the southwest corner of this tract;

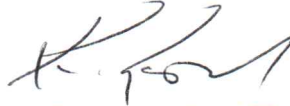
Thence N 48°43'51" W, along the west line of the said 7.86 acre tract, 87.92’ to a 3/8” iron rod found at a fence corner post;

Thence N 07°39'39" W, along the west line of the said 7.86 acre tract and along the remains of a fence, 215.25’ to a 3/8” iron rod found at the base of a 3” pipe fence corner post, for the northwest corner of the said 7.86 acre tract, the southwest corner of a 17.154 acre tract described in deed from Jerry D. Burden to Albert S. Lee, et ux, dated September 12, 2018, and recorded in document number 2018-03062 of the official public records of Bosque County, Texas, and in the approximate west line of the Greenland Survey, the east line of the Wyatt Survey, for the northwest corner of this tract;

Thence S 79°14'03" E, along a fence and the north line of the said 7.86 acre tract, 655.49' to a corner of the said 7.86 acre tract, from which a 3" pipe post bears S 21° 48' 16" E, 1.16';

Thence N 55°48'16" E, along a fence and the north line of the said 7.86 acre tract, at 423.9' pass the end of said fence, continuing a total distance of 470.64' to the northeast corner of the said 7.86 acre tract, the west line of the said 256.97 acre tract, and in the east line of the said road easement, for the northeast corner of this tract;

Thence S 31°43'13" E, along the east line of the said 7.86 acre tract and partly along a fence, 586.50' to the point of beginning and containing 7.85 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 March 16, 2021.



R.G. Wyatt Survey A - 884

Neis Greenland Survey A - 299

Samuel Pebbles Survey
A - 663

17.154 acres
Jerry D. Burden
to Albert S. Lee, et ux
September 12, 2018
Doc. No. 2018-03062

226.96 acres
Bar RRC, Ltd
to
WCSV No. 2, Ltd.
November 30, 2006
Doc. No. 2006-05678

7.86 acres
Lee M. Van Wagner, et al
to
John Ivy, et ux
March 1, 2019
Doc. No. 2019-00652

256.97 acres
Margie Bennett-Gutierrez
to
Colina Ranches, LLC
September 8, 2020
Doc. No. 2020-03110

15.020 acres
James A. Canuteson, et ux
to
Theodore V. Moreland
March 26, 2013
Doc. No. 2013-00936

Note; Bearings shown are Texas Central Zone SPC
as determined by an RTK GPS Autonomous Position

Survey of
7.85 acres
in the
Neis Greenland Survey A - 299
by Kenneth D. Leatherwood

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Stephenville, Texas 76401

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50' Road Access Easement 305/588

fd 1/2" ir

Tract 2 50' road
easement



GRAPHIC SCALE - FEET

Surveyed 16 March 2021 C3827 Bosque County, Texas