

**Kenneth D. Leatherwood**  
Registered Professional Land Surveyor

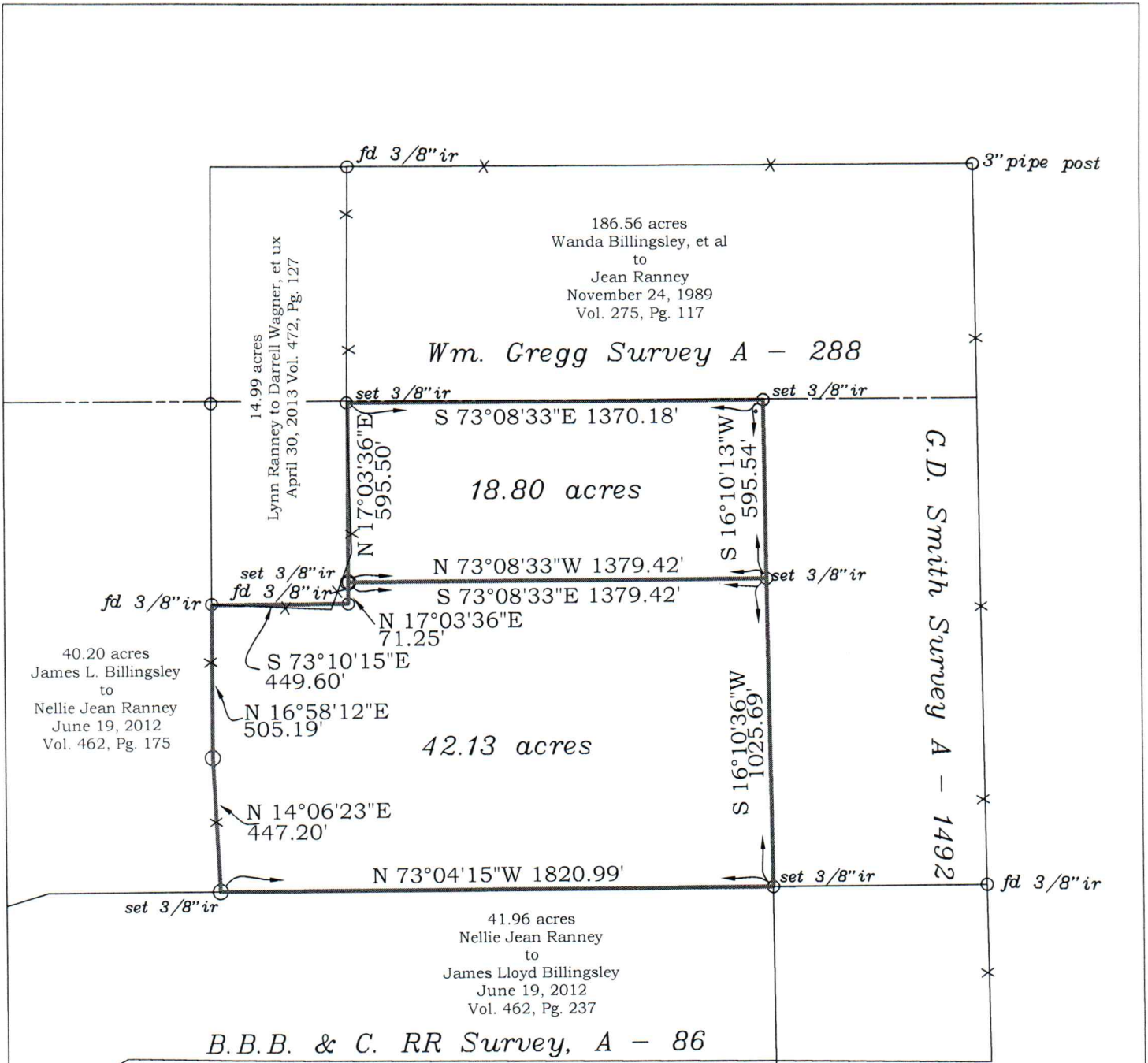
384 PR 829  
Stephenville, Texas 76401

Phone 254 968 5539  
leatherwood@wildblue.net

23 March 2021  
For: Ranney

Survey of an 18.80 & 42.13 acre tract in the B.B.B. & C. Railroad Survey, in Hamilton  
County, Texas

Survey	\$ 500
6 ¾%Sales Tax	33.75
Total	\$ 533.75

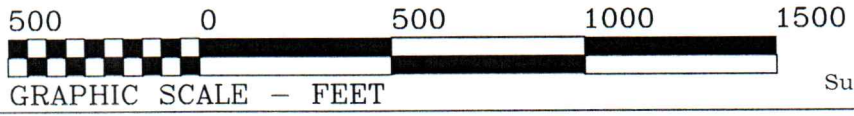
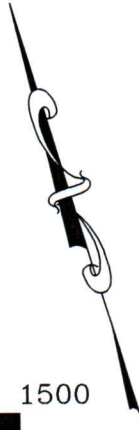


Note: These tracts do not have legal access to a public road.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 1983, as determined by RTK GPS Autonomous position



Survey of  
 18.80 & 42.13 acres  
 in the  
**B.B.B. & C. RR Survey, A - 86**  
 by Kenneth D. Leatherwood  
 Registered Professional Land Surveyor No. 5531  
 384 PR 829 (254) 968-5539  
 Stephenville, Texas 76401 Fax (254) 968-6960



Surveyed 3 March 2021 C3905 Hamilton County

**Kenneth D. Leatherwood**  
Registered Professional Land Surveyor

384 PR 829  
Stephenville, Texas 76401

Phone 254 968 5539  
Cell 254 4785 2071

Land Description

State of Texas:  
County of Hamilton:

All that certain 18.80 acre tract of land in the B.B. B. & C. Railroad Survey, A – 86, in Hamilton County, Texas, being a part of that certain 186.56 acre tract described in deed from Wanda Billingsley, et al to Jean Ranney, dated November 24, 1989, and recorded in volume 275, page 117 of the official public records of the Hamilton County, Texas, and described as follows:

Beginning at a capped 3/8" iron rod set in the north line of the B.B. B. & C. RR survey, in the east line of a 14.99 acre tract described in deed from Lynn Ranney to Darrell Wagner, et ux, dated April 30, 2013, and recorded in volume 472, page 127 of the of the official public records of Hamilton County, Texas, within the said 186.56 acre tract, for the northwest corner of this tract, from which a 3" pipe post at the northeast corner of the said 186.56 acre tract bears N 17° 03' 36" E, 783.75' and S 73° 08' 55" E, 2061.14';

Thence S 73°08'33" E, along the north line of the B.B.B. & C. RR Survey and crossing te said 186.56 acre tract, 1370.18' to a capped 3/8" iron rod set for the calculated northeast corner of the B.B.B. & C. Survey, for the northeast corner of this tract;

Thence S 16°10'13" W, crossing the said 186.56 acre tract and along the calculated east line of the said survey, 595.54' to a capped 3/8" iron rod set for the southeast corner of this tract;

Thence N 73°08'33" W, crossing the said 186.56 acre tract, 1379.42' to a capped 3/8" iron rod set for the southwest corner of this tract in the east line of the said 14.99 acre tract;

Thence N 17°03'36" E, along the east line of the said 186.56 acre tract, 595.50' to the point of beginning and containing 18.80 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 3 March 2021.



**Kenneth D. Leatherwood**  
Registered Professional Land Surveyor

384 PR 829  
Stephenville, Texas 76401

Phone 254 968 5539  
Cell 254 4785 2071

Land Description

State of Texas:  
County of Hamilton:

All that certain 42.13 acre tract of land in the B.B. B. & C. Railroad Survey, A – 86, in Hamilton County, Texas, being a part of that certain 186.56 acre tract described in deed from Wanda Billingsley, et al to Jean Ranney, dated November 24, 1989, and recorded in volume 275, page 117 of the official public records of the Hamilton County, Texas, and described as follows:

Beginning at a capped 3/8" iron rod set in the north line of the B.B. B. & C. RR survey, in the east line of a 14.99 acre tract described in deed from Lynn Ranney to Darrell Wagner, et ux, dated April 30, 2013, and recorded in volume 472, page 127 of the of the official public records of Hamilton County, Texas, within the said 186.56 acre tract, for the northwest corner of this tract, from which a 3" pipe post at the northeast corner of the said 186.56 acre tract bears N 17° 03' 36" E, 1379.25' and S 73° 08' 55" E, 2061.14';

Thence S 73°08'33" E, crossing the said 186.56 acre tract, 1379.42' to a capped 3/8" iron rod set in the calculated east line of the said B.B.B. & C. RR Survey, for the northeast corner of this tract;

Thence S 16°10'36" W, along the calculated east line of the said Survey, 1025.69' to a capped 3/8" iron rod set at the intersection of the said survey line and the north line of a 41.96 acre tract described in deed from Nellie Jean Ranney to James Lloyd Billingsley, dated June 19, 2012, and recorded in volume 462, page 237 of the official public records of Hamilton County, Texas, for the southeast corner of this tract;

Thence N 73°04'15" W, along the north line of the said 41.96 acre tract, 1820.99' to a capped 3/8" iron rod set at the southeast corner of a 40.20 acre tract described in deed from James L. Billingsley to Nellie Jean Ranney, dated June 19, 2012, and recorded in volume 462, page 175 of the official public records of Hamilton County, Texas, for the southwest corner of this tract;

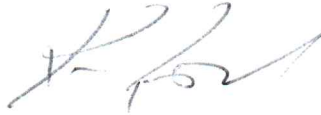
Thence along the east line of the said 40.20 acre tract as follows:

N 14°06'23" E, 447.20';

And N 16°58'12" E, 505.19' to a capped 3/8" iron rod found at the southwest corner of the said 14.99 acre tract, for a corner of this tract;

Thence S 73°10'15" E, along the south line of the said 14.99 acre tract and partly along a fence, 449.60' to a capped 3/8" iron rod found at the southeast corner of the said 14.99 acre tract, for a corner of this tract;

Thence N 17°03'36" E, along the east line of the said 14.99 acre tract, 71.25' to the point of beginning and containing 42.13 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 3 March 2021.

