

**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 106.36 acre tract of land in the T.J. Green Survey, A – 300, in Hamilton County, Texas, being a part of that certain 134.59 acre tract described in deed from Christian Capstone, LLC, to DCP Acquisitions, LLC, dated November 2, 2023, and recorded in volume 634, page 421 of the official public records of Hamilton County, Texas, and described as follows:

Beginning at a capped 5/8" iron rod found in the west line of F.M. Highway No. 219, at the southeast corner of the said 134.59 acre tract, the occupied northeast corner of an 80 acre tract one described in deed from Janis Shepherd Robinson to B.J. Shepherd, et ux, dated November 5, 1993, and recorded in volume 384, page 443 of the official public records of Hamilton County, Texas, and in the south line of the Green Survey, the north line of the Sophia St. John Survey, for the southeast corner of this tract;

Thence S 58°18'20" W, along the south line of the said 134.59 acre tract and generally along a fence, 2311.51' to a 6" wood fence corner post at the northwest corner of a 39.29 acre tract described in deed from Patsy C. Parmer to B.J. Shepherd, et ux, dated June 25, 2003, and recorded in volume 360, page 317 of the official public records of Hamilton County, Texas, and the northeast corner of a 68.525 acre tract described in deed from Jeanette A. Williams to B.J. Shepherd, et ux, dated June 17, 1999, and recorded in volume 318, page 113 of the official public records of Hamilton County, Texas, for a corner of this tract;

Thence S 58°29'56" W, along a fence and the south line of the said 134.59 acre tract, 1432.46' to a 4" pipe post at the northwest corner of the said 68.525 acre tract, the northeast corner of a 1290.55 acre tract described in deed from R.N. Bright to Ronald Hendershot, dated March 9, 1994, and recorded in volume 288, page 74 of the official public records of Hamilton County, Texas, for a corner of this tract;

Thence S 58°45'47" W, along a fence and crossing a pipeline right of way, 126.48' to a 4" pipe post at the southwest corner of the said 134.59 acre tract, the southeast corner of a 492.00 acre tract described in deed from 3 Hills Ranch, LLC to Percy Angus Ranch, LLC, dated May 2, 2023, and recorded in volume 626, page 621 of the official public records of Hamilton County, Texas, for the southwest corner of this tract;

Thence N 31°56'39" W, along a fence and the west line of the said 134.59 acre tract, 1390.91' to the northwest corner of this tract, from which a 4" pipe post bears S 58° 15' 42" W, 1.48';

Thence N 58° 15' 42" E, crossing the said 134.59 acre tract and generally south of an old fence, 2755.25' to the northeast corner of this tract in the west line of F.M. Highway No. 219, in the

east line of the said 134.59 acre tract, from which a capped 3/8" iron rod set on the east side of the base of a 14" wood fence corner post bears N 58° 15' 42" E, 1.85';

Thence along the west line of the said highway as follows:

S 70°37'33" E, 1634.05' to the beginning of a curve to the right;

Along a curve turning to the right, radius 1857.09', long chord S 68° 10' 20" E, 158.85', an arc distance of 158.90' to the point of beginning and containing 106.36 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 July 1, 2024.



492.00 acres  
3 Hills Ranch, LLC

to  
Pearcy Angus Ranch, LLC  
May 2, 2023  
Vol. 626, Pg. 621

3" pipe post bears  
S 58°32'59" W 2.53'

Notes: Humble pipeline easements 80 / 117 and 171 / 500 are blanket easements and do affect this tract.  
State of Texas 171 / 418, 171 / 422, and 171 / 424 refer to the F.M. Highway No. 219 (formerly F.M. 215) and adjoins this tract on the east.  
Road Easements 181 / 605 and 225 / 125 are not located on this tract and do not affect.  
UECS 400 / 181 is a blanket easement and does affect this tract  
ECECA 295 / 844 does not affect this tract

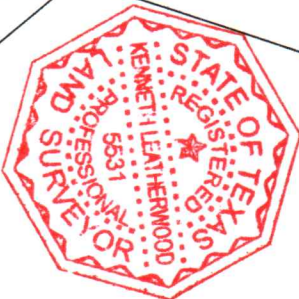
28.24 acres

106.36 acres

134.59 acres  
Christian Capstone, LLC  
to  
DCP Acquisitions, LLC  
November 2, 2023  
Vol. 634, Pg. 421

Thomas C. Green Survey A - 300

to  
Sophia St. Johns Survey A - 788



fd 5/8" ir

S 70°37'33"E 612.74'

1.5'

set 3/8" ir bears  
N 58°15'42"E 1.85'

10.9'

2755.25'

2755.25'

12.2'

2755.25'

N 58°15'42"E

4.7'

N 31°56'39"W 482.99'

4.7'

S 58°15'42"W 1.48'

Magellen Pipeline 545/510  
50' wide easement

N 31°56'39"W 1390.91'

S 58°45'47"W 126.48'

S 58°29'56"W 1432.46'

68.525 acres  
Jeanette A. Williams  
to  
B.J. Shepherd, et ux  
June 17, 1999  
Vol. 318, Pg. 113

39.29 acres Tract One  
Patsy C. Parmer  
to  
B.J. Shepherd, et ux  
June 25, 2003  
Vol. 360, Pg. 317

80 acres Tract One  
Janis Shepherd Robinson  
to  
B.J. Shepherd, et ux  
November 5, 1993  
Vol. 384, Pg. 443

LC=S 68°10'20"E 158.85'

R=1859.85'  
A=158.90'

ECCEC 287/24

pond

water house

water well

6" wood post

4" pipe post

4" pipe post

4" pipe post

1290.55 acres  
R.N. Bright  
to  
Ronald Hendershot  
March 9, 1994  
Vol. 288, Pg. 74

Survey of  
134.60 acres  
in the

T.J. Green Survey A-300

Registered Professional Land Surveyor No. 5531  
by Kenneth D. Leatherwood  
384 PG 829  
Stephenville, Texas 76401  
(254) 968-5539  
Fax (254) 968-6960

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

500 0 500 1000 1500  
GRAPHIC SCALE - FEET

Surveyed 1 July 2024 C3619 Hamilton County, Texas