

LIMESTONE COUNTY TITLE COMPANY G. F. NO. 15355

PROPERTY LOCATED AT: 285 LCR 516
MEXIA, TEXAS 76667

BUYER: ROBERT E. FORTSON

SELLER: ERIE A. WINKLER AND WIFE, WANDA S. WINKLER

○ - DENOTES CORNER NOT MONUMENTED.

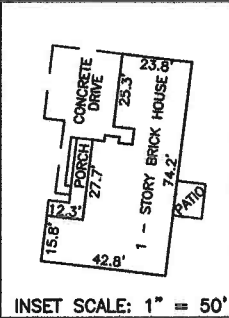
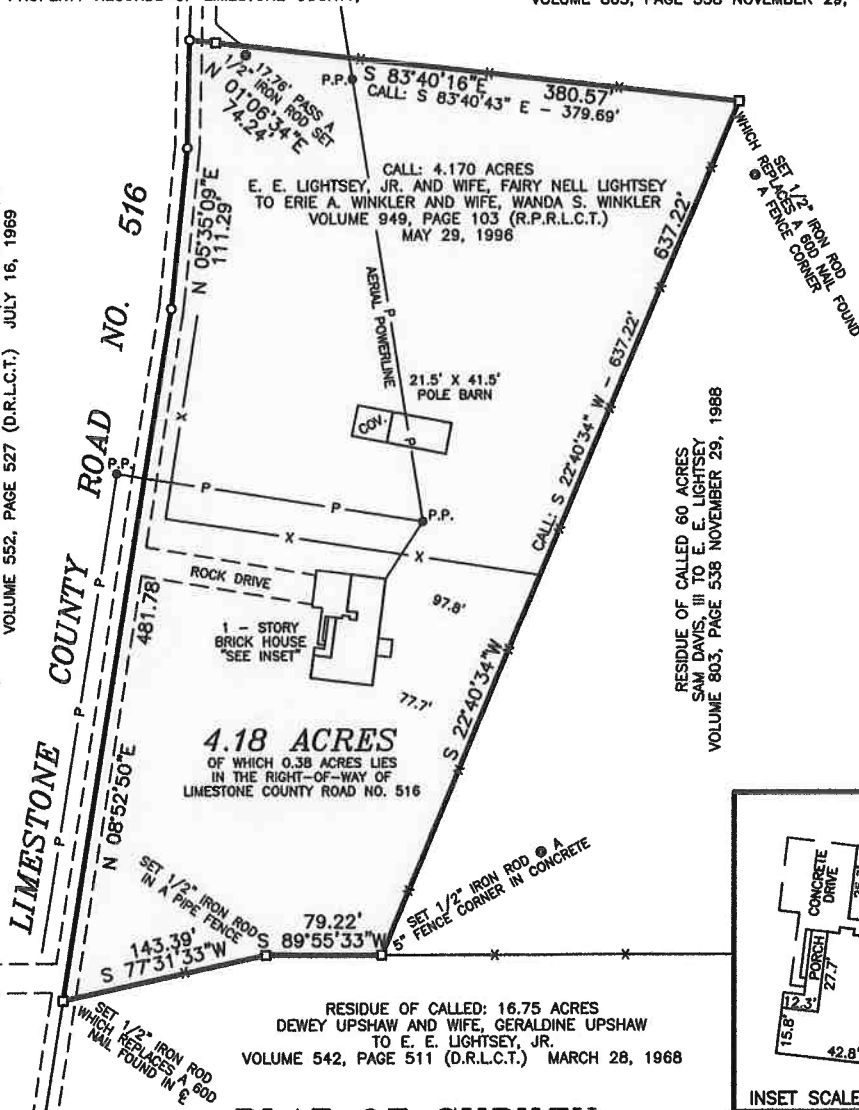
EASEMENT TO PT. ENTERPRISE WATER SUPPLY CORP. RECORDED IN VOLUME 1085, PAGE 417
IS A BLANKET EASEMENT AND DOES AFFECT THIS TRACT.

A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
BEARINGS ORIENTED TO THE SOUTHEAST LINE OF A CALLED
4.170 ACRE TRACT DESCRIBED IN VOLUME 949, PAGE 103
OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY,
TEXAS.

RESIDUE OF CALLED 60 ACRES
SAM DAVIS, III TO E. E. LIGHTSEY
VOLUME 803, PAGE 538 NOVEMBER 29, 1988

W.D. SMITH SURVEY A-492

CALL: 40 ACRES
M. C. MELMURY TO FRED M. CURRIE AND WIFE, HELEN W. CURRIE
VOLUME 552, PAGE 527 (D.R.L.C.T.) JULY 16, 1969



PLAT OF SURVEY
SHOWING
PART OF THE W. D. SMITH SURVEY
A - 492, LIMESTONE COUNTY, TEXAS

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.



JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973



WILLIFORD LAND SURVEYING
710 EAST COMMERCE STREET MEXIA, TEXAS 76667
TELEPHONE: (254) 562-2837 FAX: (254)-562-2867

DRAWN BY: C. WILLIFORD	CHECKED BY: *****
DATE: 7-21-2009	FLD. BOOK: 15/69
SCALE: 1" = 100'	JOB NO.: 09-073

Legal Description
For Robert E. Fortson
W. D. Smith Survey, Abstract No. 492
Limestone County, Texas

All that certain lot, tract or parcel of land, part of the W. D. Smith Survey, Abstract No. 492, Limestone County, Texas, being all of that certain called 4.170 acre tract described in a deed to Eric A. Winkler and wife, Wanda S. Winkler from E. E. Lightsey and wife, Fairy Nell Lightsey on May 29, 1996 and recorded in Volume 949, Page 103 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) which replaces a 60d nail (found) for the Southwest corner of the above mentioned 4.170 acre tract, the Northwest corner of the residue of a called 16.75 acre tract conveyed to E. E. Lightsey, Jr. on March 28, 1968 in Volume 542, Page 511 and being in the center of Limestone County Road No. 516;

THENCE in a northeasterly direction with the West lines of the 4.170 acre tract, the East line of a called 40 acre tract conveyed to Fred M. Currie and wife, Helen W. Currie in Volume 552, Page 527 and with the center of Limestone County Road No. 516 as follows:

North 08 deg. 52 min. 50 sec. East a distance of 481.78 ft. to a corner,

North 05 deg. 35 min. 09 sec. East a distance of 111.29 ft. to a corner and

North 01 deg. 06 min. 34 sec. East a distance of 74.24 ft. to the Northwest corner of the 4.170 acre tract and being a Southwest corner of the residue of a called 60 acre tract conveyed to E. E. Lightsey from Sam Davis, III on November 29, 1988 and recorded in Volume 803, Page 538;

THENCE South 83 deg. 40 min. 16 sec. East with the North line of the 4.170 acre tract and the westerly South line of the residue of 60 acres, at 17.76 ft. pass a ½" iron rod (set) for reference and continue a total distance of 380.57 ft. to a ½" iron rod (set) which replaces a 60d nail (found) at a fence corner for the Northeast corner of the 4.170 acre tract and being an ell corner of the residue of 60 acres;

THENCE South 22 deg. 40 min. 34 sec. West with the Southeast line of the 4.170 acre tract and a Northwest line of the residue of 60 acres, a distance of 637.22 ft. to a ½" iron rod (set) at a 5" fence corner post (found) in concrete for the Southeast corner of the 4.170 acre tract, the southerly Southwest corner of the residue of 60 acres and being in a North line of the residue of said 16.75 acres;

THENCE in a southwesterly direction with the South lines of the 4.170 acre tract and the North lines of the residue of 16.75 acres as follows:

South 89 deg. 55 min. 33 sec. West a distance of 79.22 ft. to a ½" iron rod (set) in a pipe fence and

South 77 deg. 31 min. 33 sec. West a distance of 143.39 ft. to the place of beginning and containing **4.18 acres** of which 0.38 acre lies in the right-of-way of Limestone County Road No. 516.

The bearings recited herein are based on the Southeast line of a called 4.170 acre tract described in Volume 949, Page 103 of the Real Property Records of Limestone County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

James C. Williford
Registered Professional Land Surveyor No. 5973
July 21, 2009
Job No. 09-073 Book: 15/69
Plat accompanies legal description