

Williford Land Surveying
P.O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
James C. Williford RPLS#5973

Legal Description

Part of Tract 28 of the
Moody Land Company, Section I
Freestone County, Texas

15.13 Acres

All that certain lot, tract or parcel of land, part of R. Gainer Survey, Abstract No. 12, Freestone County, Texas, being part of that certain called Tract 28 of the Moody Land Company, Section I described in a deed to Oscar Rodriguez and Blanca H. Espinoza from Tommy Johnathan McElroy and Kathy Dawn Jones on May 21, 2014 in Volume 1632, Page 54 of the Official Records of Freestone County, Texas, same being part of Tract 28 of the Moody Land Company Section I recorded in Cabinet B, Envelope 122 of the Plat Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at the Southeast corner of the above mentioned Tract 28, the Southwest corner of Tract 29 and being in the center of County Road No. 506, from which a ½" iron rod (set) for reference bears North 00 deg. 04 min. 45 sec. East – 30.00 ft.;

THENCE North 89 deg. 54 min. 45 sec. West with the South line of Tract 28 and the center of County Road No. 506, a distance of 471.67 ft. to the southerly Southwest corner of this tract and being the Southeast corner of a 5.00 acre tract described on this day, from which a ½" iron rod (set) for reference bears North 14 deg. 33 min. 26 sec. East – 30.98 ft.;

THENCE in a northeasterly direction across Tract 28 and with the easterly lines of the 5.00 acre tract as follows:

- 1.) North 14 deg. 33 min. 26 sec. East a distance of 323.14 ft. to a ½" iron rod (set) in a fence,
- 2.) North 37 deg. 11 min. 13 sec. East a distance of 28.55 ft. to a ½" iron rod (set) at a fence break,
- 3.) North 11 deg. 32 min. 57 sec. East a distance of 116.13 ft. to a ½" iron rod (set) at a fence break,
- 4.) North 20 deg. 13 min. 40 sec. East a distance of 83.22 ft. to a ½" iron rod (set) at a fence break and
- 5.) North 00 deg. 01 min. 21 sec. East a distance of 491.28 ft. to a ½" iron rod (set) for the Northeast corner of same and being an ell corner of this tract;

THENCE North 89 deg. 58 min. 01 sec. West continuing across Tract 28 and with the North line of the 5.00 acre tract, a distance of 254.52 ft. to a ½" iron rod (set) for the Northwest corner of same, the westerly Southwest corner of this tract, in the apparent West line of Tract 28 and being in the apparent East line of Tract 27;

THENCE North 00 deg. 01 min. 02 sec. East with the apparent West line of Tract 28 and the apparent East line of Tract 27, a distance of 502.57 ft. to a ½" iron rod (found) for the apparent Northeast corner of same, the apparent Northwest corner of Tract 28 and being in the apparent South line of Tract 41 of the Moody Land Company, Section II recorded in Cabinet B, Envelope 123 of the Plat Records of Freestone County, Texas;

THENCE in a southeasterly direction with the North line of Tract 28, the apparent South line of Tract 41 and Tract 42 as follows:

- 1.) South 89 deg. 33 min. 24 sec. East a distance of 63.75 ft. to a ½" iron rod (found) and
- 2.) South 89 deg. 52 min. 06 sec. East a distance of 513.69 ft. to a ½" iron rod (found) for the Northeast corner of Tract 28 and being the Northwest corner of said Tract 29;

THENCE South 00 deg. 04 min. 45 sec. West with the East line of Tract 28 and the West line of Tract 29, a distance of 1,520.43 ft. to the point of beginning and containing **15.13 acres** of land of which 0.32 acre lies in County Road No. 506.

The bearings recited herein are based on the East line of Tract 28 of the Moody Land Company, Section I recorded in Cabinet B, Envelope 122 of the Plat Records of Freestone 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
Firm Registration No. 10082500
June 26, 2022
Job No. 22-060a
Plat accompanies legal description

