

**Williford Land Surveying**  
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**Legal Description**

Andres Telano Survey, Abstract No. 605  
Freestone County, Texas

**14.85 Acres**

All that certain lot, tract or parcel of land, part of the Andres Telano Survey, Abstract No. 605, Freestone County, Texas being all of that certain called 14.85 acre tract described in a deed David W. Tarrant and wife, Martha Tarrant from Repo Liquidator's, Inc. on February 26, 2019 in Document No. 2019-0749 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) for the most easterly corner of the above mentioned 14.85 acre Tarrant tract, the South corner of a called 13.665 acre tract conveyed to Richard E. Slater and Hannah M. Slater in Volume 1570, Page 556 and being in the Northwest line of Farm to Market Highway No. 489, from which a 5/8" iron rod (found) for the East corner of the 13.665 acre Slater tract bears North 53 deg. 53 min. 23 sec. East – 240.00 ft.;

THENCE South 53 deg. 53 min. 23 sec. West with the easterly Southeast line of the 14.85 acre Tarrant tract and with the Northwest line of Farm to Market Highway No. 489, a distance of 28.29 ft. to the southerly Southeast corner of the 14.85 acre Tarrant tract, from which a 5/8" iron rod (found) at a pipe fence corner bears South 85 deg. 37 min. 55 sec. West – 2.03 ft. and a ½" pipe (found) for the easterly Southeast corner of a called 37.355 acre tract conveyed to Ronald H. Theiss and Carol Jean Theiss, Co-Trustees of the Ronald H. Theiss and Carol Jean Theiss Revocable Living Trust in Volume 1466, Page 489 bears South 53 deg. 53 min. 23 sec. West – 57.95 ft.;

THENCE South 85 deg. 37 min. 55 sec. West with the South line of the 14.85 acre Tarrant tract and the easterly North line of the 37.355 acre Theiss tract, a distance of 584.12 ft. to a 3/8" iron rod (found) bent for an ell corner of same and being the Southwest corner of the 14.85 acre Tarrant tract;

THENCE North 28 deg. 31 min. 09 sec. West with the Southwest line of the 14.85 acre Tarrant tract and the northerly Northeast line of the 37.355 acre Theiss tract, a distance of 1,675.48 ft. to a ½" square iron (found) at a fence corner for the North corner of same, the West corner of the 14.85 acre Tarrant tract and being in the occupied Southeast line of a called 106 ½ acre tract Lowry Lynn Lane et al tract described in Volume 1741, Page 276;

THENCE North 59 deg. 03 min. 42 sec. East with the Northwest line of the 14.85 acre Tarrant tract and with or near the Southeast line of the 106 ½ acre Lane tract, a distance of 178.61 ft. to a 5/8" iron rod (found) at a fence corner for the North corner of the 14.85 acre Tarrant tract and being the West corner of said 13.665 acre Slater tract;

THENCE South 39 deg. 47 min. 54 sec. East with the Northeast line of the 14.85 acre Tarrant tract and the Southwest line of the 13.665 acre Slater tract, a distance of 1,956.05 ft. to the place of beginning and containing **14.85 acres** of land.

The bearings recited herein are based on G.P.S. observation.

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  
August 23, 2023  
Job No. 23-107 Book: 2019A/25  
Plat accompanies legal description

