

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
For Brick Edward Sullivan
Pedro Varela XI League Grant, Abstract No. 30
Limestone County, Texas

5.95 Acres

All that certain lot, tract or parcel of land, part of the Pedro Varela XI League Grant, Abstract No. 30, Limestone County, Texas, being all of that certain called 5.980 acre tract described in a deed to Brick Edward Sullivan and Alyssa Sullivan from Sullivan Pipeline Maintenance Contractors, Inc. on October 8, 2015 in Document 2015-4195 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) for the most easterly corner of the above mentioned 5.980 acre Sullivan tract, at or near a northerly corner of a called access easement described in Document No. 2022-0320, at or near a northerly corner of a 7.85 acre tract described in Document No. 2021-0667, in the South right-of-way of U.S. Highway No. 84 and being in a curve;

THENCE South 48 deg. 05 min. 37 sec. West with the Southeast line of the 5.980 acre Sullivan tract, with or near the Northwest line of the access easement described in Document No. 2022-0320, with or near the Northwest line of the 7.85 acre tract and with an apparent Northwest line of a called 83.404 acre tract conveyed to John Robert Barham, Jr. in Volume 845, Page 634, a distance of 1,017.30 ft. to a ½" iron rod (set) which replaces a 60d nail (found) in a creek for the South corner of the 5.980 acre Sullivan tract and being the apparent most easterly corner of the residue of a called 9.25 acre tract conveyed to Marian Abner Eldridge in Volume 354, Page 296;

THENCE with the westerly lines of the 5.980 acre Sullivan tract, the easterly lines of the residue of the 9.25 acre Eldridge tract and with the center of a creek as follows:

- 1.) North 20 deg. 09 min. 01 sec. West a distance of 13.09 ft. to a corner,
- 2.) North 03 deg. 48 min. 22 sec. East a distance of 22.31 ft. to a corner,
- 3.) North 56 deg. 02 min. 57 sec. West a distance of 14.74 ft. to a corner,
- 4.) North 33 deg. 52 min. 30 sec. West a distance of 12.83 ft. to a corner,
- 5.) North 56 deg. 04 min. 28 sec. East a distance of 26.21 ft. to a corner,
- 6.) North 02 deg. 31 min. 20 sec. West a distance of 15.07 ft. to a corner,
- 7.) North 19 deg. 45 min. 05 sec. West a distance of 10.42 ft. to a corner,
- 8.) North 49 deg. 38 min. 29 sec. West a distance of 33.08 ft. to a corner,
- 9.) North 43 deg. 16 min. 59 sec. West a distance of 9.79 ft. to a corner,
- 10.) North 26 deg. 32 min. 43 sec. West a distance of 22.15 ft. to a corner,
- 11.) North 23 deg. 43 min. 14 sec. West a distance of 20.57 ft. to a corner,
- 12.) North 05 deg. 07 min. 35 sec. West a distance of 53.07 ft. to a corner,
- 13.) North 10 deg. 11 min. 31 sec. West a distance of 25.03 ft. to a corner,
- 14.) North 34 deg. 24 min. 55 sec. West a distance of 36.42 ft. to a corner,
- 15.) North 04 deg. 44 min. 06 sec. East a distance of 15.05 ft. to a corner,
- 16.) North 36 deg. 40 min. 19 sec. East a distance of 28.36 ft. to a corner,
- 17.) North 48 deg. 08 min. 14 sec. East a distance of 17.77 ft. to a corner,
- 18.) North 17 deg. 32 min. 56 sec. East a distance of 15.91 ft. to a corner,
- 19.) North 33 deg. 30 min. 24 sec. West a distance of 14.30 ft. to a corner,
- 20.) North 68 deg. 35 min. 38 sec. West a distance of 29.28 ft. to a corner,
- 21.) North 44 deg. 08 min. 20 sec. West a distance of 25.32 ft. to a corner,
- 22.) North 07 deg. 17 min. 53 sec. West a distance of 16.59 ft. to a corner,

- 23.) North 44 deg. 51 min. 15 sec. West a distance of 13.06 ft. to a corner,
- 24.) South 88 deg. 12 min. 59 sec. West a distance of 18.35 ft. to a corner,
- 25.) South 53 deg. 12 min. 41 sec. West a distance of 25.05 ft. to a corner,
- 26.) South 79 deg. 50 min. 24 sec. West a distance of 20.94 ft. to a corner,
- 27.) North 64 deg. 23 min. 26 sec. West a distance of 16.12 ft. to a corner,
- 28.) North 03 deg. 40 min. 41 sec. West a distance of 41.23 ft. to a corner,
- 29.) North 35 deg. 22 min. 08 sec. West a distance of 18.75 ft. to a corner,
- 30.) North 73 deg. 05 min. 14 sec. West a distance of 37.54 ft. to a corner,
- 31.) South 68 deg. 34 min. 12 sec. West a distance of 42.11 ft. to a corner,
- 32.) South 81 deg. 14 min. 15 sec. West a distance of 30.69 ft. to a corner,
- 33.) South 78 deg. 23 min. 08 sec. West a distance of 67.65 ft. to a corner,
- 34.) North 72 deg. 11 min. 02 sec. West a distance of 26.65 ft. to a corner,
- 35.) South 63 deg. 25 min. 17 sec. West a distance of 26.28 ft. to a corner and
- 36.) North 63 deg. 40 min. 16 sec. West a distance of 23.01 ft. to a railroad spike (set) for a North corner of same, the West corner of the 5.980 acre Sullivan tract and being in the center of County Road No. 474;

THENCE North 52 deg. 17 min. 24 sec. East with the westerly Northwest line of the 5.980 acre Sullivan tract and the centerline projection of County Road No. 474, a distance of 105.38 ft. to a 1/2" iron rod (set) for the Northwest corner of the 5.980 acre Sullivan tract, in the Southeast edge of County Road No. 474 and being in the South right-of-way of said U.S. Highway No. 84;

THENCE North 81 deg. 47 min. 58 sec. East with the westerly North line of the 5.980 acre Sullivan tract and the South right-of-way of U.S. Highway No. 84, a distance of 566.32 ft. to a concrete right-of-way monument (found) for the p.c. of a curve to the left;

THENCE in a northeasterly direction with the easterly North line of the 5.980 acre Sullivan tract, the South right-of-way of U.S. Highway No. 84 and said curve to the left, a distance of 564.57 ft. which has a radius of 5,789.58 ft. and a long chord bearing and distance of North 79 deg. 02 min. 05 sec. East - 564.35 ft. to the point of beginning and containing **5.95 acres** of land.

The bearings recited herein are based on the State Plane Coordinate System, Texas Central Zone NAD 1983.

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
September 9, 2022
Job No. 22-098
Plat accompanies legal description

