

WILLIFORD LAND SURVEYING

FIRM REGISTRATION NO. 10082500
 P.O. BOX 1266 MEXIA, TEXAS 76667
 TELEPHONE: (254)-747-2331

SHOWING
**LOT 15B OF THE YAUPON SUBDIVISION
 OF LAKE MEXIA, PART OF THE PEDRO VARELA
 XI LEAGUE GRANT, A - 30,
 LIMESTONE COUNTY, TEXAS**

DRAWN BY:	C. WILLIFORD	CHECKED BY:	*****
DATE:	JULY 15, 2024	FIELD BOOK:	*****
SCALE:	1" = 40 FT.	JOB NO.:	24-098

Course	Bearing	Distance
L-1	S 10°03'09" E	30.79'
L-2	S 18°10'21" E	22.72'
L-3	S 31°59'06" E	48.40'
L-4	S 06°16'52" E	21.40'
L-5	S 20°18'34" W	26.69'

FARM TO MARKET HIGHWAY NO. 2681
 100 FT. RIGHT-OF-WAY WIDTH

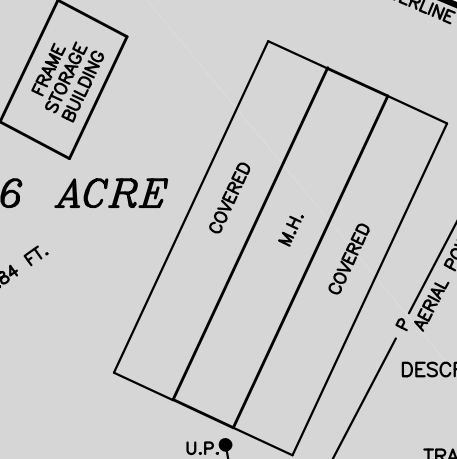
1/2" CORNER FROM WHICH A
 1/2" IRON ROD FOUND BEARY
 S 67°16'38" E - 1.59 FT.

- 15A -
 TRANSFER OF LEASEHOLD ESTATE
 CALL: LOT 15A OF THE YAUPON SUBDIVISION
 OF LAKE MEXIA
 J. GRAHAM AND P. GRAHAM TO
 BOBBY WAYNE SUNDAY
 VOLUME 692, PAGE 591
 (D.R.L.C.T.)

CORNER FROM WHICH A
 1/2" IRON ROD FOUND
 BEARS N 72°27'25" W - 0.84 FT.

- 16 -
 YAUPON SUBDIVISION
 PLAT NO. 243
 (P.R.L.C.T.)

0.66 ACRE



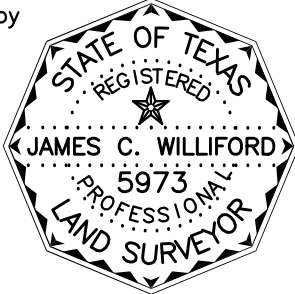
LOT 15B OF
 THE YAUPON SUBDIVISION
 DESCRIBED IN VOLUME 692, PAGE 672

- 15B -
 TRANSFER OF LEASEHOLD ESTATE
 CALL: LOT 15B OF THE YAUPON SUBDIVISION
 OF LAKE MEXIA
 VERA JO HANCOCK TO
 KELLY BAKER
 DOCUMENT NO. 2024-0000603
 (R.P.R.L.C.T.) SEPTEMBER 20, 2023

**PEDRO VARELA XI
 LEAGUE GRANT A-30**

LAKE MEXIA

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

JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973

PROPERTY LOCATED AT: 475 FM 2681
 MEXIA, TEXAS 76667
 A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
 BEARINGS ORIENTED TO THE STATE PLANE COORDINATE
 SYSTEM, NAD 1983, TEXAS CENTRAL ZONE.
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF
 A TITLE COMMITMENT. NO ABSTRACTING FOR EASEMENTS
 AND/OR RIGHTS-OF-WAY WAS PERFORMED.