

Williford Land Surveying
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Legal Description

Pedro Varela XI League Grant, Abstract No. 30
Limestone County, Texas

0.66 Acre

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 Lot 15B of the Yaupon Subdivision of Lake Mexia conveyed to Kelly Baker from Verna Jo Hancock in a Transfer of Leasehold Estate on September 20, 2023 in Document No. 2024-0000603 of the Real Property Records of Limestone County, Texas same being all of Lot 15B of the Yaupon Subdivision described in Volume 692, Page 672 of the Deed Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at the Southwest corner of the above mentioned Lot 15B, the Northwest corner of Lot 16 of the Yaupon Subdivision of Lake Mexia recorded as Plat No. 243 of the Plat Records of Limestone County, Texas and being in the East right-of-way of Farm to Market Highway No. 2681, from which a busted concrete right-of-way monument (found) bears South 19 deg. 10 min. 22 sec. West – 395.78 ft., a concrete right-of-way monument (found) bears South 19 deg. 10 min. 22 sec. West – 995.73 ft. and a ½” iron rod (found) at the edge of a rock drive bears North 72 deg. 27 min. 25 sec. West – 0.84 ft.;

THENCE North 19 deg. 10 min. 22 sec. East with the West line of Lot 15B and the East line of Farm to Market Highway No. 2681, a distance of 139.44 ft. to the Northwest corner of same and being the Southwest corner of a called Lot 15A conveyed to Bobby Wayne Sunday in a Transfer of Leasehold Estate in Volume 692, Page 591, from which a ½” iron rod (found) bent bears South 67 deg. 16 min. 38 sec. East – 1.59 ft.;

THENCE South 67 deg. 16 min. 38 sec. East with the North line of Lot 15B, the South line of Lot 15A and with the center of an aerial powerline, a distance of 177.24 ft. to a ½” iron rod (set) for the Northeast corner of Lot 15B and being in the West line of Lake Mexia;

THENCE in a southerly direction with the East lines of Lot 15B and the West contour lines of Lake Mexia as follows:

- 1.) South 10 deg. 03 min. 09 sec. East a distance of 30.79 ft. to a corner,
- 2.) South 18 deg. 10 min. 21 sec. East a distance of 22.72 ft. to a corner,
- 3.) South 31 deg. 59 min. 06 sec. East a distance of 48.40 ft. to a corner,
- 4.) South 06 deg. 16 min. 52 sec. East a distance of 21.40 ft. to a corner and
- 5.) South 20 deg. 18 min. 34 sec. West a distance of 26.69 ft. to a ½” iron rod (found) for the Southeast corner of Lot 15B and being the Northeast corner of said Lot 16;

THENCE North 72 deg. 27 min. 25 sec. West with the South line of Lot 15B and the North line of Lot 16, a distance of 252.19 ft. to the point of beginning and containing **0.66 acre** of land.

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

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
Firm Registration No. 10082500
Registered Professional Land Surveyor No. 5973
July 15, 2024
Job No. 24-098
Plat accompanies legal description

