

Williford Land Surveying
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Clint Williford RPLS#5973

Legal Description

G.W. Rainer Survey, Abstract No. 761
City of Buffalo
Leon County, Texas

24.98 Acres

All that certain lot, tract or parcel of land, part of the G.W. Rainer Survey, Abstract No. 761, City of Buffalo, Leon County, Texas, being all of that certain called 24.93 acre tract described in a deed to Martin L. Housler and Dawn M. Housler from Paul L. Mauceli and Mildred J. Mauceli on August 27, 2010 in Volume 1443, Page 49 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 4" x 4" concrete monument (found) for the North corner of the above mentioned 24.93 acre Housler tract, the occupied North corner of the G.W. Rainer Survey, Abstract No. 761, the East corner of a called Tract 22 of Jennifer Estates recorded in Envelope 188B of the Map Records of Leon County, Texas, an angle corner of Tract 34 of said Jennifer Estates and being an occupied ell corner of the S.M. Willingham Survey, Abstract No. 1122;

THENCE South 22 deg. 54 min. 53 sec. East with the Northeast line of the 24.93 acre Housler tract, with or near the Northeast line of the G.W. Rainer Survey, the southerly Southwest line of Tract 34 of Jennifer Estates and with or near the southerly Southwest line of the S.M. Willingham Survey, a distance of 617.79 ft. to a 4" x 4" concrete monument (found) at a fence corner for the South corner of Tract 34 of Jennifer Estates, the most westerly corner of a called 173.4 acre tract conveyed to Charlcie Faye Casey in Volume 1086, Page 923, the North corner of a called 15.09 acre Tract I conveyed to Felix Carrillo and Karina Guzman in Volume 1587, Page 618 and being the Southeast corner of the 24.93 acre Housler tract;

THENCE in a southwesterly direction with the southerly lines of the 24.93 acre Housler tract and the northerly lines of the 15.09 acre Carrillo tract as follows:

- 1.) South 41 deg. 39 min. 29 sec. West a distance of 437.61 ft. to a ½" iron rod (found) at an h-brace post,
- 2.) South 83 deg. 28 min. 11 sec. West a distance of 47.94 ft. to a ½" iron rod (found) at an h-brace post,
- 3.) South 76 deg. 00 min. 16 sec. West a distance of 328.02 ft. to a ½" iron rod (found) in a fence and
- 4.) South 70 deg. 32 min. 29 sec. West a distance of 507.26 ft. to the West corner of same, the South corner of the 24.93 acre Housler tract, in Golden Acres (not the center) and being in the center of a 60 ft. wide road and utility easement described in said Volume 1443, Page 49, from which a ½" iron rod (found) capped "RPLS 5973" bears North 70 deg. 32 min. 29 sec. East - 32.41 ft.;

THENCE in a northwesterly direction with the Southwest lines of the 24.93 acre tract, with the center of the 60 ft. wide road and utility easement and generally with Golden Acres as follows:

- 1.) North 41 deg. 40 min. 44 sec. West a distance of 26.59 ft. to a corner,
- 2.) North 59 deg. 27 min. 03 sec. West a distance of 383.87 ft. to a corner,
- 3.) North 55 deg. 43 min. 28 sec. West a distance of 212.76 ft. to a corner and
- 4.) North 52 deg. 47 min. 23 sec. West a distance of 207.88 ft. to the West corner of the 24.93 acre Housler tract, from which an angle iron (found) at a fence corner bears North 67 deg. 08 min. 04 sec. East - 34.61 ft.;

THENCE in a northeasterly direction with the Northwest lines of the 24.93 acre Housler tract, with or near the Northwest line of said G.W. Rainer Survey, with the Southeast line of a called 2.98 acre tract conveyed to Ryan Byrd and Carol Ann Byrd in Volume 1307, Page 417, the Southeast line of Tract 21 and Tract 22 of said Jennifer Estates and with or near a Southeast line of said S.M. Willingham Survey as follows:

- 1.) North 67 deg. 08 min. 04 sec. East a distance of 203.19 ft. to a 1/2" iron rod (found) and
- 2.) North 66 deg. 24 min. 03 sec. East a distance of 1,524.44 ft. to the point of beginning and containing **24.98 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
December 12, 2021
Job No. 21-136
Plat accompanies legal description

