

Williford Land Surveying
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Clint Williford RPLS#5973

Legal Description

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

10.00 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 part of that certain called 70.948 acre Third Tract described in a deed to Benjie Reed from Larry Wayne Speights and wife, Johanna Speights on September 27, 2021 in Document No. 2021-4480 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1" pipe (found) for the South corner of the above mentioned 70.948 acre Reed tract, the West corner of a called 80.03 acre tract conveyed to Sandra Beil and William Glenn Hendrix in Document No. 2012-3123 and being in the Northeast line of Farm to Market Highway No. 3119;

THENCE in a northwesterly direction with the Southwest line of the 70.948 acre Reed tract and the Northeast line of Farm to Market Highway No. 3119 as follows:

- 1.) North 38 deg. 31 min. 26 sec. West a distance of 3.03 ft. to a busted concrete right-of-way monument (found) and
- 2.) North 35 deg. 36 min. 27 sec. West a distance of 222.95 ft. to a ½" iron rod (set) for the West corner of this tract, from which a busted concrete right-of-way monument (found) bears North 35 deg. 36 min. 27 sec. West – 177.78 ft.;

THENCE North 54 deg. 50 min. 33 sec. East across the 70.948 acre Reed tract, a distance of 1,928.09 ft. to a ½" iron rod (set) 15 ft. Southwest of a fence for the North corner of this tract, in the Northeast line of the 70.948 acre Reed tract and being in the apparent Southwest line of a called 162 acre First Tract conveyed to Desni Lynn Cox et al in Document No. 2020-2742, from which a 1" pipe (found) for the North corner of the 70.948 acre Reed tract bears North 35 deg. 26 min. 04 sec. West – 1,462.14 ft.;

THENCE South 35 deg. 26 min. 04 sec. East with the Northeast line of the 70.948 acre Reed tract and the apparent Southwest line of the 162 acre Cox tract, a distance of 225.97 ft. to a pipe fence corner (found) for the occupied South corner of same, the occupied East corner of the 70.948 acre Reed tract and being in the occupied Northwest line of said 80.03 acre Beil and Hendrix tract;

THENCE South 54 deg. 50 min. 33 sec. West with the Southeast line of the 70.948 acre Reed tract and the apparent Northwest line of the 80.03 acre Beil and Hendrix tract, a distance of 1,927.25 ft. to the point of beginning and containing **10.00 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 27, 2021
Job No. 21-123A
Plat accompanies legal description



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

FOUND BUSTED
CONCRETE R.O.W. MONUMENT

FARM TO MARKET HIGHWAY 3119

CALL: 70.948 ACRE THIRD TRACT
LARRY WAYNE SPEIGHTS AND WIFE,
JOHANNA SPEIGHTS TO BENJIE REED,
DOCUMENT NO. 2021-4480 (R.P.R.L.C.T.),
SEPTEMBER 27, 2021



CALL: 80.03 ACRES
LOUISE B. HENDRIX TO
LOUISE B. HENDRIX & WILLIAM GLENN HENDRIX
DOCUMENT NO. 2012-3123 (R.P.R.L.C.T.),
AUGUST 8, 2012

10.00 ACRES

TIN BARN

TIN BARN

N 54°50'33"E

FOUND BUSTED
CONC. R.O.W. MONUMENT
N 38°31'26"W 3.03'
FOUND 1" PIPE

222.95'

SET 1/2" IRON ROD
N 35°36'27"W 177.78'

SET 1/2" IRON ROD
S 35°26'04"E 225.97'
FOUND PIPE FENCE CORNER
1928.09'

1927.25'

CALL: 162 ACRE FIRST TRACT
PATRICIA LOUISE QUARES TO
PATRICIA LOUISE QUARES, ERIC RICHARDSON,
DESMI LYNN COX, RUSSELL MRYCK RICHARDSON,
DOCUMENT NO. 2020-2742 (R.P.R.L.C.T.)

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF
A TITLE COMMITMENT. NO ABSTRACTING FOR EASEMENTS
AND/OR RIGHTS-OF-WAY WAS PERFORMED.
BEARINGS ORIENTED TO G.P.S. OBSERVATION.
A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.

WILLIFORD LAND SURVEYING

FIRM REGISTRATION NO. 10082500
P.O. BOX 1266 MEXIA, TEXAS 76667
TELEPHONE: (254)-562-2837 FAX: (254)-562-2867

SHOWING

PART OF THE PEDRO VARELA XI LEAGUE GRANT,
A - 30, LIMESTONE COUNTY, TEXAS

DRAWN BY:	C. WILLIFORD	CHECKED BY:	*****
DATE:	DECEMBER 27, 2021	FIELD BOOK:	*****
SCALE:	1" = 200 FT.	JOB NO.:	21-123A