Williford Land Surveying

710 East Commerce Street • Mexia, Texas 76667 Ph: 254-562-2837 • Fx: 254-562-2867 Clint Williford RPLS#5973

Legal Description

For Archie R. Crossland and Lisa K. Crossland Matthew Park Survey, Abstract No. 517 Freestone County, Texas

All that certain lot, tract or parcel of land, part of the Matthew Park Survey, Abstract No. 517, Freestone County, Texas, being all of that certain called 1.164 acre tract described in a deed to Archie R. Crossland and Lisa K. Crossland from Neal and Company, Inc. on October 3, 2005 and recorded in Volume 1340, Page 6 and all of that certain called 1.165 acre tract described in a deed to Archie R. Crossland and Lisa K. Crossland from Neal and Company, Inc. on May 12, 2006 and recorded in Volume 1365, Page 225 of the Official Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the Southwest corner of the above mentioned 1.164 acre tract, the Southeast corner of a called 1.164 acre tract conveyed to Terry J. Kohler and wife, Vanessa J. Kohler on June 24, 2005 in Volume 1325, Page 7 and being in the North line of Freestone County Road No. 1230;

THENCE North 00 deg. 43 min. 44 sec. East with the West line of the 1.164 acre Crossland tract and the East line of the 1.164 acre Kohler tract, a distance of 484.98 ft. to a ½" iron rod (found) for the Northeast corner of same, the Northwest corner of the 1.164 acre Crossland tract and being in the South line of a called 9.956 acre tract conveyed to Brittania Brown on February 23, 2007 in Volume 1393, Page 610;

THENCE in a southeasterly direction with the North line of the 1.164 acre Crossland tract, the North line of the above mentioned 1.165 acre tract, the South line of the 9.956 acre Brown tract and the South line of a called 5.019 acre tract conveyed to Claude W. Hogue and wife, Melva F. Hogue on September 21, 1979 in Volume 540, Page 456 as follows:

South 89 deg. 48 min. 44 sec. East a distance of 104.60 ft. to a 1/2" iron rod (found),

South 89 deg. 53 min. 58 sec. East a distance of 83.82 ft. to a 1/2" iron rod (found) and

South 89 deg. 30 min. 00 sec. East a distance of 21.00 ft. to a ½" iron rod (found) for the Northeast corner of the 1.165 acre Crossland tract and being the Northwest corner of the residue of a called 6.988 acre tract conveyed to Neal and Company, Inc. on July 15, 2003 in Volume 1243, Page 337;

THENCE South 00 deg. 39 min. 41 sec. West with the East line of the 1.165 acre Crossland tract and the West line of the residue of the 6.988 acre Neal and Company, Inc. tract, a distance of 484.50 ft. to a ½" iron rod (found) for the Southwest corner of same, the Southeast corner of the 1.165 acre Crossland tract and being in the North line of said Freestone County Road No. 1230;

THENCE in a northwesterly direction with the South line of the 1.165 acre Crossland tract, the South line of the 1.164 acre Crossland tract and the North line of Freestone County Road No. 1230 as follows: North 89 deg. 58 min. 41 sec. West a distance of 105.18 ft. to a ½" iron rod (found) and North 89 deg. 54 min. 52 sec. West a distance of 104.81 ft. to the place of beginning and containing 2.33 acres of land.

The bearings recited herein are based on the East line of a called 1.165 acre tract described in Volume 1365, Page 225 of the Official Records of Freestone County, Texas.

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

October 26, 2011

Job No. 11-120 Book: 27/15 Plat accompanies legal description

Distance Bearing Course 21.00 S 89°30'50" E

MATTHEW PARK SURVEY

CALL: 9.956 ACRES
HERBERT E. TEAGUE TO BRITTANIA BROWN
VOLUME 1393, PAGE 610 (O.R.F.C.T.) FEBRUARY 23, 2007

CALL: 5.019 ACRES
NEAL AND COMPANY, INC. TO
CLAUDE W. HOGUE AND WIFE, MELVA F. H
VOLUME 540, PAGE 456 (D.R.F.C.T.)
SEPTEMBER 21, 1979 HOGUE

OUND 1-20 ROW ROD FOUND 1/2 FRONT ROD FOIND 1/2 FOH ROD COUND S₂89°53'58 S₂83.82' 13. CROSSLAND
MAY 12, 20064\\
AAY CALL: 5.01 ACRES
CRADDOCK AND NELDA J. CRADDOCK REVOCABLE LIVING TRUST
IE 1439, PAGE 151 (O.R.F.C.T.) FEBRUARY 20, 2008 R.F.C.T. PON POD 484.95 CALL: 1.164 ACRES
NEAL AND COMPANY, INC. T
ARCHIE R. CROSSLAND ANI
LISA K. CROSSLAND
VOLUME 1340, PAGE 6 (O.R.F 50, RESIDUE OF A CALLED 6.988 ACRES CULBERTSON AND MARTHA SUE CULBERTSON TO NEAL AND COMPANY, INC. 1243, PAGE 337 (O.R.F.C.T.) JULY 15, 2003 KOHLER 24, 2005 CALL: 1.165 ACRES
NEAL AND COMPANY, INC. TC
R. CROSSLAND AND LISA K. C
365, PAGE 225 (O.R.F.C.T.) M CALL: 1.164 ACRES
NEAL AND COMPANY, INC. TO
J. KOHLER AND WIFE, VANESSA J.
1325, PAGE 7 (O.R.F.C.T.) JUNE 484.98 00°39'41"W 33 E. R. (1365, S ARCHIE METAL BLDG. GROVER H. CRADDOC VOLUME 1439, 3.4 5.2 VOLUME DECK M.H. METAL BLDG. 112 ROY ROD OUND DRIVE RON 105,18

PROPERTY LOCATED AT: 114 FREESTONE COUNTY ROAD NO. FAIRFIELD, TEXAS 758-WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.

FREESTONE

BEARINGS ORIENTED TO THE EAST LINE OF A CALLED 1.165 ACRE TRACT DESCRIBED IN VOLUME 1365, PAGE 225 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS.

PLAT OF SURVEY SHOWING PART OF THE MATTHEW PARK SURVEY. 517, FREESTONE COUNTY, TEXAS

ROAD

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.



NO



1230

00 WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. **JAMES** C.



WILLIFORD LAND SURVEYING

710 EAST COMMERCE STREET MEXIA, TEXAS 76667 TELEPHONE: (254) 562-2837 FAX: (254)-562-2867

DRAWN BY: C. WILLIFORD	CHECKED BY: ******
DATE: 10-26-2011	FLD. BOOK: 27/15
SCALE: 1" = 100'	JOB NO.: 11-120