

PEDRO VARELA A-30

R.Y. GOSWICK, SR.
CALLED 76.93 AC.
VOL. 1171 Pg. 227
L.C.D.R.

04667033

JUNIOR SMITH COODELL
PART OF CALLED 95.7 ACS.
VOL. 548, PG. 552, L.C.D.R.

(MARGARET COGDELL ET AL)

(PASTURE)

5-10-20

1/2" Iron Rod
SET AT WOOD
FENCE COR.
POST

15.00.51

S35°53'22"E

556.00'
909.4'

1/2" NON ROST SET
AT WOOD FENCE
CON. POST

N 51° 36' 57" E

ד
מ
ז
ח
מ

1629.91

1/2 1200 100
1936' SET

GOF
NAIL
FOUND
IN
RESET
1/21/2020
ROD

B' 27" W

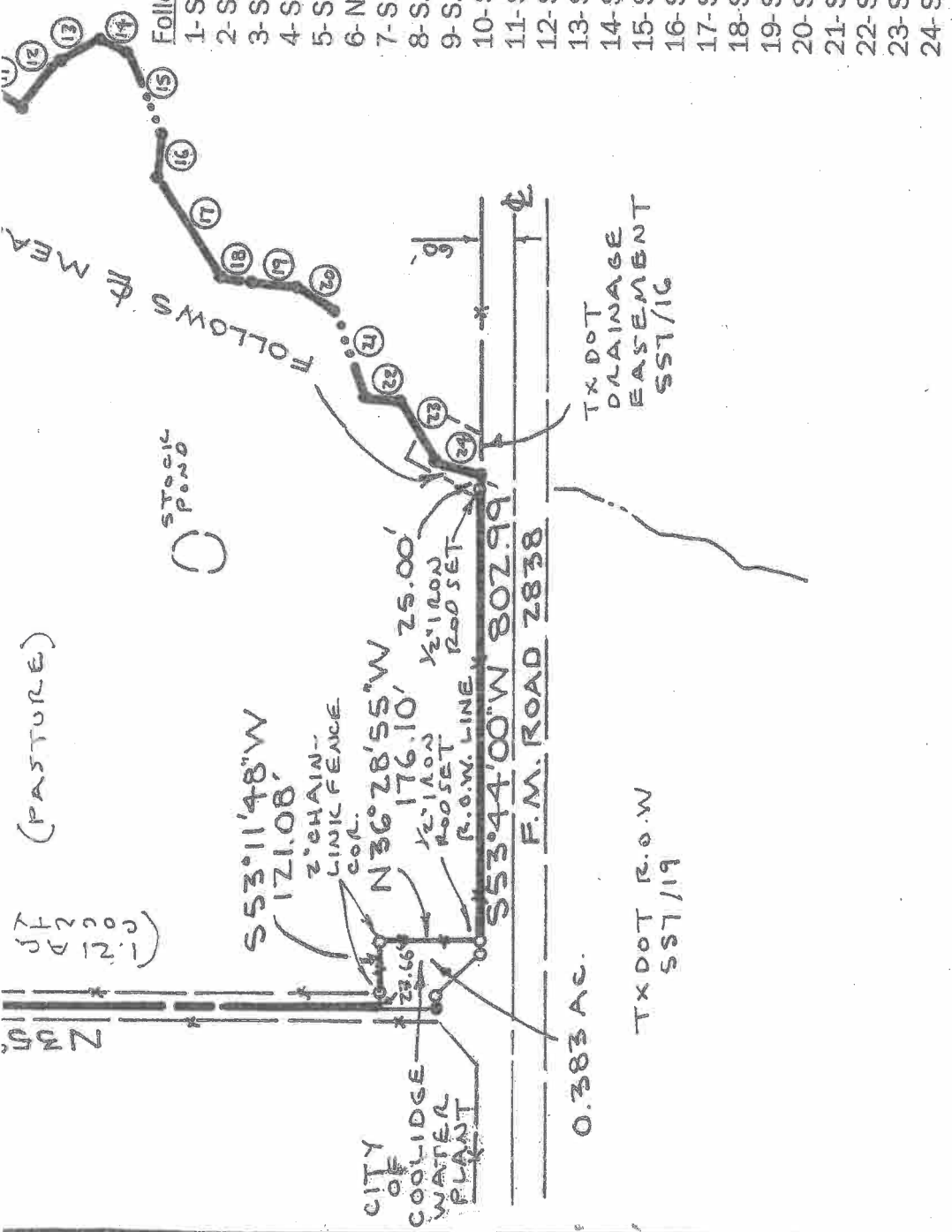
2455.06'

COUNTY ROAD LCR 300

SUBJECT TO CITY OF COOLIDGE
WATER LINE ALONG ROAD

SCALE: 1"=300'

KUSAKIO LUNA
CALLED 112.7 AC.
VOL. 1263, PG. 160
L.C.D.R.



Follows centerline meanders of Jacks Creek

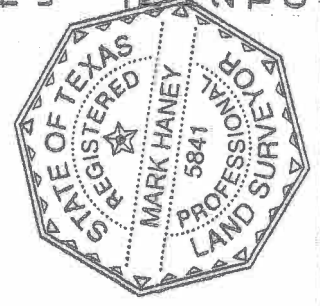
- 1-S.7°29'35"E. 123.13 ft.
- 2-S.67°06'32"E. 61.33 ft.
- 3-S.51°43'44"E. 194.45 ft.
- 4-S.24°26'50"E. 84.78 ft.
- 5-S.85°39'31"E. 175.38 ft.
- 6-N.89°04'10"E. 193.82 ft.
- 7-S.65°35'08"W. 24.00 ft.
- 8-S.26°04'09"E. 137.04 ft.
- 9-S.42°09'32"W. 206.27 ft.
- 10-S.14°37'43"W. 87.49 ft.
- 11-S.12°10'25"E. 128.00 ft.
- 12-S.87°33'08"E. 100.06 ft.
- 13-S.65°35'00"E. 76.23 ft.
- 14-S.19°08'16"E. 55.00 ft.
- 15-S.30°13'28"W. 158.00 ft.
- 16-S.66°52'48"W. 81.77 ft.
- 17-S.19°48'14"W. 208.18 ft.
- 18-S.23°03'17"E. 60.16 ft.
- 19-S.32°58'07"E. 78.90 ft.
- 20-S.7°10'00"E. 80.38 ft.
- 21-S.36°02'30"W. 160.75 ft.
- 22-S.30°47'19"E. 62.16 ft.
- 23-S.23°12'02"W. 122.82 ft.
- 24-S.13°55'53"E. 79.15 ft.

PLAT
94.66 ACRES TRACT
PEDRO VARELA SURVEY A-30
LIMESTONE COUNTY, TEXAS

BEING THAT CALLED 95.7 ACRES TRACT
DESCRIBED IN THE DEED RECORDED
IN VOL. 548, PG. 552, DEED RECORDS OF
LIMESTONE COUNTY, TEXAS (F.C.O.R.)

OWNER: Margaret Cogdell et al

The plat hereon correctly represents the facts
found from that survey made on the ground
under my supervision. Dated July 31, 2015



Mark D. Haney
Mark D. Haney, R.P.L.S. No. 5841
Haney Surveying Services

281 LCR 824 Groesbeck, Texas 76642
Tel No. 254/562-6954

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Pg. 1

Description of: 94.66 Acres, Pedro Varela Survey A-30, Limestone County, Texas
Owner: Margaret Cogdell et al

BEING a 94.66 acres tract of land situated in the Pedro Varela Survey A-30, Limestone County, Texas, and being that called 95.7 acres First Tract described in the deed to Junior Smith Cogdell et ux recorded in Vol. 548, Pg. 552, Deed Records of Limestone County, Texas (L.C.D.R.), said 94.66 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 60P nail (reset ½" iron rod) in the centerline of county road LCR 300 and the East line of the Nathaniel Bluit called 100 acres tract for the Northwest corner of said 95.7 acres tract and this tract, same being the Southwest corner of the R.Y. Goswick, Sr. called 79.15 acres tract of record in Vol. 1171, Pg. 227, L.C.D.R. from which corner a set ½" iron rod for reference in the East margin of said CR 166 at the base of a failed wood fence corner post bears N.51°36'57"E. 19.36 ft.;
THENCE N.51°36'57"E. with the North line of said 95.7 acres tract and the South line of said Goswick 79.15 acres tract, at 19.36 ft. said rod for reference, continuing along a fence, in all 1629.91 ft. to a set ½" iron rod in the West line of the R.Y. Goswick, Sr. called 76.93 acres tract of record in Vol. 1171, Pg. 227, L.C.D.R. at the base of a wood fence corner post for the Northeast corner of said 95.7 acres tract and this tract, same being the Southeast corner of said Goswick 79.15 acres tract;
THENCE S.35°53'22"E. along a fence, and with the East line of said 95.7 acres tract and the West line of said Goswick 76.93 acres tract, at 536.00 ft. the Southwest corner of said 76.93 acres tract and the Northwest corner of the Rosario Luna called 112.7 acres tract of record in Vol. 1263, Pg. 160, L.C.D.R., at 894.47 ft. a set ½" iron rod for reference on the North bank of Jacks Creek at the base of a wood fence corner post, in all 909.47 ft. to a point in the centerline of said Jacks Creek for a corner in East line of said 95.7 acres tract and this tract, same being a corner in the West line of said Luna tract;
THENCE with the centerline of said Jacks Creek, the East line of said 95.7 acres tract and the West line of said Luna tract as follows S.7°29'35"E. 123.13 ft., S.67°06'32"E. 61.33 ft., S.51°43'44"E. 194.45 ft., S.24°26'50"E. 84.78 ft., S.85°39'31"E. 175.38 ft., N.89°04'10"E. 193.82 ft., S.65°35'08"W. 24.00 ft., S.26°04'09"E. 137.04 ft., S.42°09'32"W. 206.27 ft., S.14°37'43"W. 87.49 ft., S.12°10'25"E. 128.00 ft., S.87°33'08"E. 100.06 ft., S.65°35'00"E. 76.23 ft., S.19°08'16"E. 55.00 ft., S.30°13'28"W. 158.00 ft., S.66°52'48"W. 81.77 ft., S.19°48'14"W. 208.18 ft., S.23°03'17"E. 60.16 ft., S.32°58'07"E. 78.90 ft., S.7°10'00"E. 80.38 ft., S.36°02'30"W. 160.75 ft., S.30°47'19"E. 62.16 ft., S.23°12'02"W. 122.82 ft. and S.13°55'53"E. 79.15 ft. to a point in the centerline of said Big Creek and the North right of way line of F.M. Road 2838 for the Southeast corner of said 95.7 acres tract and this tract, same being the Southwest corner of said Luna tract, from which corner a set ½" iron rod for reference on the West bank of said creek bears S.53°44'00"W. 25.00 ft.;

Description of: 94.66 Acres, Pedro Varela Survey A-30, Limestone County, Texas
Owner: Margaret Cogdell et al

THENCE S.53°44'00"W. (TxDOT- basis of bearing) 802.99 ft. with the North line of said F.M. Road 2838 and the residual South line of said 95.7 acres tract to a set ½" iron rod for the Southwest corner of this tract, same the Southeast corner of a tract reserved for the City of Coolidge water plant facility (currently a part of said 95.7 acres tract), from which corner of 2" chain-link fence corner post bears N.36°29'09"W. 4.11 ft.;

THENCE N.36°29'09"W. at 4.11 ft. said chain-link fence corner, continuing with a chain-link fence of said water plant, in all 176.10 ft. to a 2" chain-link fence corner post for the Northeast corner of said water plant and an ell corner in the West line of this tract;

THENCE S.53°11'48"W. with a chain-link fence of said water plant, at 97.42 ft. a 2" chain-link fence corner post, in all 121.08 ft. to a point in the centerline of said LCR 300, the West line of said 95.7 acres tract and the East line of the John Robert Barham Estate called 48.46 acres tract of record in Vol. 1024, Pg. 18, L.C.D.R. for the Northwest corner of said water plant and an ell corner in the West line of this tract;

THENCE N.35°58'27"W. 2455.06 ft. with the centerline of said LCR 300, the West line of said 95.7 acres tract, and the East line of said Barham and Bluittr tracts to the point of BEGINNING, containing 94.66 acres, of which 1.21 acres lie within county road LCR 300.

The foregoing description was prepared from that plat dated July 31, 2015 that represents the facts found from that survey made on the ground under my supervision.

Mark D. Haney
Mark D. Haney, R.P.L.S. No. 5841
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