

**TRACT No. 6**

**METES AND BOUNDS DESCRIPTION**

**23.58 ACRES of LAND**

**PEDRO VARELA ELEVEN LEAGUE GRANT, ABSTRACT No. 30**

**LIMESTONE COUNTY, TEXAS**

**BEING** 23.58 acres of land, situated in the Pedro Varela Eleven League Grant, Abstract No. 30, Limestone County, Texas, being all of those certain Tract 1, Tract 2, and Tract 3 described in Texas Warranty Deed from Shelli Nabors to Elegment Dream Acres Inc., as recorded in Document # 2022-0001095 of the Official Public Records of Limestone County, Texas, and being part of that certain called 218.15 acre tract described in Warranty Deed with Vendor's Lien from Patty Murphy Moncus and Joshua Miller to Elegment Dream Acres Inc., as recorded in Document # 2022-0000551 of the Official Public Records of Limestone County, Texas, said 23.58 acres of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" steel rod found at a Southeast corner of the herein described tract, and being at an angle corner in an east line of the above referenced 218.15 acre tract, and being in the west line of that certain called 138.61 acre tract described in Warranty Deed from Sally Murphy Davison, et al. to County of Limestone Texas and the City of Mexia, as recorded in Volume 593, Page 972 of the Public Records of Limestone County, Texas, from which a t-iron in broken concrete at the base of an old wooden fence post found at a southeast corner of said 218.15 acre tract bears South 07°15'54" West at 4818.85 feet;

**THENCE** North 85°35'23" West, over and across the above mentioned 218.15 acre tract, for a distance of 30.04 feet to an "Ell" corner of same, and being at a Southwest corner of the herein described tract, and being at the southeast corner of that certain called 15.64 acres described in Warranty Deed with Vendor's Lien from Georgia Marie Hayes to Alicia Hayes, as recorded in Document No. 2020-0005179 of the Public Records of Limestone County, Texas;

**THENCE** North 07°15'07" East, for a distance of 642.08 feet to spike set in the base of a hackberry tree found at an Ell corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at the northeast corner of the above referenced 15.64 acre tract;

**THENCE** North 83°33'38" West, for a distance of 275.33 feet to a 1/2" steel rod found at a southwest corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at a southeast corner of that certain called 15.07 acres described in Warranty Deed with Vendor's Lien from Annie Mae Murphy Freeland to

Henry A. Commiskey and wife, Mary Lain Commiskey, as recorded in Volume 795, Page 5 of the Public Records of Limestone County, Texas;

**THENCE** North 00°30'49" West, for a distance of 701.04 feet to a 6" wood fence corner found at an angle corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at a northeast corner of the above referenced 15.07 acre tract;

**THENCE** South 75°54'25" West, for a distance of 600.99 feet to a 1/2" steel rod found at a southwest corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at an ell corner of the above mentioned 15.07 acre tract;

**THENCE** North 15°42'00" West, at a distance of 116.96 feet pass the centerline of gravel road called: Easement described in Warranty Deed with Vendor's Lien from Annie Mae Murphy Freeland to Henry A. Commiskey and wife, Mary Lain Commiskey, as recorded in Volume 795, Page 5 of the Public Records of Limestone County, Texas, and continue in all for a distance of 126.60 feet to a 1/2" steel rod found at a northwest corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at an ell corner of the above mentioned 15.07 acre tract;

**THENCE** North 74°28'08" East, for a distance of 80.64 feet to a 4" pipe post found at an angle corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at an angle corner in the south line of that certain called 1.62 acres described in Warranty Deed with Vendor's Lien from Annie Mae Murphy Freeland to Henry A. Commiskey and wife, Mary Lain Commiskey, as recorded in Volume 795, Page 5 of the Public Records of Limestone County, Texas;

**THENCE** North 71°23'51" East, for a distance of 94.11 feet to a 4" pipe fence corner found at an angle corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at an angle corner of the above referenced 1.62 acre tract;

**THENCE** North 67°49'22" East, for a distance of 85.00 feet to a 4" pipe fence corner found at an angle corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at the southeast corner of the above mentioned 1.62 acre tract;

**THENCE** North 28°59'05" West, for a distance of 125.26 feet to a bent 4" pipe fence corner found at the northwest corner of the above referenced Tract 3, and being at a northwest corner of the herein described tract, and being at the northeast corner of the said 1.62 acre tract;

**THENCE** North 57°31'27" East, for a distance of 461.71 feet to a 1/2" steel rod found at the northeast corner of the above mentioned Tract 3, and being at an angle corner of the herein described tract;

**THENCE** North 12°30'52" West, for a distance of 548.94 feet to a 6" cedar fence corner found at a northwest corner of said 218.15 acre tract, and being at the same for the herein described tract;

**THENCE** North 53°44'37" East, with a northwest line of said 218.15 acre tract, for a distance of 554.47 feet to a 1/2" steel rod with cap marked "CANYON" set at the North corner of the herein described tract;

**THENCE** South 28°26'15" East, over and across said 218.15 acre tract, for a distance of 478.12 feet to a 4" pipe fence corner found at an Ell corner of same, and being at a northeast corner of the herein described tract, and being at the northwest corner of that certain called 15.05 acres described in Correction Deed from Patty Murphy Moncus and Joshua Miller to Limestone County, as recorded in Volume 1185, Page 228 of the Public Records of Limestone County, Texas;

**THENCE** South 07°12'46" West, with the west line of the above referenced 15.05 acre tract, for a distance of 827.88 feet to a 1/2" steel rod found at a southeast corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at the northeast corner of that certain Tract I: called 0.41 acres, more or less, described in General Warranty Deed from Patty Murphy Moncus and Joshua Miller to Limestone County, as recorded in Volume 1228, Page 185 of the Public Records of Limestone County, Texas;

**THENCE** North 82°16'08" West, for a distance of 97.82 feet to a 1/2" steel rod found at an Ell corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at the northwest corner of the above referenced Tract I;

**THENCE** South 07°53'11" West, for a distance of 179.35 feet to a 1/2" steel rod found at an Ell corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at the southwest corner of the above mentioned Tract I;

**THENCE** South 81°57'03" East, for a distance of 99.94 feet to a 1/2" steel rod found at a northeast corner of said 218.15 acre tract, and being at the same for the herein described tract, and being at the southeast corner of the above referenced Tract I, and being in the west line of above mentioned 138.61 acre tract, from which a 1/2" steel rod in concrete found at the northwest corner of same bears North 01°00'11" West at 6.65 feet;

**THENCE** South 07°21'22" West, with the west line of said 138.61 acre tract, for a distance of 600.48 feet to a 1/2" steel rod found at an angle corner of said 218.15 acre tract, and being at the same for the herein described tract;

**THENCE** South 07°15'07" West, with the west line of said 138.61 acre tract, for a distance of 641.01 feet back to the place of beginning and containing 23.58 acres of land.

The bearings hereon are grid and based on the State Plane Coordinate System of 1983, Texas Central, Zone (4203), NAD 83.

See plat of survey prepared on even date.

I, Canyon Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the months of December 2021, January & March 2022.

GIVEN UNDER MY HAND AND SEAL, this the 1st day of April 2022.



Canyon Hamilton  
Registered Professional  
Land Surveyor No. 6807

