

A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
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 STATE PLANE COORDINATE SYSTEM,
TEXAS CENTRAL ZONE NAD 1983.

CALL: 68.2 ACRES
SAVE AND EXCEPT 21.305 ACRES
JEFFREY D. LARSON, INDEPENDENT EXECUTOR
TO DALE H. LARSON
VOLUME 1388, PAGE 554 (O.R.F.C.T.)

CALL: 25 ACRES
THE ESTATE OF BARBARA ANN ANDERS
TO THOMAS JOSEPH ANDERS
VOLUME 1622, PAGE 850 (O.R.F.C.T.)
DECEMBER 10, 2013

8.61 ACRES
CALL: 43.776 ACRES
OWN BEENE AND WIFE, YELMA BEENE
TO IRA C. SMITH, JR.
VOLUME 292, PAGE 486
(O.R.F.C.T.) OCTOBER 5, 1959

CALL: 3 2/3 ACRES
ROBERT AND TRESSA HARRIS
TO TRENT HARRIS
VOLUME 1535, PAGE 634 (O.R.F.C.T.)
DECEMBER 8, 2010

FARM TO MARKET HIGHWAY NO. 80

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 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973



Course	Bearing	Distance
L-1	S 32°21'28" E	21.85'
L-2	S 13°00'18" E	17.75'
L-3	S 48°35'00" E	17.02'
L-4	N 45°26'13" E	15.76'
L-5	S 50°54'57" E	18.28'
L-6	S 17°28'36" E	24.63'
L-7	S 31°26'12" E	10.51'
L-8	S 66°00'14" E	48.61'
L-9	S 68°38'35" E	24.58'
L-10	S 24°35'21" W	10.82'
L-11	S 44°42'14" E	11.08'
L-12	S 68°27'23" E	39.09'
L-13	S 69°15'58" E	41.28'
L-14	S 74°13'32" E	75.12'
L-15	S 75°40'13" E	40.60'
L-16	S 67°33'42" E	30.33'

WILLIFORD LAND SURVEYING

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

SURVEY FOR
JOHN KEITH SMITH

SHOWING
PART OF THE GERTRUDIS LUNA SURVEY,
A -- 18, FREESTONE COUNTY, TEXAS

DRAWN BY: C. WILLIFORD
DATE: SEPTEMBER 14, 2022
SCALE: 1" = 200 FT.

CHECKED BY: *****
FIELD BOOK: *****
JOB NO.: 22-100

Williford Land Surveying
P.O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
James C. Williford RPLS#5973

Legal Description
For John Keith Smith
Gertrudis Luna Survey, Abstract No. 18
Freestone County, Texas

8.61 Acres

All that certain lot, tract or parcel of land, part of the Gertrudis Luna Survey, Abstract No. 18, Freestone County, Texas, being part of that certain called 43.776 acre tract described in a deed to Ira C. Smith, Jr. from Ovin Beene and wife, Velma Beene on October 5, 1959 in Volume 292, Page 496 of the Deed Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) in a fence for the South corner of the residue of the 43.776 acre Smith tract, the West corner of a called 3 2/3 acre tract conveyed to Trent Harris in Volume 1535, Page 634 and being in the North line of Farm to Market Highway No. 80, from which a fence corner bears South 41 deg. 53 min. 28 sec. West – 5.9 ft.;

THENCE North 85 deg. 48 min. 25 sec. West with a South line of the residue of the 43.776 acre Smith tract and the North line of Farm to Market Highway No. 80, a distance of 852.11 ft. to a 3/8" iron rod (found) for a West corner of the residue of the 43.776 acre Smith tract and being the South corner of a called 68.2 acres save and except 21.305 acres conveyed to Jeffrey D. Larson in Volume 1388, Page 554;

THENCE in a northeasterly direction with the apparent Northwest line of the 43.776 Smith tract, the Southeast line of the Larson tract and generally with the occupied Southeast line of a called 25 acre tract conveyed to Thomas Joseph Anders in Volume 1622, Page 850 as follows:

- 1.) North 57 deg. 15 min. 01 sec. East a distance of 604.62 ft. to a 3/8" iron rod (found) at a fence corner and
- 2.) North 57 deg. 33 min. 25 sec. East a distance of 451.79 ft. to a ½" iron rod (set) for the North corner of the 43.776 acre Smith tract and being in the center of a dugout;

THENCE with the northeasterly lines of the 43.776 acre Smith tract, with or near a Southwest line of the 25 acre Anders tract and with the center of said dugout as follows:

- 1.) South 32 deg. 21 min. 28 sec. East a distance of 21.85 ft. to a corner,
- 2.) South 13 deg. 00 min. 18 sec. East a distance of 17.75 ft. to a corner,
- 3.) South 48 deg. 35 min. 00 sec. East a distance of 17.02 ft. to a corner,
- 4.) North 45 deg. 26 min. 13 sec. East a distance of 15.76 ft. to a corner,
- 5.) South 50 deg. 54 min. 57 sec. East a distance of 18.28 ft. to a corner,
- 6.) South 17 deg. 28 min. 36 sec. East a distance of 24.83 ft. to a corner,
- 7.) South 31 deg. 26 min. 12 sec. East a distance of 10.51 ft. to a corner,
- 8.) South 66 deg. 00 min. 14 sec. East a distance of 46.61 ft. to a corner,
- 9.) South 68 deg. 38 min. 35 sec. East a distance of 24.58 ft. to a corner,
- 10.) South 24 deg. 35 min. 21 sec. West a distance of 10.82 ft. to a corner,
- 11.) South 44 deg. 42 min. 14 sec. East a distance of 11.08 ft. to a corner,
- 12.) South 68 deg. 27 min. 23 sec. East a distance of 39.09 ft. to a corner,
- 13.) South 69 deg. 15 min. 58 sec. East a distance of 41.28 ft. to a corner,
- 14.) South 74 deg. 13 min. 32 sec. East a distance of 75.12 ft. to a corner,
- 15.) South 75 deg. 40 min. 13 sec. East a distance of 40.60 ft. to a corner and
- 16.) South 67 deg. 33 min. 42 sec. East a distance of 30.33 ft. to a ½" iron rod (set) at a fence corner for the occupied South corner of same, the occupied East corner of the 43.776 acre Smith tract and being in the occupied Northwest line of said 3 2/3 acre Harris tract;

THENCE South 41 deg. 53 min. 28 sec. West with the Southeast line of the 43.776 acre Smith tract and the Northwest line of the 3 2/3 acre Harris tract, a distance of 584.34 ft. to the point of beginning and containing **8.61 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
September 14, 2022
Job No. 22-100
Plat accompanies legal description

