

WILLIFORD LAND SURVEYING

FIRM REGISTRATION No. 10082500

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JAMES C. WILLIFORD RPLS#5973

Legal Description

Greenberry Brewer Survey, Abstract No. 5

City of Teague

Freestone County, Texas

1.82 Acres

All that certain lot, tract or parcel of land, part of the Greenberry Brewer Survey, Abstract No. 5, City of Teague, Freestone County, Texas being all of that certain called 1.80 acre tract described in a deed to Wayne V. Bell and wife, Sonda L. Bell from the Estate of Raymond Alford on January 1, 1998 in Volume 1034, Page 897 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" pipe (found) for the Northeast corner of the above mentioned 1.80 acre Bell tract, the Southeast corner of a called Tract 1 save and except 0.34 acre conveyed to Chad Williams in Volume 1643, Page 690 and being in the West line of Farm to Market Highway 80;

THENCE South 04 deg. 46 min. 13 sec. East with the East line of the 1.80 acre Bell tract and the West line of Farm to Market Highway 80, a distance of 113.14 ft. to the p.c. of a curve to the right;

THENCE in a southeasterly direction continuing with the East line of the 1.80 acre Bell tract, the West line of Farm to Market Highway 80 and said curve to the right, a distance of 105.60 ft. which has a radius of 1,879.86 ft. and a long chord bearing and distance of South 03 deg. 09 min. 32 sec. East - 105.58 ft. to a ½" iron rod (set) for the Southeast corner of the 1.80 acre Bell tract and being in the North line of Barger Street;

THENCE North 86 deg. 50 min. 41 sec. West with the South line of the 1.80 acre Bell tract and the North line of Barger Street, a distance of 378.71 ft. to a corner in a culvert for the Southwest corner of the 1.80 acre Bell tract, from which a ½" iron rod (set) for reference bears North 03 deg. 09 min. 19 sec. East - 1.00 ft.;

THENCE North 03 deg. 09 min. 19 sec. East with the West line of the 1.80 acre Bell tract and the East line of West 1st Avenue, a distance of 217.00 ft. to the Northwest corner of the 1.80 acre Bell tract;

THENCE South 86 deg. 50 min. 41 sec. East with the North line of the 1.80 acre Bell tract, the South line of a called 0.34 acre tract conveyed to Russell C. Jones in Volume 1467, Page 872 and the easterly South line of said Williams tract, at 10.46 ft. pass a ½" iron rod (found) capped "RPLS 4957" South of line, at 140.93 ft. pass a ½" iron rod (found) 0.52 ft. North of line and continue a total distance of 351.50 ft. to the point of beginning and containing 1.82 acres of land.

The bearings recited herein are based on the State Plane Coordinate System, NAD 1983, Texas Central Zone.

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

Firm Registration No. 10082500

Registered Professional Land Surveyor No. 5973

August 18, 2026

Job No. 26-109W

Plat accompanies legal description.

