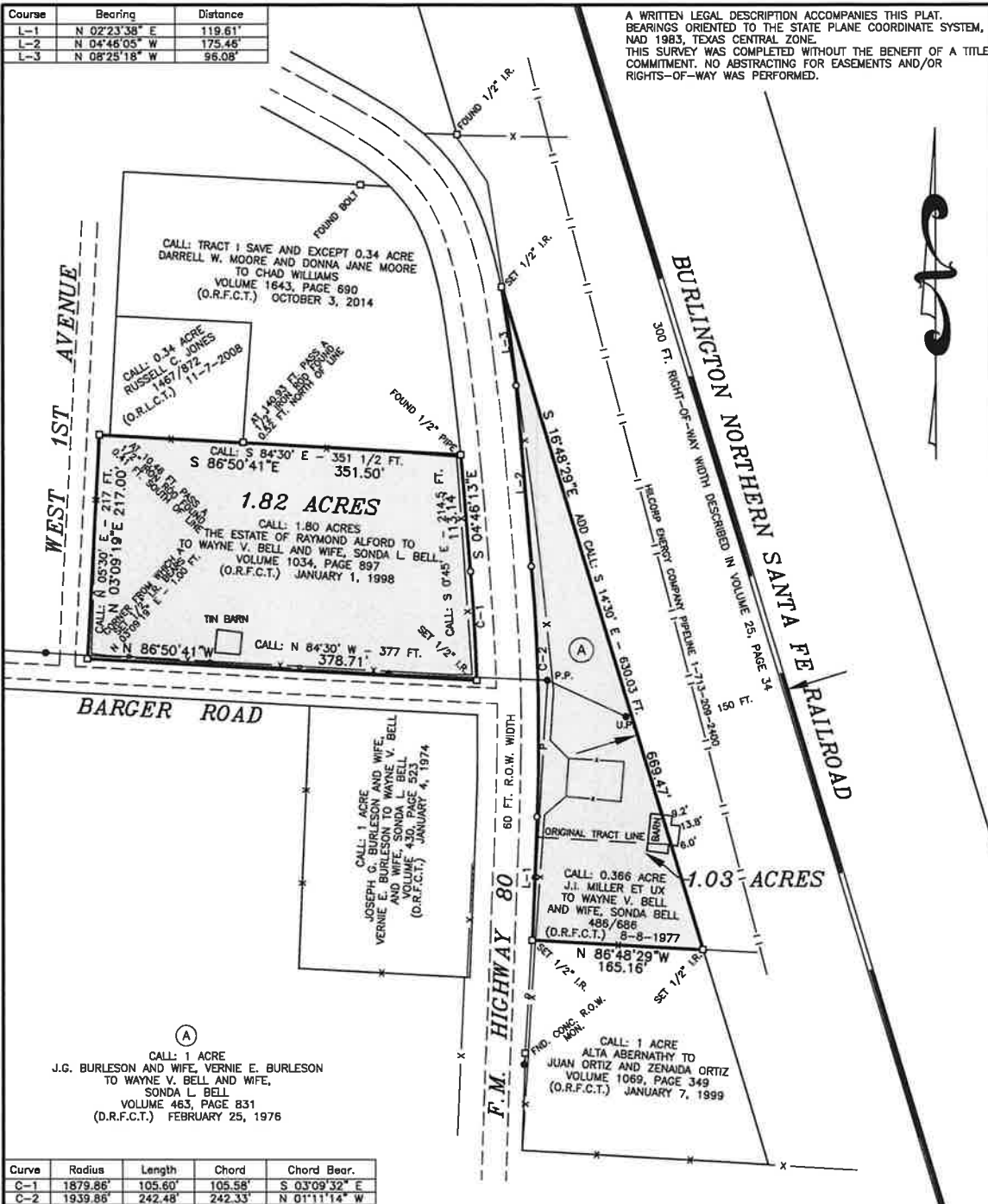


Course	Bearing	Distance
L-1	N 02°23'38" E	119.61'
L-2	N 04°46'05" W	175.46'
L-3	N 08°25'18" W	96.08'

A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT. BEARINGS ORIENTED TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983, TEXAS CENTRAL ZONE. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO ABSTRACTING FOR EASEMENTS AND/OR RIGHTS-OF-WAY WAS PERFORMED.



PLAT OF SURVEY
SHOWING
PART OF THE GREENBERRY BREWER SURVEY,
A - 5, CITY OF TEAGUE, FREESTONE COUNTY, TEXAS

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
JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973



WLS

WILLIFORD LAND SURVEYING
FIRM REGISTRATION NO. 10082500
P.O. BOX 1266 MEXIA, TEXAS 76667
TELEPHONE: (254)-747-2331

DRAWN BY: C. WILLIFORD	CHECKED BY: *****
DATE: 8-18-2026	FLD. BOOK: *****
SCALE: 1" = 100 FT.	JOB NO.: 26-109

WILLIFORD LAND SURVEYING

FIRM REGISTRATION NO. 10082500

P.O. BOX 1266 MEXIA, TEXAS 76667

PH: 254-747-2331

JAMES C. WILLIFORD RPLS#5973

Legal Description

Greenberry Brewer Survey, Abstract No. 5

City of Teague

Freestone County, Texas

1.03 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 acre tract described in a deed to Wayne V. Bell and wife, Sonda L. Bell from J.G. Burleson and wife, Vernie E. Burleson on February 25, 1976 in Volume 463, Page 831 and all of that certain called 0.366 acre tract described in a deed to Wayne V. Bell and wife, Sonda L. Bell from J.I. Miller et ux on August 8, 1977 in Volume 486, Page 686 of the Deed Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) for the Southwest corner of the above mentioned 0.366 acre Bell tract, the apparent Northwest corner of a called 1 acre tract conveyed to Juan Ortiz and Zenaida Ortiz in Volume 1069, Page 349 and being in the East line of Farm to Market Highway 80, from which a concrete monument (found) bears South 03 deg. 42 min. 49 sec. West – 109.51 ft.;

THENCE North 02 deg. 23 min. 38 sec. East with the West line of the 0.366 acre Bell tract, the West line of the above mentioned 1 acre Bell tract and the East line of Farm to Market Highway 80, a distance of 119.61 ft. to the p.c. of a curve to the left;

THENCE in a northwesterly direction continuing with the West line of the 1 acre Bell tract, the East line of Farm to Market Highway 80 and said curve to the left, a distance of 242.48 ft. which has a radius of 1,939.86 ft. and a long chord bearing and distance of North 01 deg. 11 min. 14 sec. West – 242.33 ft. to the p.t. of said curve;

THENCE in a northwesterly direction continuing with the West line of the 1 acre Bell tract and the East line of Farm to Market Highway 80 as follows:

- 1.) North 04 deg. 46 min. 05 sec. West a distance of 175.46 ft. to a corner and
- 2.) North 08 deg. 25 min. 18 sec. West a distance of 96.08 ft. to a ½" iron rod (set) for the North corner of the 1 acre Bell tract and being in the West line of the Burlington Northern Santa Fe Railroad (300 ft. wide right-of-way) described in Volume 25, Page 34, from which a ½" iron rod (found) near a cedar fence corner bears North 16 deg. 27 min. 20 sec. West – 153.76 ft.;

THENCE South 16 deg. 48 min. 29 sec. East with the East line of the 1 acre Bell tract, the East line of said 0.366 acre Bell tract and the West line of the Burlington Northern Santa Fe Railroad, a distance of 669.47 ft. to a ½" iron rod (set) at an h-brace post for the Southeast corner of the 0.366 acre Bell tract and being the apparent Northeast corner of said 1 acre Ortiz tract;

THENCE North 86 deg. 48 min. 29 sec. West with the South line of the 0.366 acre Bell tract and generally with the occupied North line of the 1 acre Ortiz tract, a distance of 165.16 ft to the point of beginning and containing 1.03 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. 26-109E

Plat accompanies legal description.

