

FREE & ASSOCIATES, P.C.

Firm No. 10013400

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CENTERVILLE, TEXAS

(903) 536-2554

STATE OF TEXAS

CURLEY COVE SUBDIVISION

COUNTY OF LIMESTONE

APRIL 24, 2019

0.723 ACRE (LOT 19)

These notes describe that certain 0.723 acre in the M. C. REJON SURVEY, Abstract 26, located in Limestone County, Texas; being all of Lot 19 of Curley Cove Subdivision as recorded in Cabinet 1 Plat A-45 of the Limestone County Plat Records, same being contained in a General Warranty Deed dated April 30, 2008 from Daniel Alexander Spears to Russell Ray Luedke and wife, Glynda Jo Luedke and recorded in Volume 1278 Page 681 Limestone County Official Records; this 0.723 acre tract is described more particularly as follows:

BEGINNING at the East corner of Lot 19, same being the North corner of Lot 20 of Curley Cove Subdivision in the Southwest right-of-way of Limestone County Road 752A; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same; found a 5/8" steel rod (no cap, disturbed) bearing South 36°-10'-00" East 91.29 feet from which another 5/8" steel rod (no cap, disturbed) was found bearing South 36°-10'-00" East 110.06 feet (Lot 21 called distance of 100.00 feet);

THENCE with the Southeast line of Lot 19, same being the Northwest line of Lot 20, South 51°-30'-00" West a distance of 377.89 feet (315.00 feet) to the South corner of Lot 19, same being the West corner of Lot 20 at Lake Limestone elevation 363; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) offset North 51°-30' East 25.00 feet;

THENCE with Lake Limestone elevation 363, as follows:

North 66°-56'-16" West 18.01 feet;

North 27°-10'-38" West 58.89 feet to the West corner of Lot 19, same being the South corner of Lot 18; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) offset North 48°-50' East 25.00 feet;

THENCE with the Northwest line of Lot 19, same being the Southeast line of Lot 18, North 48°-50'-00" East a distance of 379.02 feet (397.2 feet) to the North corner of Lot 19, same being the East corner of Lot 18 in the Southwest right-of-way of Limestone County Road 752A; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) bearing North 36°-10' West 91.28 feet;

THENCE with the Northeast line of Lot 19, same being the Southwest right-of-way of Limestone County Road 752A, South 36°-10'-00" East a distance of 91.29 feet to the PLACE OF BEGINNING.

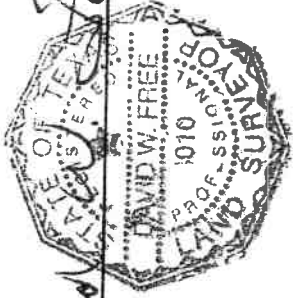
Containing, according to the dimensions herein stated, an area of 0.723 acre of land.

SURVEYOR'S NOTE:

Bearings based on the Northeast line of Lot 21. Access is by frontage on Limestone County Road 752A. Trailer house flood elevation is 370.5 feet. See plat.

David W. Free

David W. Free



R.P.L.S. No. 4010

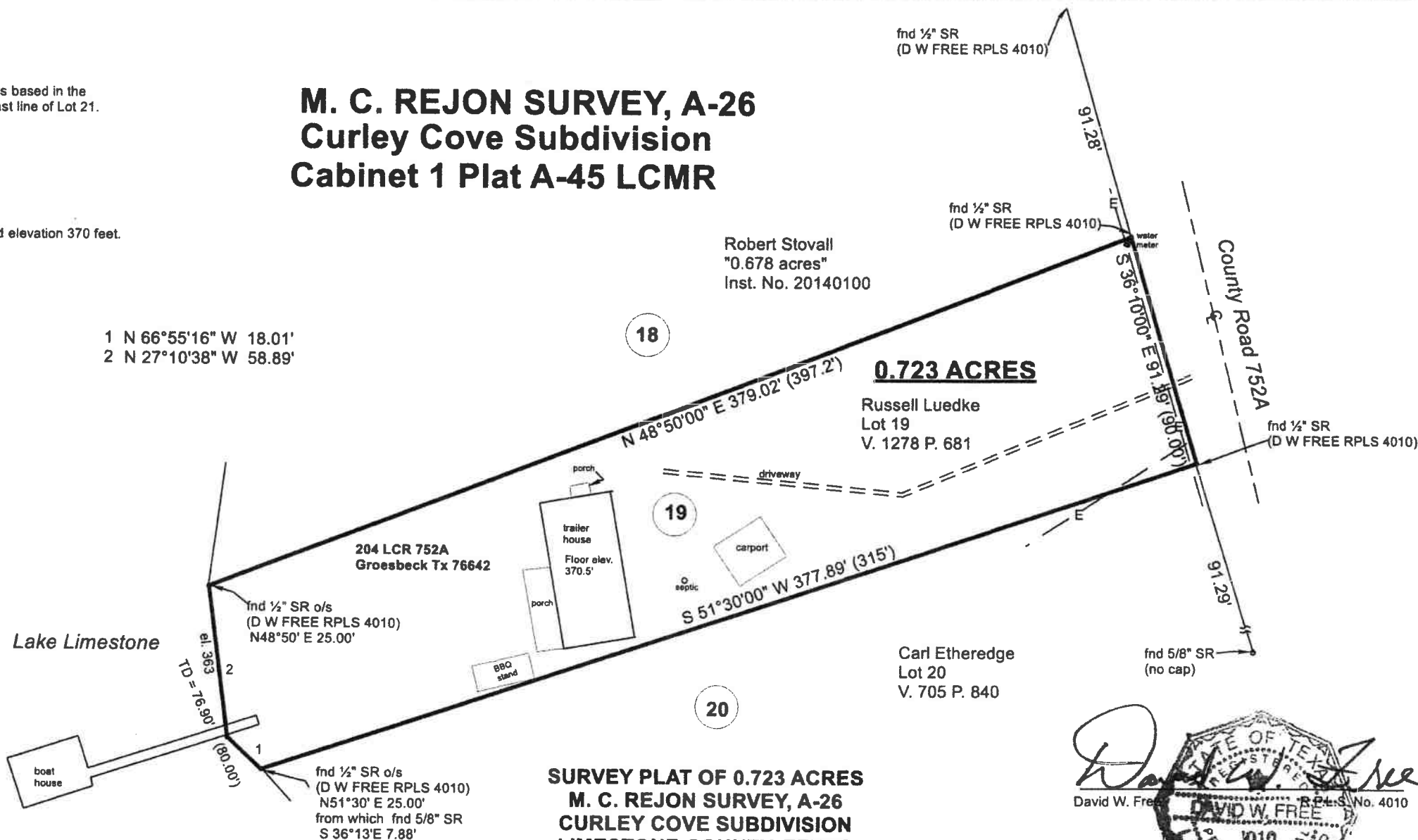


Bearings based in the
Northeast line of Lot 21.

M. C. REJON SURVEY, A-26 Curley Cove Subdivision Cabinet 1 Plat A-45 LCMR

NOTE: BRA flood elevation 370 feet.

1 N 66°55'16" W 18.01'
2 N 27°10'38" W 58.89'



**SURVEY PLAT OF 0.723 ACRES
M. C. REJON SURVEY, A-26
CURLEY COVE SUBDIVISION
LIMESTONE COUNTY, TEXAS**

SCALE: 1" = 50'

APRIL 24, 2019

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