

B-276

FIELD NOTES to FORT PARKER STATE PARK- LIMESTONE COUNTY, TEXAS,  
PREPARED BY GROESBECK ABSTRACT COMPANY, INC.- Groesbeck, Texas.

FIRST TRACT: A part of the A.Varela Survey and the P Varela Survey, and situated on both sides of the Navasota river, and described thus: BEGINNING at an iron pipe in the west side of State Highway No. 14, and which point is also the SW corner of the E B Smith tract; THENCE S. 63-24 W. 1160.0' with west line of said Highway No. 14 to iron pipe for corner; THENCE N. 75-51 W. 1000.0' to a stake for corner; THENCE S. 42-15 W. 1011.5' to a stake for corner; THENCE N. 48-35 W. 600.9' to a stake for corner; THENCE N 17-51 E. 927.9' to a stake for corner; THENCE N. 75-51 W. 3600.0' to a stake for corner; THENCE S. 71-58 W. 3811.7' to a stake for corner; THENCE N. 52-19 W. 2163.3' to an iron pipe for corner, being at the intersection with the East line of the Groesbeck-Reunion Road; THENCE N. 23-43 E. 387.7' with East line of said Groesbeck-Reunion road; THENCE N 40-14 E. 187.3' to a stake for corner in east line of road; THENCE N 13-33 W 170.7' to a stake for cor. in east line of road; THENCE N 14-44 W 381.5' to a stake for corner in East line of road; THENCE N 31-28 W. 329.4' to a stake for corner in E line of road; THENCE N. 46-43 W. 283.0' to a stake for corner in East line of road; THENCE N 31-14 W. 77.5' to iron pipe for corner in east line of road; THENCE N. 59-34 E. 1704.8' to a stake for corner; THENCE N. 29-27 W. 1503.6' to a stake for corner; THENCE N. 60-45 E. 1210.1' to a stake for corner; THENCE N. 54-10 E. 279.3' to a stake for corner; THENCE N. 67-16 E. 295.5' to a stake for corner; THENCE S. 50-28 E. 433.4' to a stake for corner; THENCE N 51-16 E. 81.5' to a stake for corner; THENCE N. 48-54 E. 349.8' to a stake for corner; THENCE N 30-16 W. 1890.8' to a stake for corner; THENCE N 61-33 E. 1410.0' to stake on the East bank of the Navasota river; THENCE Southward with the East bank of the Navasota river 1095' to stake for corner; THENCE N 43-00 E. 451.0' to stake in fence line for cor. THENCE S. 6-39 E. 500.0' to stake for corner; THENCE S. 62-15 E. 4616.3' to stake for corner; THENCE N. 62-02 E. 445.3' to stake for corner; THENCE S. 30-43 E. 1105.9' to stake for corner; THENCE S. 27-22 E. 1107.3' to stake for corner; THENCE N. 58-43 E. 233.9' to stake for corner; THENCE S 10-45 E. 469.0' to stake for corner; THENCE N. 74-22 E. 1321.3' to stake for corner; THENCE S. 26-02 E. 464.5' to stake for corner, which is also NW cor City of Mexia Tract; THENCE S 8-34 W. 2751.1' to middle of Navasota river; THENCE N 78-12 E. 340.7' with center line of Navasota river; THENCE S. 83-33 E. 236.8' with center line of Navasota river; THENCE N. 50-55 E. 305.0' to stake for corner which is also the N W corner of E B Smith tract; THENCE S. 40-28 E. 373.1' to place of beginning, BEING IN ALL 1223.37 acres, more or less,

And being the same land described in the deed from J E Bradley, et al, Trustees to State of Texas, for park purposes, dated Sept 18, 1935, of record in Vol. 242 page 169 of the deed records of Limestone County, Texas.

SECOND TRACT: A part of the A. & P Varela Surveys, described thus:

1st tract- A part of the A Varela survey: BEGINNING at the Highway Marker at the SE corner of the Susan Hall tract of land on Groesbeck and Mexia Highway No. 14; THENCE S. 63 W. 60 vrs. to the SW corner of said Susan Hall tract in the E line of the Mexia Water Works tract of land; THENCE S. 2 E. 19 vrs to the SE corner of the Mexia Water Works land, THENCE S. 57 W. 269 vrs to J R Strouds NE corner, THENCE S. 42 E. 128 vrs to the W line of the Groesbeck and Mexia Highway No. 14, THENCE with said Highway as follows: N. 47 E. 80 vrs. N. 33 E. 249 vrs. N 15 E. 286 vrs to the place of beginning, containing 4 1/2 acres of land.

2nd tract:- A part of the A Varela survey, and also a part of a six acre tract of land conveyed to J P Hall by R Long, and BEGINNING at a stake for corner, same being the SW corner of said six acre tract; THENCE N 1 E. 575 feet to the NW corner of said six acre tract; THENCE S. 82 E. 200 ft to the W line of the Xall Highway; THENCE with the said line of Xall Highway S. 5 W. 461 feet stake for corner; THENCE S. 62 W. 190 feet to the place of beginning, and containing 2 1/2 acres.

3rd Tract- A part of the A Varela survey and a part of the 40 acre tract of land conveyed to Mandy Rhodes by F S Jackson, and described thus: BEGINNING at the SE corner of the Mack Kitchen one acre tract of land, THENCE S. 5 W. with the West line of State Highway No 14, 379 feet, stake for corner at the intersection of said Highway West line and North line of the Mexia Water Works tract of land, same being the Southern NE corner of said Water Works tract; THENCE N. 79½ W. 192.5 feet, stake for corner, and an ell corner of said water works tract; THENCE N 8-15' E. 384 feet to the SW corner of the Mack Kitchen one acre tract; THENCE S. 80 E. 166.5 feet, along the South line of the Mack Kitchen one acre tract to the West line of Highway No. 14, the place of beginning, and containing 1½ acres of land, more or less.

4th Tract- Being a part of the A.Varela survey and also a part of 40 acres deeded to Mandy Rhodes by F.S. Jackson, and described thus: BEGINNING at a post on the south of the one acre tract of land previously deeded to Frank Johnson by Mandy McCullough; THENCE N 80 W. 53 vrs. to the SW corner of the said Johnson one acre tract; THENCE S 10 W. 100½ vrs. to stake for corner; THENCE S. 80 E. 60 vrs to stake in Xall Highway; THENCE N. 5 E. 100½ vrs to the place of beginning, and containing one acre of land, more or less.

5th tract- A part of the A.Varela survey, described thus: BEGINNING at the N W corner of the Mandy McCullough 40 acre tract of land, same being the N E corner of the Mexia Water & Light Co. land; THENCE S 81 E. 88 vrs. S. 9 W. 64 vrs. N 81 W. 88 vrs. N 9 E. 64 vrs. to the beginning, containing one acre of land, SAVE AND EXCEPT a 60 ft. strip across said one acre tract heretofore sold by Frank Johnson and wife to H F Kirby, County Judge of Limestone County, Texas, by deed recorded in Vol 113 page 214, deed records of Limestone County, Texas, and also SAVE AND EXCEPT that portion of said one acre tract above described lying and being situated East of State Highway No. 14.

6th Tract- A part of the A.Varela survey, and out of the R Long tract of land located West of State Highway No. 14, and described as follows: BEGINNING at the SW corner of the Robertson and Bass tract, a stake in the E line of the J R Stroud tract of land; THENCE S. 27-22' E. 1107.3 feet an iron stake for corner; THENCE N. 58-43' E. 233.9 ft. stake for corner; THENCE N. 27-22' W. 1105 feet to a stake in the south line of said Robertson and Bass tract; THENCE S. 58-43' W. with said Robinson & Bass South line 318 ft. to the place of beginning, and containing 6 acres of land.

7th tract- A part of the A.Varela survey and being out of a 75 acre tract in the name of Robertson & Bass, and described thus: BEGINNING at the N W cor. of the Robertson & Bass 75 acre tract, same being in the S line of the John Fosse tract; THENCE N. 62-02' E. with said Robertson & Bass N line 321 feet, stake for corner; THENCE S. 30-43 E. 1105.4 feet a stake in the N line of the Bettie Long Standifer tract; THENCE S. 62-02' W. with said Standifer N line 318 ft. a stake in the E line of the J.R. Stroud tract; THENCE N 30-43' W. with said Stroud line 1106.9 feet to the place of beginning, and containing 6.82 acres of land.

8th Tract- A part of the P.Varela survey; BEGINNING at an iron pipe at fence corner 100 feet south of Mexia Pump Station, which is also a corner of the J R Stroud tract; THENCE S. 8-34 W. 2751.1 ft. to center of Navasota river for corner, THENCE N. 78-12 E. 340.8 ft. with center of said river; THENCE S. 83-33 E. 236.7 ft. with center of said river for corner; THENCE N. 50-55 E. 305.0 ft to stake for cor. THENCE N. 57-00' E. 722.2 feet to stake for corner; THENCE N 1-45' E. 593.5 ft to stake for corner; THENCE N 84-00' W. 1760 ft. to W line of ROW highway #14; THENCE N 4-15' E. 545.0' with W line of said Highway #14 to stake for corner of Jesse Hudson tract; THENCE N. 79-30' W. 192.5 ft. to stake at SW corner of said Jesse Hudson tract; THENCE N 8-15' E. 8440 with West line of said Jesse Hudson tract and the Mack Kitchen tract and the Dailey Johnson tract, to stk at NW corner of said Dailey Johnson tract; THENCE N 82-00' W 1016 ft. to SE corner of

Mexia Pump Plant tract for corner; THENCE S. 82-30 W. 420 ft. to place of beginning, being in all  $74\frac{1}{2}$  acres, more or less.

Above eight tracts being the same land described in the deed from The City of Mexia, to State of Texas, for park purposes, dated Sept 20, 1935, of record in Vol 242 page 165 of the Deed Records of Limestone County, Texas.

THIRD TRACT: A part of the P.Varela Survey and on the West side of the Navasota river, and described thus: BEGINNING at an iron pipe at the SW cor of the Fort Parker State Park which also marks the intersection of the SW. boundary of said Park, with the E line of the Groesbeck-Reunion Grounds County road; THENCE N 33 W. 1182 feet to a stake for corner N. 31 E. 675 feet to a corner of the Fort Parker State Park at its northern intersection with the E line of the Groesbeck Reunion Grounds road; THENCE with the E line of said road S 31-14 E. 7715 feet; S. 46-43 E. 283.0 feet; S. 31-28 E. 329.4 feet; S 14-44 E. 381.5 ft. S 13-33 E 170.7 ft. S 40-14 W. 187.3 ft. S 23-43 W 387.7 ft to the place of beginning, CONTAINING 14.34 acres, and

BEING the same land described in the deed from J E Bradley et al, Trustees, to State of Texas for State Park Purposes, dated Jan 19, 1937, of record in Vol 251 page 164 of the deed records of Limestone County, Texas.

FOURTH TRACT: A part of the P Varela Survey situated on the northeast side of the Navasota river, and described thus: BEGINNING at a stake S. 6-39 E. 1490' from the NW corner of the said original Mary Focke tract; THENCE N 43-00 E. 1130' to a stake for corner; THENCE N 87-16 E. 850' to a stake for corner; THENCE S. 34-57 E. 2886.6' to a stake for corner; THENCE S. 62-15 E 1700.9' to a stake in the N line of the Robinson & Bass tract for corner; THENCE S. 62-02 W. 766.5' to a stake for corner, same being corner of J R Stroud tract; THENCE N 62-15 W. 4616.3' with said Stroud line to an iron pipe for corner; THENCE N. 6-39 W. 500.0' to place of beginning, containing in all 128.58 acres.

BEING the same land described in the deed from J K Hughes to State of Texas, for park purposes, dated Sept 18, 1935, of record in Vol 238 page 553 of the deed records of Limestone County, Texas.

FIFTH TRACT: (1)- A part of the A Varela survey; BEGIN at a stake for corner at the intersection of the W line of State Highway No. 14 with the SW boundary line of the Fort Parker State Park; THENCE southward with said West line of State Highway No. 14, 4388 ft to a stake for corner; THENCE S. 60 W. 116.4 ft to a stake for corner; THENCE N 0-35 E. 1331.7 ft. to stake for corner; THENCE North 38-45 E. 2809.8 feet, stake for corner, THENCE N. 29-55 E. 301.3 ft. stk for corner in SW boundary line of Fort Parker State Park; THENCE S. 75-51 E. 103.7 ft. to the place of beginning, and containing 9 acres, the same being a strip of land approximately 100 feet wide and adjoining the west side of State Highway No. 14

(2) A part of the A Varela survey; Beginning at a stake at the intersestion of the S line of the J R Stroud tract of land with the W line of State Highway No. 14, and approximately one mile S of the intersection of State Highway No. 14, with the Navasota river for a corner, THENCE S. 60 W. 5694.1 ft to a stake for corner in said S line of said J R Stroud tract; THENCE N 30 W. 200 feet stake for cor; THENCE N. 60 E. 5787.9 ft to a stake at intersection with W line of State Highway No. 14 for corner, THENCE S 20 01 E. 226.5 feet with the W line of State Highway No. 14 to the place of beginning, and containing 26.38 acres, BOTH TRACTS AGGREGATING 35.38 acres, and

BEING the same two tracts of land described in the deed from J E Bradley et al Trustees, to State of Texas, for Park purposes, dated May 7, 1936, of record in Vol. 247 page 180 of the deed records of Limestone County, Texas.

SIXTH TRACT: A part of the A.Varela survey; BEGINNING at a stake at the NW corner of the 100 acre tract deeded by J W McNutt to J D Rankin SR. THENCE S. 30 E. 1609.8 ft to a stake for corner, being the common

boundary between J. H. Oswalt and C.W. Basden, THENCE N. 60 E. 90.6 feet to a stake for corner, THENCE N. 31-21 W. 1610.2 feet to a stake in the N line of said 100 acre tract for cor. THENCE S. 60 W. 52.6 feet with said N line of said 100 acre tract to place of beginning containing 2.65 acres, and

BEING the same land described in the deed from C.S. Bradley to State of Texas, for park purposes, dated March 25, 1936, of record in Vol. 246 page 212 of the deed records of Limestone County, Texas.

SEVENTH TRACT: A part of the A. Varela survey; BEGINNING at the N W corner of the 100 acre tract deeded by J W McNutt to J D Rankin, Sr. THENCE S. 30 E. 1062 ft with the common boundary line between J H Oswalt and W.C. Basden to a stake for corner, THENCE S. 60 W. 530 feet to a stake for corner, THENCE N. 55 W. 110.3 ft. to a stake for cor. THENCE N. 60 E. 476.6 ft. to a stake for cor. THENCE N 30 W. 962 ft. to a stake for corner being in the N line of the W C Basden tract; THENCE N. 60 E. 100 ft. to the place of beginning and containing 3.48 acres, and

BEING the same land described in the deed from C.S. Bradley to the State of Texas, for park purposes, dated March 25, 1936, of record in Vol 246 page 213, deed records of Limestone County, Texas.

EIGHTH TRACT: A part of the A Varela survey; BEGINNING at the NW corner of a 100 acre tract of land deeded to J D Rankin, Sr. by J W McNutt; THENCE S. 30 deg E. with the common boundary line between WC Basden and the J D Rankin, Sr. 100 acre tract above mentioned 1062 ft. from the beginning point of this 5 acre tract; THENCE S. 60 deg W. perpendicular to the common boundary line between the said W C. Basden and the J D. Rankin Sr. 100 acre tract 530 feet to a point for a corner; THENCE S. 55 deg 31 min E. 603.39 feet to a point for a cor. THENCE N. 60 deg E. 270 feet to a point in the said common boundary line between the said W.C. Basden and the said J D Rankin, Sr. 100 acre tract for a cor. THENCE N 30 deg W. 544.5 ft along the said common boundary line between the said W.C. Basden and the said J D Rankin Sr. 100 acre tract to the beginning point of this 5 acre tract, containing 5 acres of land, more or less, and

BEING the same land described in the deed from H L Humble, et al, Trustees, dated March 25, 1936, of record in Vol. 246 page 215 of the deed records of Limestone County, Texas., to State of Texas, for park purposes.

RECEIVED

MAR 3 1949

GENERAL LAND OFFICE

Order No.

**ABSTRACT OF TITLE**

TO

\_\_\_\_\_ **Acres**

OF THE

\_\_\_\_\_ **Survey**

IN

**Limestone County, Texas**

PREPARED FOR

\_\_\_\_\_  
GROESBECK ABSTRACT COMPANY, INC.

By  
**LIMESTONE COUNTY ABSTRACT CO., Inc.**  
GROESBECK, TEXAS

MAVERICK-CLARKE LITHO CO., S. A.

counter 30214

LIMESTONE CO  
SKETCH FL. 26

FORT PARKER

STATE PARK.

COPY OF FIELD NOTES.

FILED FOR INFORMATION

CONTAINED MAR 3-1949

*William Phillips*  
FL. CO.

SEE PLAT SK FL # 27

counter 30215