

HISEY 10 ACRE BEING RETAINED OUT NE PART OF 201.9 AC

LEGAL DESCRIPTION OF A 10.0 ACRE TRACT OF LAND SITUATED IN HASKELL COUNTY, TEXAS, SAID TRACT BEING OUT OF THE NORTHEAST CORNER OF SUBDIVISION 23, WISE COUNTY SCHOOL LANDS SURVEY 76, ABSTRACT 405, HASKELL COUNTY, TEXAS, SAID EAST HALF, BEING THAT SAME LAND DESCRIBED IN A DEED TO JOHN DANIEL AND MELINDA HISEY, DATED 7/14/2015, RECORDED IN VOLUME 625, PAGE 225, OFFICIAL PUBLIC RECORDS OF HASKELL COUNTY, TEXAS, SAID 10 ACRES BEING DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING, being a spike found at the occupied northeast corner of said Subdivision 23, common corner with Subdivisions 24, 31 and 32 and being in the centerline intersection of FM Highway 617 and County Road 141, marking the northeast corner of this tract;

THENCE S00°09'17"W, along the occupied east line of said Subd 23, west line of 24, generally along center of County Road 141, a distance of 655 feet, to a point marking the southeast corner of this tract, from which a 3/8" iron rod set in the center of a double gate bears N89°50'43"W, 31.7 feet;

THENCE N89°50'43"W, parallel with the occupied north line of said Subd 23 and centerline of FM 617, a distance of 665 feet, to a 3/8" iron rod set marking the southwest corner of this tract;

THENCE N00°09'17"E, parallel with the east line of said Subd 23 and this tract, a distance of 655 feet, to a point on the north line of said Subd 23 south line of Subd 32, centerline of FM 617, marking the northwest corner of this tract, from which a 3/8" iron rod set at the fence on the south margin of FM 617, bears S00°09'17"W, 41.5 feet;

THENCE S89°50'43"E, along the north line of said Subd 23, south line of 32, centerline of FM 617, a distance of 665 feet, to the POINT OF BEGINNING, containing a total of 10.0 acres of land more or less.

DATE OF SURVEY: 7/9/2017, RUSSELL L RIVERS, RPLS



A handwritten signature in black ink, appearing to read "Russell L. Rivers", written over a horizontal line.

T POST FOUND

FM HIGHWAY 617

1975.2'

SUBD 23

10.0 ACRES BEING RETAINED
BY GRANTOR

1/4" IRS
FENCE
41.5' S

NEW BOUNDARY LINE
NOT FENCED
655

N00°09'17"E

665

1/4" IRS

N89°50'43"W
NEW BOUNDARY LINE
NOT FENCED

1/4" IRS 31.7' W
W MARGIN CR 141
CENTER GATE

PARENT TRACT
CALLED 201.9 ACRES
ALL OF THE EAST HALF OF SUBD 23
WISE COUNTY SCHOOL LANDS SURVEY 76
A-405, HASKELL COUNTY, TEXAS
HISEY 625/225

3333.3

2678.3'
COUNTY ROAD 141

2640

Scale ~ IN Feet

0 250 500 750

BASIS OF BEARING: NAD 83, GRID ZONE 4202, TXNC

RUSSELL L RIVERS, RPLS
1125 WEST CALIFORNIA ST
SEYMOUR, TX 76380
9408868809

RUSSELLRIVERS12@GMAIL.COM

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF BAYLOR that I, Russell L. Rivers, Registered
Professional Land Surveyor, do hereby
certify that I did cause to be surveyed on the ground the tract
of land shown on this plot, and to the best of my knowledge and
belief, the said description is true and correct.



Russell L. Rivers
RUSSELL L RIVERS, RPLS

Russell L. Rivers
Registered Professional
Land Surveyor #5595

7/9/2017

Date of Survey

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HASKELL COUNTY, TEXAS, SAID TRACT BEING OUT OF THE
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TO JOHN DANIEL AND MELINDA HISEY, DATED 7/14/2015,
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AMS
Greg
PH
MH

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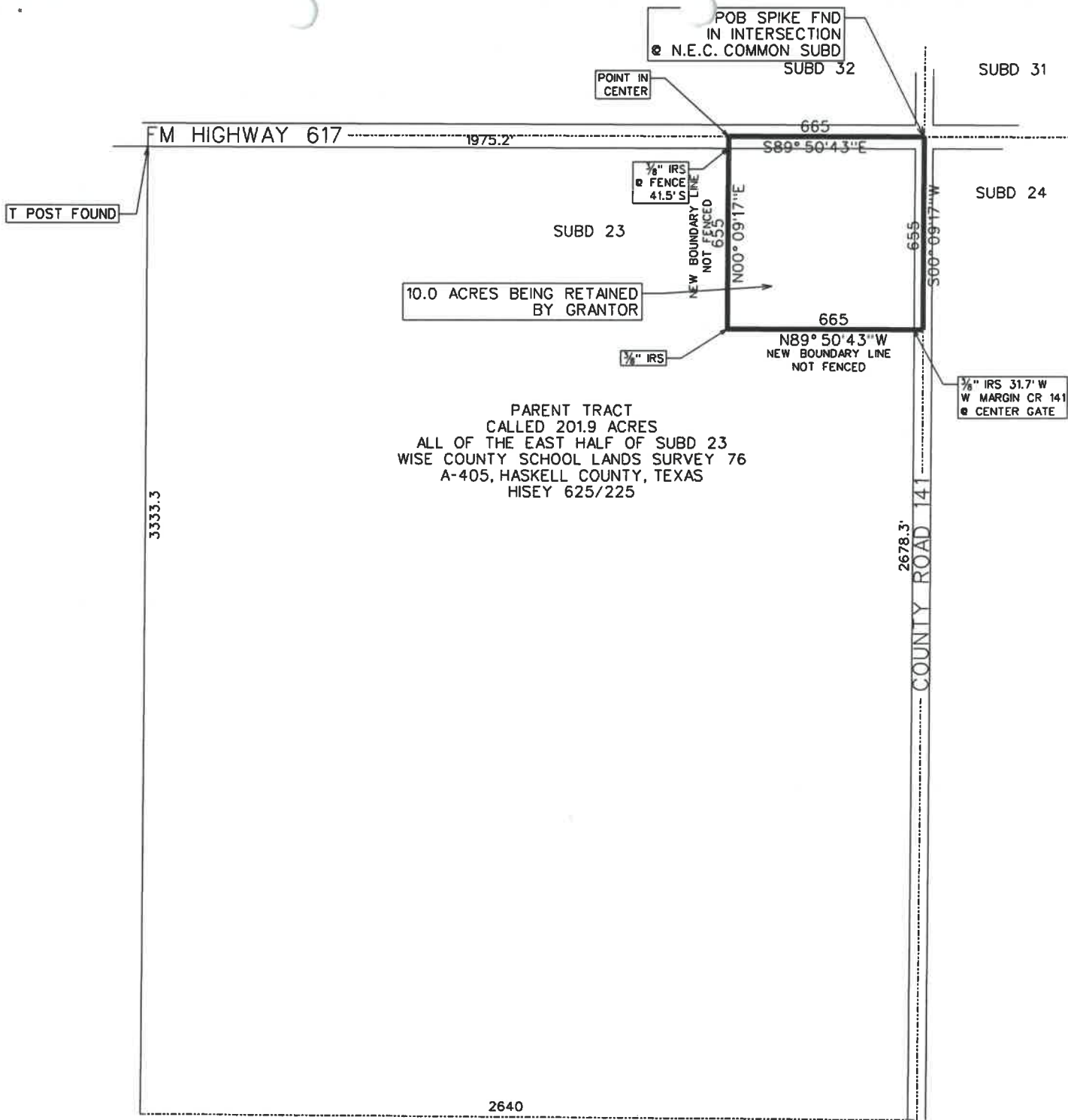
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Scale ~ IN Feet

0 250 500 750

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SEYMOUR, TX 76380
9408868809

RUSSELLRIVERS12@GMAIL.COM



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COUNTY OF BAYLOR

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that I, Russell L. Rivers, Registered
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Registered Professional
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1975.2'

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10.0 ACRES BEING RETAINED
BY GRANTOR

POB SPIKE FND
IN INTERSECTION
N.E.C. COMMON SUBD

SUBD 32

SUBD 31

1/8" IRS
FENCE
41.5' S

NEW BOUNDARY LINE
NOT FENCED

N00°09'17"E

1/8" IRS

N89°50'43"W
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