LEGAL DESCRIPTION OF A 0.516 ACRE TRACT OF LAND SITUATED IN HASKELL COUNTY, TEXAS, SAID TRACT BEING OUT OF THE J W ALLEN SURVEY # 30, A-4, HASKELL CO, TEXAS AND A PART OF THAT SAME PARENT TRACT OF LAND PREVIOUSLY DESCRIBED AS 171.1 ACRES, IN A DEED TO RUSSELL RIVERS AND RAY LAND, RECORDED IN VOLUME 691, PAGE 249, OFFICIAL PUBLIC RECORDS OF HASKELL COUNTY, TEXAS, MOST RECENTLY PART OF THAT SAME LAND DESCRIBED IN A DEED TWISTED POST LLC, 700/118, OPRHCT, SAID LAND DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

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

POINT OF BEGINNING, being a 3/8” rebar found at the northwest corner of said Tract 95 and this tract same being common corner with Tracts 72, 73, 94, being in the center of 60 foot utility/access easement 2, now called Cattail Avenue, from which the northwest corner of above said 171.1 acre parent tract, bears N55⁰24'47"W, 2077.5 feet, from this point, the northwest corner of said Allen Survey, is purported to bear N87⁰03'30"W, 19.8 feet;

1. THENCE S87⁰03'31"E, along center of said road, common line with said Ttract 72, 125 feet, to a 3/8” rebar found marking the northeast corner of this tract common corner with Tracts 71, 72, 96;
2. THENCE S02⁰56'28"W, along common line with said Tract 96, pass a tpost found at south margin of said Cattail Ave, at 30 feet, continue total distance of 180 feet, to a ½” rebar found marking the southeast corner of this tract, northeast corner of the south part of tract 95;
3. THENCE N87⁰03'31"W, parallel with the north line of this tract, along common line with south part of tract 95, 125 feet, to a utility post power pole found on east line of tract 94, west line of 95, marking the southwest corner of this tract, northwest corner of south part;
4. THENCE N02⁰56'28"E, along common line with said tract 94, pass a ½” rebar set at power pole at the south margin of Cattail Ave, at 150 feet, continue total distance of 180 feet, to the POINT OF BEGINNING, containing a total of 0.516 of one acre more or less.

DATE: 3/17/2025, RUSSELL L RIVERS, RPLS

A picture containing diagram

Description automatically generated