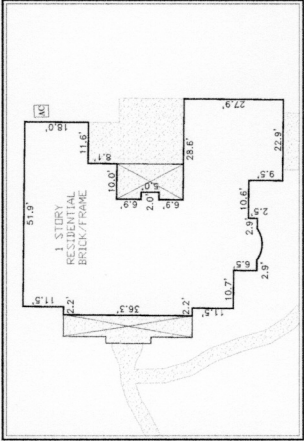


RESIDENCE DETAIL
SCALE: NONE



J. CAISON SURVEY, A - 183
T&P.R.R. Co. SURVEY NO. 27, A - 850



COTTON SPINDLE
SET IN ASPHALT

518.13'

N00°21'48"E

J. CAISON SURVEY, A - 183
T&P.R.R. Co. SURVEY NO. 27, A - 850

SCOTT AND
MURKIN
INST#202216818
O.R.W.C.T.

S. 89°27'16"E 527.84'

N89°43'51"W

LEIGH ROBERTSON
INST#202081705
O.R.W.C.T.

JAMES MURHEID
INST#20211802
O.R.W.C.T.

T&P.R.R. Co. SURVEY NO. 27, A - 850
W.Y. YEAGER SURVEY, A - 919

LINDA GALLOWAY
INST#201325946
O.R.W.C.T.

S89°45'41"E

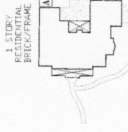
2157.55'

MARK AND
LINDA SIMMONS
INST#201422553
O.R.W.C.T.

JOYCE HARDY
O.R.W.C.T.

MICHAEL AND
SHANNON HERNANDEZ
INST#20191328
O.R.W.C.T.

2170.70'



519.42'

S01°05'13"E

3/4" PHE
TYPING

0.9745'
0.9541'

SURVEYORS' CERTIFICATE
The plat shown hereon is a representation of the survey made by me or under my supervision and to the best of my knowledge and belief, the property being indicated by the plat. The undersigned has no knowledge of or has been advised of any known or apparent intrusions, conflicts, easements, or protrusions except as shown.
The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.

Tommy Q. Burks
Tommy Q. Burks
Professional Land Surveyor No. 5509
Burks Land Surveying
FIRM No. 10068700
5/17/23



TITLE SURVEY
OF
1286 CR 4698, BOYD
BEING
25.77 ACRES
SITUATED IN
WISE COUNTY, TEXAS
MAY 2023
23114

PREPARED BY:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TEXAS 76234
(817) 228-5577
TOMMY@burksland.com
CONTACT: QUINT EUBANKS

LEGAL DESCRIPTION
BEING a 25.77 acre tract of land in the T & P. R.R. Co. Survey Number 27, Abstract No. 850 of Wise County, Texas, and being more particularly described in deed to James Murkhead as recorded in Instrument No. 20211802 Official Records of Wise County, Texas and being more particularly described as follows:
BEGINNING at a cotton spindle set in the asphalt of County Road 4698 and being at the Northwest corner of the certain tract of land as described in deed to Leigh Robertson as recorded in Instrument No. 202081705 O.R.W.C.T.;
THENCE N 00°21'48" E along said County Road 4698 a distance of 518.13 feet to a cotton spindle set in the asphalt of County Road 4698 and being at the Southwest corner of said tract of land as described in deed to Linda Galloway as recorded in Instrument No. 201325946 O.R.W.C.T.;
THENCE S 89°45'41" E leaving said County Road and along the south line of said Galloway tract passing at 16.41 feet a steel fence post and passing at 1.41819 feet a 1/2" iron rod found with a cap at the Southeast corner of said Galloway tract and being the Southwest corner of that certain tract of land as described in deed to Mark and Linda Simmons as recorded in Instrument No. 201422553 O.R.W.C.T. and continuing in all a distance of 2,157.55 feet to a 80d nail in a 14" twin oak tree;
THENCE S 01°05'13" E a distance of 519.42 feet to a 3/4" pipe found and being by deed call the Northeast corner of that certain tract of land as described in deed to Michael and Shannon Hernandez as recorded in Instrument No. 20191328 O.R.W.C.T.;
THENCE N 89°43'51" W along said Hernandez and said Robertson tracts a distance of 2,170.70 feet to the Point of Beginning and containing in all 1,122.553 square feet or 25.77 acres of land.