

Hwy 155-17 Tract

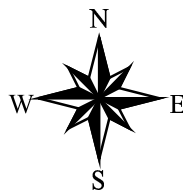


Map Legend

- Pond
- Building

17.599 Deed Acres

- ▬▬▬ Improved Road
- - - Woods Road
- ▬▬▬ Creek
- ▬▬▬ Highline or Pipeline



Landowner Information










Owner:	I&G.N.R.R. Survey & McKinney and Williams
Survey:	433 & 293
Abstract:	Marion Co., TX
County:	
Date Prepared:	
Prepared by:	Scott Hammett
Source:	2015 DOQQ
Scale:	1"=660'

Hwy 155-17 Tract Location Map



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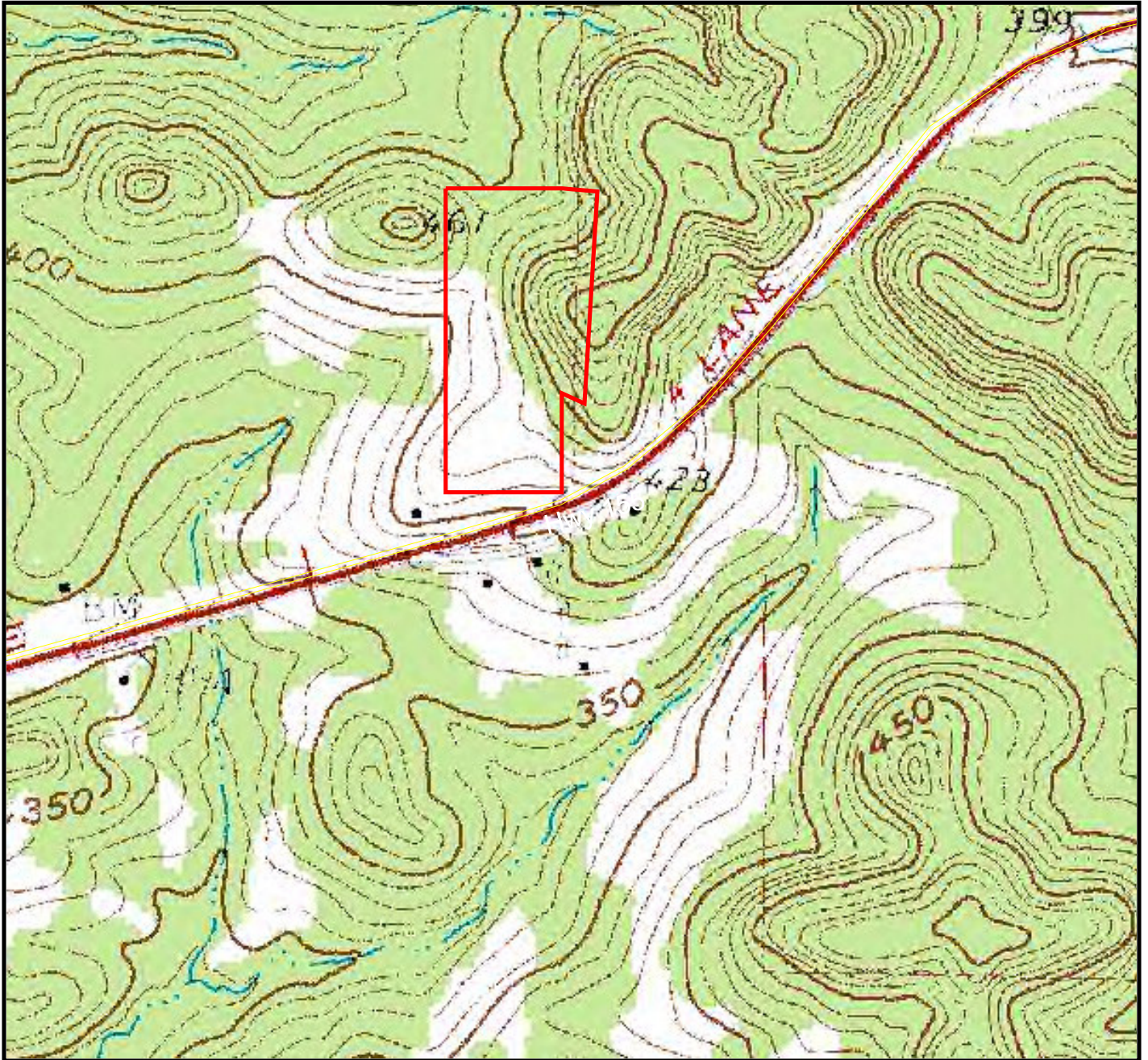
Mag 15.00
 Tue Jun 04 16:59 2019
 Scale 1:21,875 (at center)
 2000 Feet
 500 Meters

-  Local Road
-  Major Connector
-  State Route
-  Point of Interest
-  Locale
-  County Boundary
-  Water
-  Woodland
-  River/Canal

From Rock Island Community in Marion County at the intersection of FM 729 and Hwy 155, take Hwy 155 northeast .9 miles. Tract is on the left (north side) of Hwy 155.

An East Texas Real Estate sign is on the tract.

Hwy 155-17 Tract Topographic Map

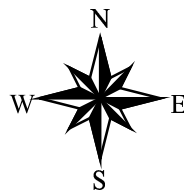


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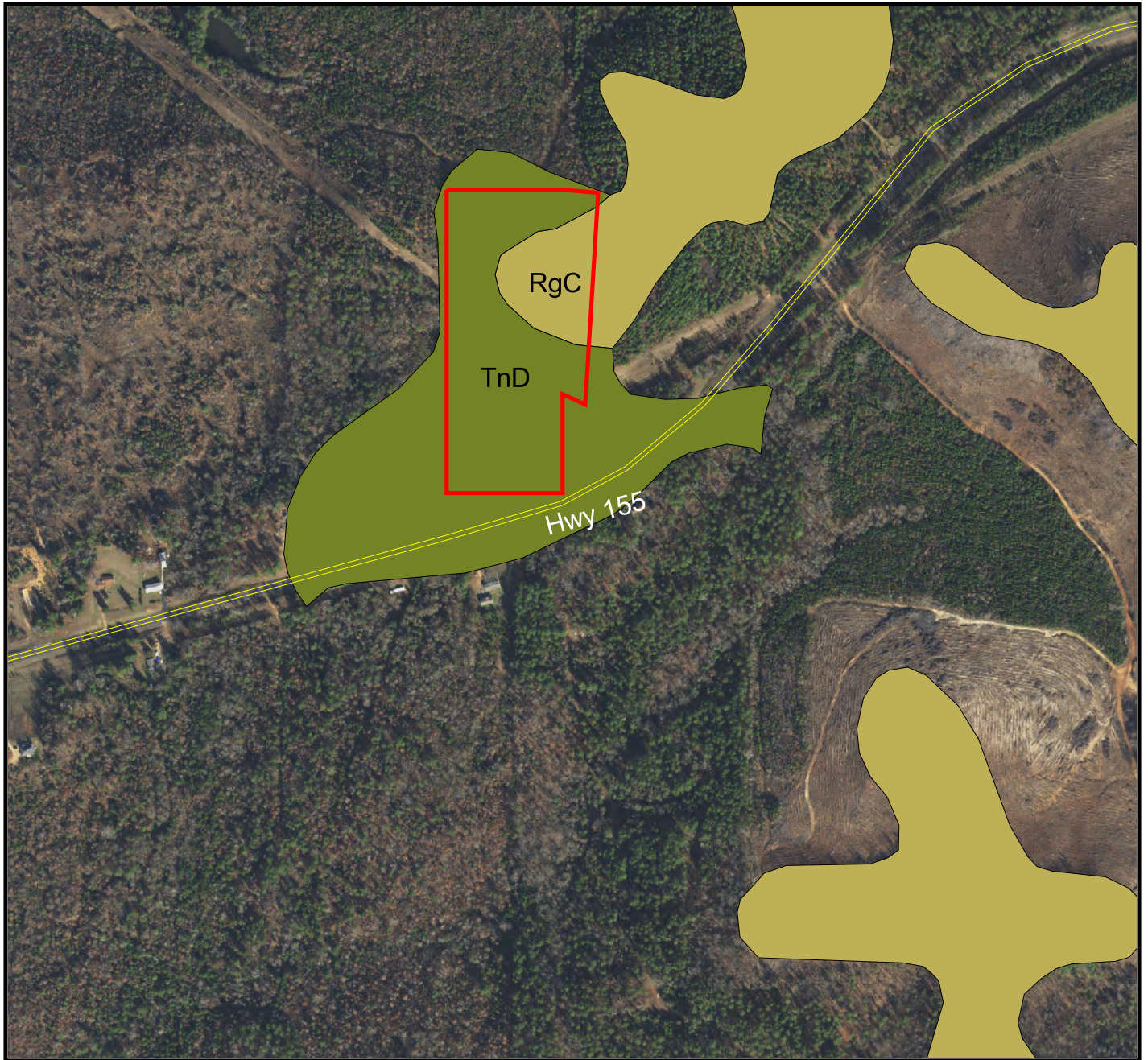
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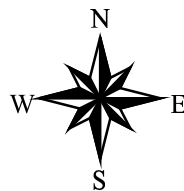
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Survey:	433 & 293
Abstract:	Marion Co., TX
County:	
Date Prepared:	
Prepared by:	Scott Hammett
Source:	USGS Topo
Scale:	1"=660'

Hwy 155-17 Tract Soils Map



Map Legend

- Pond
■ Building
Soilmu_a_tx616.shp
RgC Red Springs
TnD Tenaha
Improved Road
Woods Road
Creek
Highline or Pipeline



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Owner: I&G.N.R.R. Survey & McKinney and Williams
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Source: NRCS Soils Map
Scale: 1"=660'

Hwy 155-17 Tract Legal Descriptions

Thence: N 00° 14' 30" E 890.16 feet along the common line between said I. & G. N. R. R. SURVEY and McKINNEY & WILLIAMS SURVEY, same being the common line between said 15 acre and 646.05 acre tracts and generally along a fence line to a fence corner post found for the northeast corner of said 15 acre tract and the southeast corner of a called 80 acre tract of land conveyed to Clarence W. Wicker et al, by a Partition Deed recorded in Volume 597, Page 794, of the Deed Records of Marion County, Texas, said fence corner post being S 84° 47' 33" E 526.17 feet from a fence corner post found for the northwest corner of said 15 acre tract;

Thence: S 84° 47' 33" E 150.00 feet along the easterly projection of the occupied north line of said 15 acre tract to a ½" iron rod set for the northeast corner of this tract;

Thence: S 03° 22' 39" W 922.81 feet along a new division line, same being the east line of this tract to a ½" iron rod set for the southeast corner of this tract and the northeast corner of said Mims Water Supply tract, from which a chain link fence corner post found bears N 74° 33' 35" W 0.89 feet;

Thence: N 65° 39' 57" W 108.40 feet along the common line between this tract and said Mims Water Supply tract and generally along a fence line to the POINT OF BEGINNING, containing 2.599 acres of land, more or less.

And

All that certain tract or parcel of land, part of the North McKinney and Williams Survey in Marion County, Texas, about 25 miles Northwest from Jefferson, the County Site and part of the original Jimmie Comer 80 acre tract of land.

BEGINNING at a stake in the South side of the Downey's Mill and Rock Island public road, from which a dogwood mkd X brs S.E. 6 feet, this being the S.E. corner of the North McKinney and Williams Survey in the West line of the I. & G. N. Survey;

THENCE West 170 yards to a stake on the North side of said road from which a Hickory Bears East 30 yards marked X;

THENCE North 440 yards to a stake in the North line of said 80 acre tract from which a 6" oak bears N. 10 feet mkd X;

THENCE East 170 yards to a stake in the West line of the I. & G. N. R.R. Survey from which an Oak Brs. S. 10 feet marked X;

THENCE South 440 yards to the place of beginning and containing 15 acres of land, more or less.

This conveyance is made subject to: Any and all restrictions, easements, rights-of-way and regulations.