



*P. O. Box 610 ★ 670 N. Hwy. 289
Prosper, Texas 75078
972-346-3333 ★ Fax 972-346-3430*

www.collincountylandcompany.com

84 +/- ACRES
COUNTY ROAD 1023 & COUNTY ROAD 1021
WOLF CITY, TEXAS

Location : CR 1023 & CR 1021, South of FM 816 in Hunt County

Price : \$ 189,000

Utilities : Electricity, Water

Zoning : Agricultural

Features : 37 Acres on West Side of CR 1023 and 47 Acres on East Side of CR 1023. Both Properties are North of CR 1021. Both Parcels Have Great Frontage on CR 1023 and CR 1021. Both Roads are Asphalt County Roads.

Property ID : BG

The information herein is furnished by Collin County Land Company to the best of our knowledge, but is subject to verification by purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, changes of price, prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed.

JOHN LOVING SURVEY ABSTRACT NO. 603

W. R. PHILLIPS 30 ACRES.
REF. V. 491, P. 52

IRON PIN SET,
PLACE OF BEGINNING, 48.2056 A.

HENRY HOLMES 11.4 ACRES.
REF. V. 817, P. 421

HENRY HOLMES 33.8371 ACRES.
REF. V. 817, P. 421

GEORGE HOLMES 45.2051 ACRES.
REF. V. 817, P. 426 & 1, 480, P. 745

VALENTINE KIZER SURVEY ABST NO 1198

COUNTY ROAD NO. 1023
N. 0°08'02" W. 1150.48'

ELEC. PWR. LINE



JOHN WILSON SURVEY ABSTRACT NO. 1110

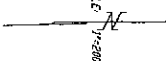
230283 ACRES

331693 ACRES

6.9407 ACRES

471542 ACRES

SCALE 1"=200'



41' x 61'
METAL
BUILDING



PERRY LEGRAND 75.1 ACRES.
REF. V. 789, P. 764

N. 89°27'45" W.
171.63'

EAST 1708.82'

ROCK DRIVE



SCALE 1"=200'



S. 0°09'51" E. 1398.75'

DIRT ROAD

IRON PIN SET,
PLACE OF BEGINNING, 48.2056 A.

ELEVANCE OF ROAD
S. 89°27'45" E. 863.04'

COUNTY ROAD NO. 1023

COUNTY ROAD NO. 1023

S. 89°27'45" E. 981.58'

S. 89°27'45" E. 1151.77'

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NOTE: THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X OUTSIDE THE 500 YEAR FLOOD PLAIN AND IS LOCATED IN THE BOUNDS OF FEMA FIRM PANEL 40563 ONE A DATED AUGUST 22, 1978 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN. DIRECTIONAL CONTROL: S.L. Second Tract, 55 Ac. described in V. 517, P. 631 HDR.

CONTROLLING MONUMENTS: 1/2719 S. of the S.W.C. of said 55 Acres & 1/2719 S. of the S.E.C. of said 55 Acres

DESCRIPTION 471542 Acres of Land

SITUATED in Hunt County, Texas, in the John Wilson Survey, Abstract No. 1110, being a resurvey of part of 55.1464 ACRES 3 as described in a deed from Almo Lee Rodden to R. K. Webster, dated Sept. 1, 1904, recorded in Deedbook No. 14652 (Volume 1214, Page 588) of the Hunt County Official Public Records, being described by metes and bounds as follows: Beginning at the intersection of the center of County Road No. 1023 from the north with the center of County Road No. 1021, at the southwest corner of said 55.1464 acre tract, in the north line of the Leonard Henry Feltzinger 42 1/4 acres, Ref. V. 924, P. 196, at the southwest corner of the R. K. Webster 44.233 acres, Ref. Dec. No. 18657, at the southwest corner of said Wilson Survey of the southwest corner of the Valentine Kizer Survey, Abstr. No. 1198 and in the north line of the John Wilson Survey, Abstr. No. 542.

Thence North 0°08'02" West, 1150.48 feet with the center of County Road No. 1023, the west line of said 55.1464 acre tract, with the east line of said 44.233 acre tract, with the east line of the R. K. Webster 22.688 acres, Ref. Dec. No. 18658 and with the common line between said Wilson Survey and said Kizer Survey to a 1/2 inch iron pin set in the east line force of said 55.1464 acre tract and in the west line of the Perry Legrand 75.1 acres, Ref. V. 789, P. 764.

Thence south 0°01'27" west, 1150.48 feet with said east line, said west line and with said fence to a 1/2 inch iron pin found at the southwest corner of said 55.1464 acre tract, in the center of said County Road No. 1021, at the southwest corner of said 75.1 acre tract, in the north line of the Phil Heron 107.85 acres, Ref. V. 619, P. 598, in the south line of said Wilson Survey and in the north line of said Johnson Survey.

Thence west, 1708.85 feet with the south line of said 55.1464 acre tract, the north line of said 107.85 acre tract and with said County Road No. 1021 to the PLACE OF BEGINNING and containing 471542 acres of land.

CERTIFICATION:

I, hereby certify that I made the survey on the ground on Aug. 5, 2008 on the basis of the attached trust above herein and set corner stakes as reflected on the plat and that only visible improvements on the ground are as shown on the survey, to my knowledge, there are no encroachments, overlapping of improvements or conflicts except as shown on the survey plat; that the survey is guaranteed to its completeness.



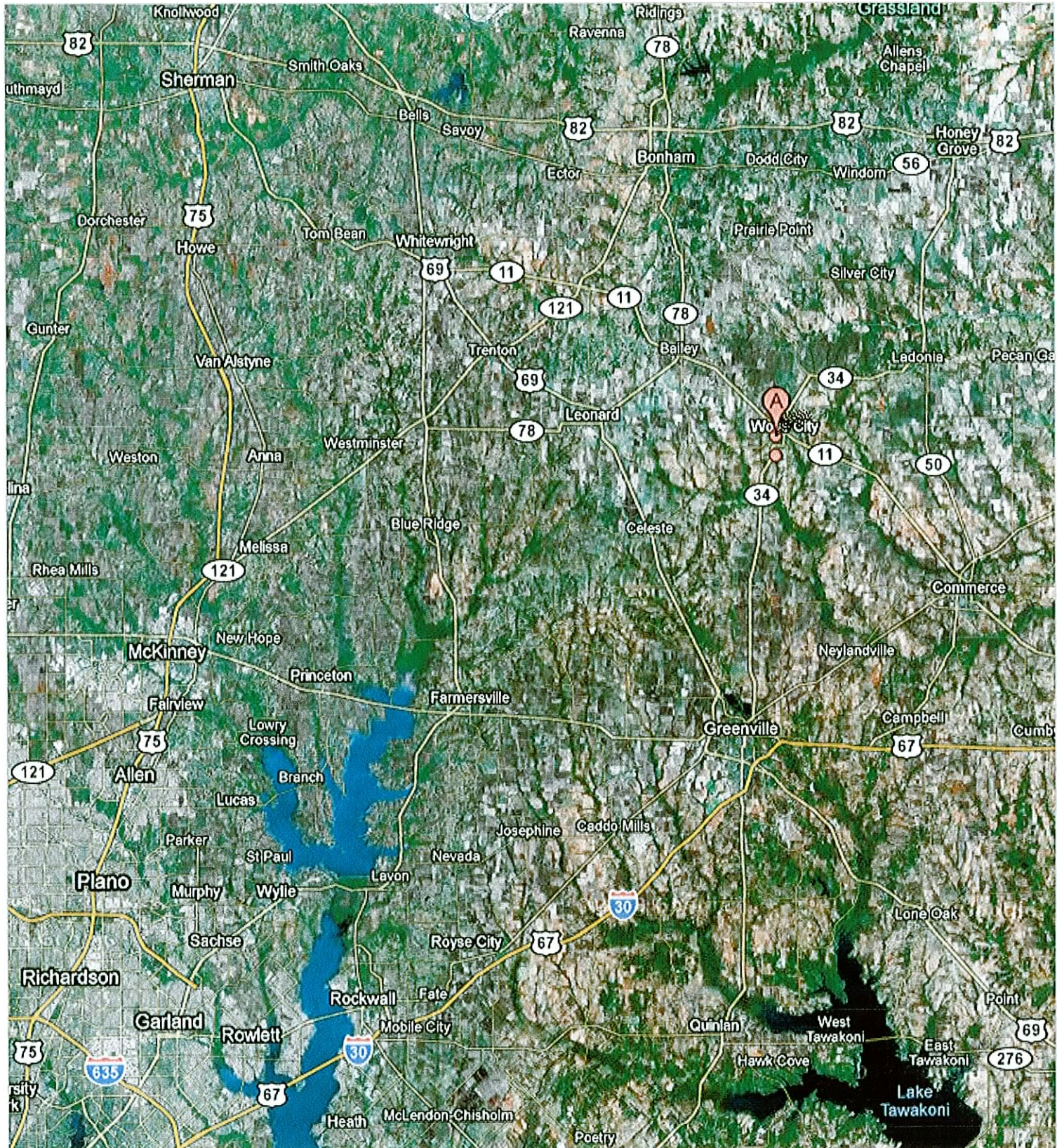
G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR
1512 West University, Suite 200
McKinney, Texas 75069
Phone 972-562-3599

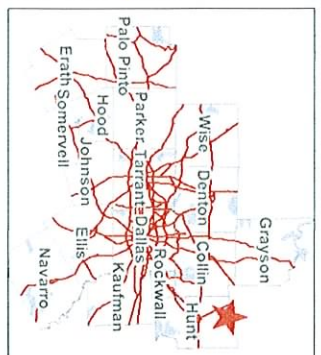
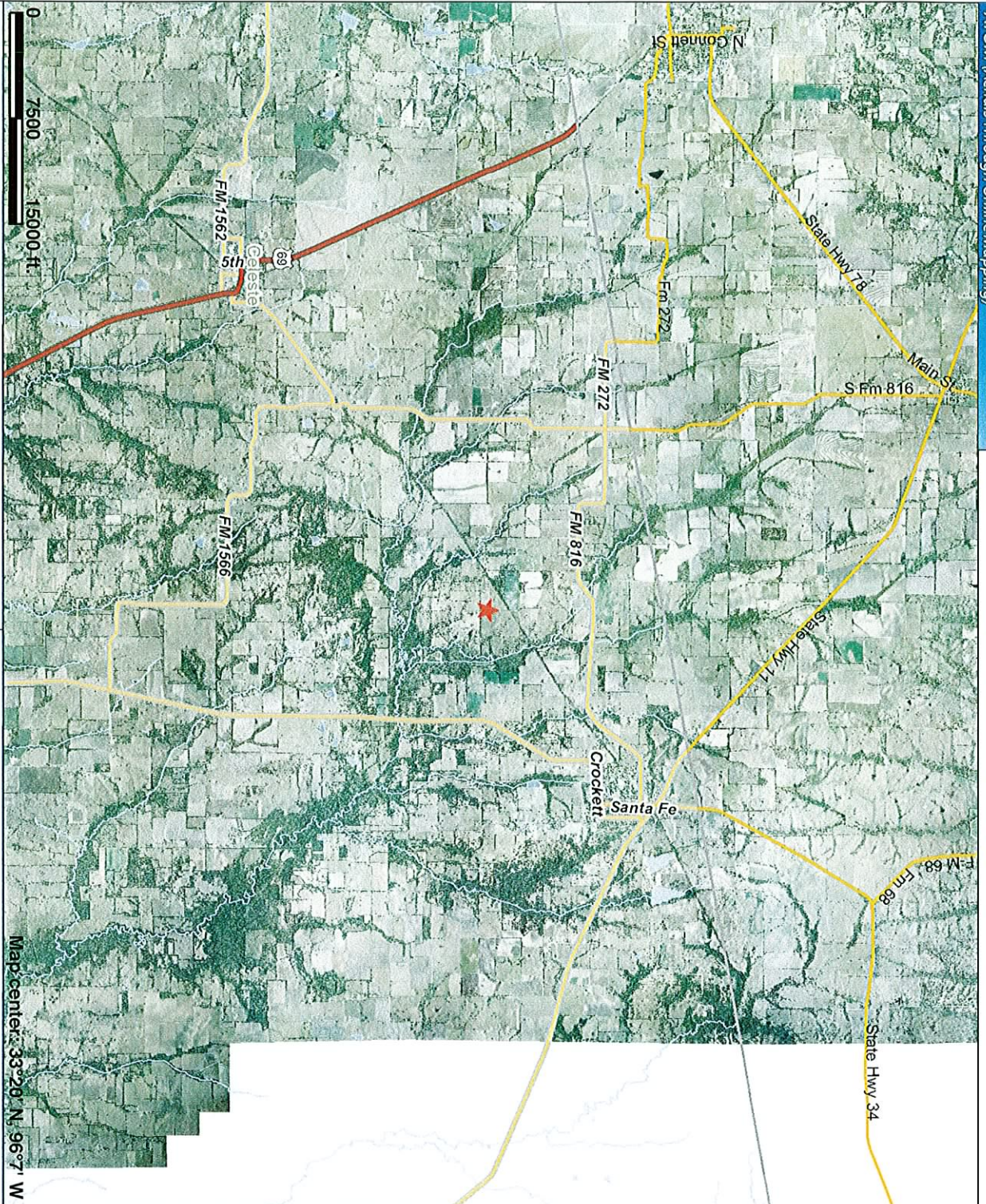
LEGEND
• IRON PIN SET
• IRON PIN FOUND
• POWER POLE
• FENCE

Google maps wolf city,

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Print](#) [Send](#) [Link](#)





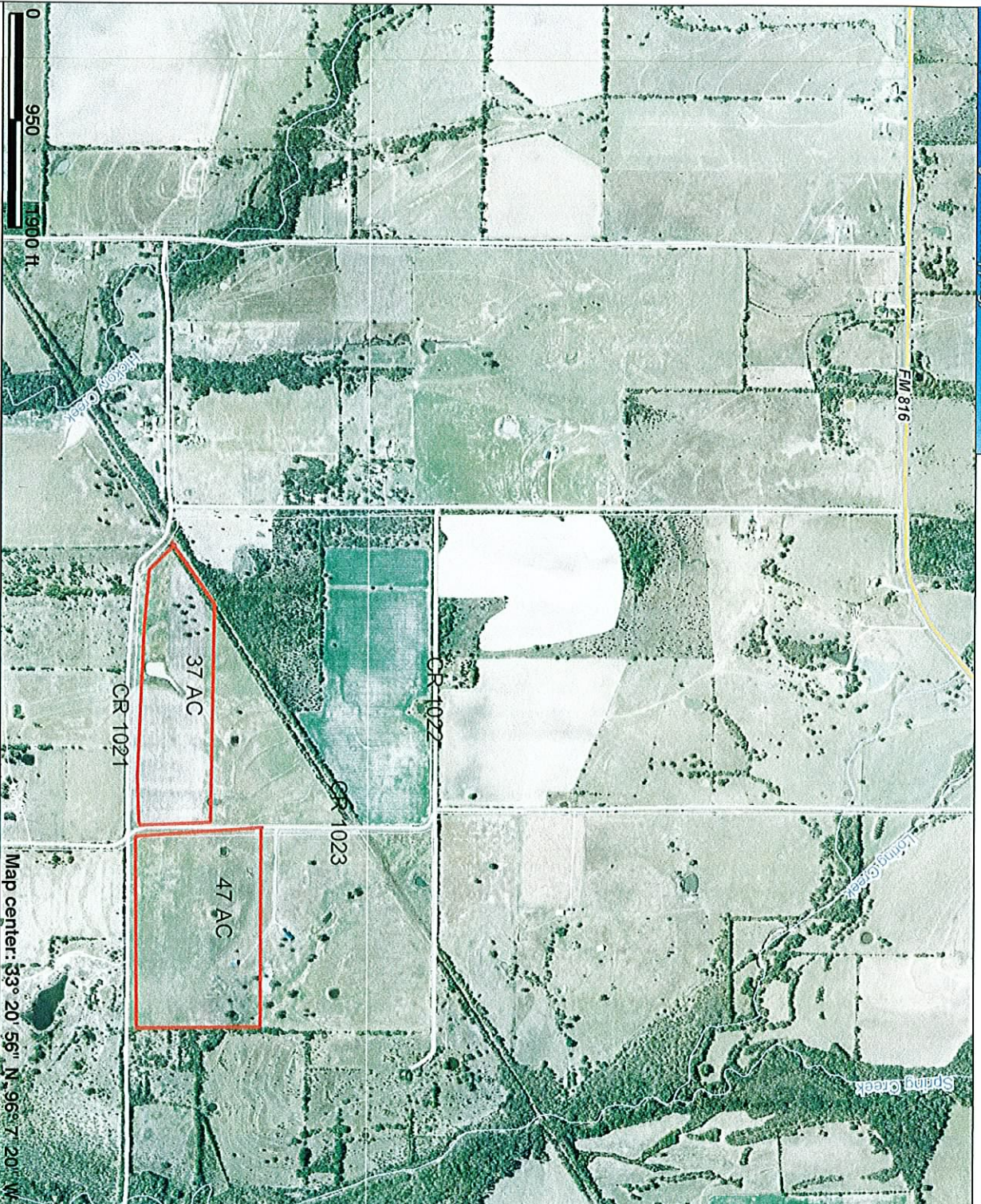
Legend

- Farming Major Roads
- County Boundaries
- Freeway
- Toll
- Major Roads 12
- Parks
- Streams
- Lakes
- Aerials
- Current City Limits
- County

Scale: 1:130,645

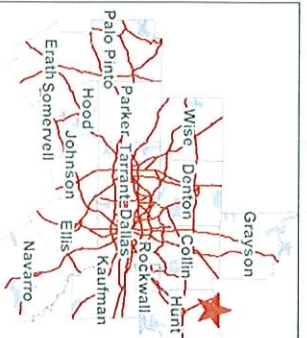
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Aerial Focus Internet Mapping



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Map center: 33° 20' 56" N, 96° 7' 20" W



Legend

- Fannin Minor Roads
- Fannin Major Roads
- County Boundaries
- Freeway
- Major Roads 12
- Dallas Roads
- Denton Roads
- Ellis Roads
- Erath Roads
- Hood Roads
- Hunt Roads
- Johnson Roads
- Kaufman Roads
- Navarro Roads
- Palo Pinto Roads
- Parker Roads
- Rockwall Roads
- Somervell Roads
- Tarrant Roads
- Wise Roads
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