LEGAL DESCRIPTION OF A 0.600 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 utility post power pole, found at the northwest corner of this tract, southwest corner of the north part of tract 95, being on the east line of Tract 94, from which the northwest corner of above said parent tract, bears N02⁰56'28"E, 180 feet, then 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;

THENCE S87⁰03'31"E, along common line with said north part of 95, 125 feet, to a ½” rebar found on the west line of Tract 96, marking the northeast corner of this tract, southeast corner of said north part;

THENCE S02⁰56'28"W, along common line of Tracts 95 and 96, pass a tpost found on the north margin of Variable Width access/utility easement 3, now called Blue Cat Blvd, at 150 feet, continue total distance of 208.8 feet, to a point on the south margin of said Blue Cat Blvd, a south line of original parent tract, north line of County of Haskell Tract 56.12 acres, 232/371, marking the southeast corner of this tract, southwest corner of Tract 96;

THENCE N87⁰41'05"W, along common line with said Haskell County tract, south margin of said Blue Cat Blvd, 125 feet, to a point marking the southwest corner of tract 95, southeast corner of 94;

THENCE N02⁰56'28"E, along common line of Tracts 94 and 95, pass a tpost found at north margin of said Blue Cat Blvd at 60.2 feet, continue total distance of 210.2 feet, to the POINT OF BEGINNING, containing a total of 0.600 of one acre more or less.

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

A picture containing diagram

Description automatically generated