

WASHINGTON COUNTY, TEXAS  
ISAAC JACKSON LEAGUE  
ABSTRACT NO. 65

- LEGEND**
- ⊙ 5/8" IRON ROD SET W/ 2" ALUM. CAP
  - ⊙ 1/2" IRON ROD FOUND
  - ⊙ TREE FOUND (AS NOTED)
  - WIRE FENCE
  - ( ) RECORD INFORMATION

(N 66°45'00"E)  
N 63°20'48" E  
65.07'

P.O.B.  
Texas Central Zone  
NAD 83/2011  
State Plane Grid Coords  
N(7): 10,088,941.96 USft  
E(X): 3,572,423.28 USft

S 03°53'43" E  
685.31'

MICHAEL CURTIS FEEHAN, TRUSTEE  
TO  
OF THE LAWRENCE WOODSON KELLY EXEMPT FAMILY TRUST, ET AL  
CORRIE PATRICE MCNEEL SALLANS, ET AL  
JUNE 12, 2015  
RESIDUE OF CALLED 52.238 ACRES  
VOLUME 1510, PAGE 258  
O.R.W.C.T.

MICHAEL CURTIS FEEHAN, INDEPENDENT EXECUTOR  
OF THE ESTATE OF BEULAH ANN FEEHAN KELLY, DECEASED  
TO  
CORRIE PATRICE MCNEEL SALLANS, ET AL  
JUNE 12, 2015  
RESIDUE OF CALLED 52.238 ACRES  
VOLUME 1510, PAGE 270  
O.R.W.C.T.

S 45°14'48" E  
210.19'

S 86°35'53" E  
763.47'

**30.00 ACRES**  
MICHAEL CURTIS FEEHAN, TRUSTEE  
TO  
OF THE LAWRENCE WOODSON KELLY EXEMPT FAMILY TRUST, ET AL  
CORRIE PATRICE MCNEEL SALLANS, ET AL  
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TO  
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JUNE 12, 2015  
PART OF CALLED 52.238 ACRES  
VOLUME 1510, PAGE 270  
O.R.W.C.T.

FRITZ JAEHNE, ET AL  
DECEMBER 4, 2001  
CALLED 10.466 ACRES  
VOLUME 1017, PAGE 43  
O.R.W.C.T.  
TO  
CARROLL CHARLES FASKE, CONSTABLE

N 03°53'43" W  
2288.78'  
(N 00°42'21" W  
2287.69')

**SURVEY NOTES**

- THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON OCTOBER 22, 2020 (EFFECTIVE: OCTOBER 12, 2020) BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 20200929.
- PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
- A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

**SCHEDULE B NOTES**

- THAT CERTAIN EASEMENT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORPORATION AS PER VOL. 539, PG. 841, O.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
- THAT CERTAIN EASEMENT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORPORATION AS PER VOL. 699, PG. 84, O.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
- THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN J.H. BARRETT AND REINHARD POHLMAYER AS PER VOL. 202, PG. 20, D.R.W.C.T. DOES AFFECT THE SUBJECT TRACT AS SHOWN ON SURVEY.

BOUNDARY LINE AGREEMENT  
VOL. 202, PG. 20  
D.R.W.C.T.

MARK W. DORISKI, ET UX  
TO  
HIJ SPEARS INVESTMENTS, LLC  
JULY 8, 2019  
CALLED 44.813 ACRES  
VOLUME 1684, PAGE 63  
O.R.W.C.T.

BOUNDARY LINE AGREEMENT  
VOL. 202, PG. 20  
D.R.W.C.T.

NORTHEAST CORNER  
OF ADJOINING 42.440 ACRE TRACT

SOUTHWEST CORNER OF PARENT  
47.698 ACRE TRACT AS PER  
VOL. 605, PG. 164, O.R.W.C.T.

S 72°24'08" W  
297.13'  
NORTHWEST CORNER  
OF ADJOINING 42.440 ACRE TRACT

NORTHERLY LINE OF  
ADJOINING 42.440 ACRE TRACT

SOUTHERLY LINE OF PARENT  
47.698 ACRE TRACT AS PER  
VOL. 605, PG. 164, O.R.W.C.T.

(S 74°59'03" W 670.26')  
N 72°11'01" E 2.2'  
N 71°48'08" W  
S 71°48'08" W  
S 72°24'08" W  
ADJOINING 42.440 ACRE TRACT  
APPROXIMATE 0.004 ACRE DEED OVERLAP BETWEEN  
THE SOUTHERLY LINE OF 47.698 ACRE TRACT AND  
THE NORTHERLY LINE OF 42.440 ACRE TRACT  
LILLIAN BROWN, ET AL  
TO  
GEORGE B. JAMISON, ET UX  
NOVEMBER 26, 1968  
CALLED 42.440 ACRES  
VOLUME 285, PAGE 247  
D.R.W.C.T.

APPROXIMATE 0.161 ACRE  
NORTHERLY LINE OF  
ADJOINING 42.440 ACRE TRACT

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)  
VERTICAL DATUM: NAVD 88  
COMBINED SCALE FACTOR: 0.999947879  
BEARING BASIS: TX LAMBERT GRID CENTRAL ZONE  
DISTANCES SHOWN ARE SURFACE VALUES

**SURVEY PLAT OF 30.00 ACRES  
ISAAC JACKSON LEAGUE, A-65  
WASHINGTON COUNTY, TEXAS**



**SURVEYOR CERTIFICATION**  
THIS SURVEY WAS MADE ON THE GROUND ON OCTOBER 12 & 12, 2020 AND DECEMBER 2, 2020 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FSC, INC.  
BY: MATTHEW W. LOESSIN, RPLS  
TEXAS REGISTRATION NO. 5953

12/02/2020

DATE:	12/02/2020
DRAWN BY:	KAC
CHECKED BY:	MWL
FIELD CREW:	CDL/MEW
PROJECT NO.:	2020091346
COUNTY:	WASHINGTON
SCALE:	1" = 200'
SHEET:	1 OF 1

**FSC INC**  
SURVEYORS+ENGINEERS  
2205 Walnut Street - Columbus, TX 78934  
Ph: 979.732.3114 - Fax: 979.732.5271  
TBPLS FIRM 10000100 - TBPE FIRM 17957  
www.fscinc.net

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WASHINGTON COUNTY, TEXAS  
ISAAC JACKSON LEAGUE ABSTRACT NO. 65

**DESCRIPTION OF A 30.00 ACRE TRACT OF LAND OUT OF THE ISAAC JACKSON LEAGUE, ABSTRACT NO. 65, WASHINGTON COUNTY, TEXAS AND BEING PART OF THAT CALLED 52.238 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JUNE 12, 2015 FROM MICHAEL CURTIS FEEHAN, TRUSTEE OF THE LAWRENCE WOODSON KELLY EXEMPT FAMILY TRUST, ET AL TO CORRIE PATRICE MCNEEL SALLANS, ET AL, AS RECORDED IN VOLUME 1510, PAGE 258, OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND ALSO BEING PART OF THAT SAME CALLED 52.238 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JUNE 12, 2015 FROM MICHAEL CURTIS FEEHAN, INDEPENDENT EXECTOR OF THE ESTATE OF BEULAH ANN FEEHAN KELLY, DECEASED TO CORRIE PATRICE MCNEEL SALLANS, ET AL, AS RECORDED IN VOLUME 1510, PAGE 270, OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 30.00 ACRE TRACT OF LAND BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 5/8 inch iron rod set w/cap [Grid Coordinates: N 10,088,941.96 USft E 3,572,423.28 USft] in the Southerly line of Palestine Road, being the common Northerly line of said parent 52.238 acre tract for the upper Northeast corner of the herein described tract, from which a point in a 42 inch Oak Tree found for an angle in said 52.238 acre tract bears North 63° 20' 48" East a distance of 258.23 feet;

**THENCE** across said parent 52.238 acre tract with the Northerly line of the herein described tract the following:

- South 03° 53' 43" East a distance of 685.31 feet to a 5/8 inch iron rod set w/cap;
- South 45° 14' 48" East a distance of 210.19 feet to a 5/8 inch iron rod set w/cap;
- South 86° 35' 53" East a distance of 763.47 feet to a 5/8 inch iron rod set w/cap in an agreed upon boundary line as per boundary line agreement recorded in Volume 202, Page 20, Washington County Deed Records, being the common Westerly line of a presently called 44.813 acre tract of land described in a deed dated July 8, 2019 from Mark W. Doriski, et ux to HLJ Spears Investments, LLC, as recorded in Volume 1684, Page 63, Washington County Official Records for the lower Northeast corner of the herein described tract, from which a 1/2 inch iron rod found [called for in said boundary line agreement] at the intersection of the Southerly line of Palestine Road and the Westerly line of said 44.813 acre tract bears North 03° 21' 15" East a distance of 1308.21 feet, and from said 1/2 inch iron rod found at said intersection a 1/2 inch iron rod found [called for in record deed] at the intersection of the Southerly line of said Palestine Road with the Easterly line of said called 44.813 acre tract bears North 71° 38' 45" East a distance of 802.96 feet;

**THENCE** South 03° 21' 15" East [called South, Vol. 202, Pg. 20, D.R.W.C.T.] with said boundary line agreement a distance of 1129.34 feet to a 5/8 inch iron rod set w/cap for the Southwest corner of said 44.813 acre tract, also being the common Northeast corner of an approximate 0.050 acre deed gap between the Northerly line of a called 42.440 acre tract of land described in a deed dated November 26, 1968 from Lillian Brown, et al to George B. Jamison, et ux, as recorded in Volume 285, Page 247, Washington County Deed Records and the Southerly line of said 15.840 acre tract as described in Volume 519, Page 714, Washington County Official Records, from which a 1/2 inch iron rod found bears North 71° 11' 19" East a distance of 36.33 feet;

**THENCE** South 71° 11' 19" West [called South 75° 38' 02" West, Vol. 519, Pg. 714, O.R.W.C.T.] with the Northerly line of said approximate 0.050 acre deed gap, being the common Southerly line of said 15.840 acre tract a distance of 264.48 feet to a 1/2 inch iron rod found for the Southwest corner of said 15.840 acre tract, being the common Southeast corner of a called 47.698 acre tract of land described in Volume 605, Page 164, Washington County Official Records;

**THENCE** South 71° 48' 08" West [called South 74° 59' 03" West, Vol. 605, Pg. 164, O.R.W.C.T.] continuing with the Northerly line of said approximate 0.050 acre deed gap, being the common Southerly line of said 47.698 acre tract at approximately 475.42 feet passing a point for the Northwest corner of said approximately 0.050 acre deed gap, being the common Southeast corner of an approximate 0.004 acre deed overlap between the Northerly line of said 42.440 acre tract and the Southerly line of said 47.698

acre tract, continuing with the Southerly line of said approximate 0.004 acre deed overlap for a total distance of 669.83 feet [called 670.26'] to a point in a 20 inch Elm Tree found for an angle in said 47.698 acre tract;

**THENCE** South 72° 24' 08" West [called South 75° 41' 36" West, Vol. 605, Pg. 164, O.R.W.C.T.] continuing with the Southerly line of said approximate 0.004 acre deed overlap, being the common Southerly line of said 47.698 acre tract a distance of 42.05 feet to a 1/2 inch iron rod found for the Southwest corner of said parent 52.238 acre tract, being the common Southwest corner of said 47.698 acre tract, also being the common Southwest corner of said approximate 0.004 acre deed overlap, and also being the common Southeast corner of a called 10.466 acre tract of land described in a deed dated December 4, 2001 from Carroll Charles Faske, Constable to Fritz Jaehne, et al, as recorded in Volume 1017, Page 43, Washington County Official Records, from which a 1/2 inch iron rod found for the Southwest corner of said 10.466 acre tract, being the common Southwest corner of said 47.698 acre tract, also being the common Northwest corner of said 42.440 acre tract bears South 72° 24' 08" West a distance of 297.13 feet;

**THENCE** North 03° 53' 43" West [called North 00° 42' 21" West] with the Easterly line of said 10.466 acre tract, being the common Westerly line of said 52.238 acre tract a distance of 2287.69 feet [called 2288.78'] to a 1/2 inch iron rod found in the Southerly line of Palestine Road for the Northwest corner of said parent 52.238 acre tract, being the common Northeast corner of said 10.466 acre tract;

**THENCE** North 63° 20' 48" East [called North 66° 45' 00" East] with the Southerly line of Palestine Road, being the common Northerly line of said parent 52.238 acre tract a distance of 65.07 feet to the **POINT OF BEGINNING**, containing **30.00 ACRES** of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas Central Zone, NAD 83/2011 [EPOCH: 2010]
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999947879.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on October 12 & 21, 2020 and December 2, 2020.

Matthew W. Loessin  
Registered Professional Land Surveyor No. 5953  
Project No. 2020091346  
Word File: 2020091346\_30.00\_acre\_m&b.docx  
ACAD File: 2020091346.dwg



Date: 12/02/2020

