

Unimproved Land - Boyd, TX

Don E. Butcher
Hydra D. Butcher
No. 008 A. & 04862
J.M. MORA A-541

LOT 1
5.00 Ac.

LOT 3
5.39 Ac.

1.09 AC. ROAD DEDICATION

Utilities:
Electric: Wise Electric Co-Op
Water: Walnut Creek PUD
Sewer: Septic

Area Summary:
3 Residential Lots: 15.29 Ac.
Road Dedication: 1.09 Ac.
Total: 16.48 Ac.

STATE OF TEXAS
COUNTY OF WISE

SURVEYOR'S CERTIFICATION:
I, M.D. Hervey, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I am the author of the foregoing plat and that the same was prepared from an actual survey made by me or under my personal supervision and that the same is a true and correct copy of the original as the same appears on the records of the County Clerk of the County of Wise, Texas.

STATE OF TEXAS
COUNTY OF WISE

OWNERS ACKNOWLEDGMENT AND SURRENDER:
Whereas Don E. and Hydra D. Butcher, the owners of a 16.48 acre tract in the J.M. Mora Survey, Plat Number 541, Wise County, Texas, being the remainder of a certain tract of land described in deed to Don E. and Hydra D. Butcher and recorded in Volume 376, Page 91, East Records, Wise County, Texas and being described by metes and bounds as follows:
BEGINNING at a point in County Road Number 3597 for the Northeast corner of the tract herein described and the Southeast corner of a certain called 15.00 acre tract recorded in Clerk's File Number 20181220; Official Records, Wise County, Texas; THENCE with said county road South 09°36'45" West, a distance of 229.18 feet to a point at the intersection of said County Road Number 3597 and County Road Number 5989 for the Southeast corner of said Butcher tract;
THENCE North 80°18'45" West with said County Road Number 3596 a distance of 873.86 feet to a point for the Southwest corner of the tract herein described and the Southeast corner of a certain called 1.56 acre tract recorded in Clerk's File Number 20181220; Official Records, Wise County, Texas;
THENCE leaving said county road North 09°32'39" East passing a 1/2" reference iron rod found at a distance of 18.82 feet, passing the Northeast corner of said 1.56 acre tract at a distance of 334.70 feet, in all a distance of 817.14 feet to a 1/2" iron rod found in the East line of a certain called 18.796 acre tract recorded in Clerk's File Number 20181220; Official Records, Wise County, Texas;
the tract herein described and the Southwest corner of said 15.00 acre tract;
THENCE South 89°22'27" East passing a 1/2" reference iron rod found at a distance of 840.34 feet, in all a distance of 870.18 feet to the POINT OF BEGINNING and containing 16.48 acres of land and designated herein as Lots 1-3 Block 1, Butcher 2008, all additions to Wise County, Texas and whose name is recorded herein, hereby declares to the use of the public through all streets, alleys, paths, water courses, drains, easements, right-of-way and public places herein above for the purpose and consideration therein expressed.

STATE OF TEXAS
COUNTY OF WISE

Public Open Space Restrictions (P.O.S.R.):
No structures, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the crown of the road, including, but not limited to buildings, signs, walls, signs, trees, shrubs, cars, trucks, etc. in the public open space easement as shown on the plat. These open space easements will remain in effect until vacated by a Court Order issued by the Commissioner's Court of Wise County and the property registered.

Septic Systems will not be allowed on properties under 2 acres without proof of water service.

STATE OF TEXAS
COUNTY OF WISE

SEAL:
I, M.D. Hervey, do hereby certify that I am the author of the foregoing plat and that the same was prepared from an actual survey made by me or under my personal supervision and that the same is a true and correct copy of the original as the same appears on the records of the County Clerk of the County of Wise, Texas.

Don E. Butcher
Hydra D. Butcher

Wise County, Texas

140 County Road 3598, Boyd, TX, 76023

Offered at \$250,000

Beautiful 5 acre tract just waiting for your new dream home. Bring your family and animals and make this your Wise County residence. 3 phase electrical already in place for the subdivision and Walnut Creek water runs along the country road.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
5 acre (lot size)
Built: Unknown year

Assist2Sell

No other photos Available

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No other photos Available

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No other photos Available

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No other photos Available



Assist2Sell
vip@assist2sell.com

