





Field Notes for 5.000 Acres  
JOSEPH HODGES SURVEY, A-44  
Houston County, Texas

Tract 1,  
5.000 acres out of and a part of the JOSEPH HODGES SURVEY, A-44, in Houston County, Texas, and being out of and a part of a 200.398 acres tract, described in a deed to Charles M. Stockton et ux, recorded in Instrument No. 20202928, of the Official Records of Houston County, Texas, which 5.000 acres more particularly described by metes and bounds as follows:

BEGINNING on a point for corner in the center of a Creek, for the North corner of this tract, and being the South East line of the HENRY MASTERS SURVEY, A-53, and the North West line of JOSEPH HODGES SURVEY, A-44, and being N 54 deg. 40 min. 03 sec. W, 1313.59 feet from a found  $\frac{1}{2}$  inch iron rod in the South R.O.W. line of U. S. Hwy. 287, for the North corner of original said now or formerly Charles M. and Patricia O. Stockton part called 200.398 acres tract, recorded in Doc. No. 20202928 of the Official Records of Houston County, and the East corner of now or formerly Robert and Carie Hunt called 10.0 acres tract, recorded in Doc. 1903629, of the Official Records of Houston County, set  $\frac{1}{2}$  inch iron rod for reference corner, S 54 deg. 40 min. 03 sec. W, 19.11 feet;

THENCE along with the meanders of said Creek, S 59 deg. 54 min. 27 sec. E, 30.37 feet, N 51 deg. 45 min. 49 sec. E, 41.33 feet, S 29 deg. 36 min. 06 sec. E, 54.69 feet, S 44 deg. 39 min. 34 sec. E, 62.40 feet, S 84 deg. 25 min. 10 sec. E, 55.46 feet, S 22 deg. 02 min. 29 sec. E, 26.14 feet, S 21 deg. 08 min. 18 sec. W, 105.88 feet, S 53 deg. 22 min. 45 sec. W, 74.96 feet, S 13 deg. 05 min. 39 sec. E, 128.94 feet, S 66 deg. 57 min. 29 sec. W, 85.44 feet, S 6 deg. 26 min. 55 sec. W, 53.83 feet, S 30 deg. 07 min. 32 sec. W, 112.71 feet, S 67 deg. 31 min. 01 sec. W, 99.33 feet, S 5 deg. 23 min. 35 sec. E, 67.05 feet, and S 50 deg. 57 min. 39 sec. W, 46.26 feet to corner in same, same being the South East corner of Tract 2, a 4.410 acres tract, set  $\frac{1}{2}$  inch iron rod for reference corner N 35 deg. 19 min. 57 sec. W, 44.28 feet;

THENCE N 35 deg. 19 min. 57 sec. W, 490.58 feet to corner, same being the North corner of said Tract 2, a 4.410 acres tract, and being in the South East line of said HENRY MASTERS SURVEY, A-53, and the North West line of JOSEPH HODGES SURVEY, A-44, and being in the North line of County Road No. 4110, and the South East line of the now or formerly Derek Lowe part called 161.50 acres, recorded in Doc. 1505574 of the Official Records of Houston County, set  $\frac{1}{2}$  inch iron rod for reference corner S 35 deg. 19 min. 57 sec. E, 35.88 feet;

THENCE N 54 deg. 40 min. 03 sec. E, 515.87 feet to the place of beginning and containing 5.000 acres of land more or less.

Field Notes Prepared January 20, 2021.

Houston County Appraisal District										Appraisal Year: 2022														
ACCT: 00044-00040-00010-000203					PARCEL/TYPE: 39072 / R OWNER/SEQ: R44497/1					LOC CODE: 82 JUR CODE: 00 01 34 61 67					CAT CODE: D1 UTIL TYPE: RURAL					AGENT: 1/				
OWNER R44497					DISABLED VET: 1.000000					LEGAL 1: JOS HODGES LEGAL 2: AB 44 LEGAL 3: 5.00 AC (TR 1) LEGAL 4:					ZONING: NEIGHBOR:					GPS:				
STOCKTON CHARLES M & PATRICIA O					HS CODE: CEILING YEAR: CEILING TAX:					Prop Addr: 439 CR 4110 CROCKETT TX 75835					RD TYPE: UNIMP ROUTE CODE/ORDER: 0/0 MTG: SEC ACCT:					APPR YEAR: 2021 APPR DATE: 04/28/2021 APPR NAME: 6				
3233 US HWY 287 S CROCKETT TX 75835																								

User Code 1: User Code 2: User Code 3: User Code 4: User Code 5: User Code 6:

LAND								REAL							AG									
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA ADJ %	EXTRA VAL IIF	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA ADJ %	EXTRA VAL IIF	VALUE	CAT
1	5.0000	0.00	0.00	0.00	0.00	0.00	1.00	RUR200	2,800.00	0.00	1.00	1.00	1.00	0	14,000	AIP / 1D1	94.00	0	IMPR	1.00	1.00	0	470	D1
ACRES: 5.0000				OWNERS ACRES: 5.0000				LARGER TRACT: 0.0000			LAND HS: 0						0	TOTAL MKT: 14,000						
ABST NUM:								SIC CODE: 0			LAND NHS: 0						0							
ABST/SUBDIV:								IRR WELLS: 0.00			PROD MKT: 14,000						0	TOTAL TAXABLE: 470						
TRACT/LOT:								IRR ACRES: 0.00			PROD (AG/TIM): 470						0	OWNER INT: 1.000000						
BLOCK:								CAPACITY: 0.00			TOTAL LAND MKT: 14,000						0	OWNER VALUE: 470						
								USE INCOME VALUE: N			IS VALUE OVERRIDDEN: N													

PREVIOUS OWNER					
SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #
4	COOK GEORGE SMITH & CONNIE	12/03/2020	2020	2928	
3		04/27/2001	2010	1544	R/S
2	COOK GEORGE	11/19/2007	2007	8713	TRUST