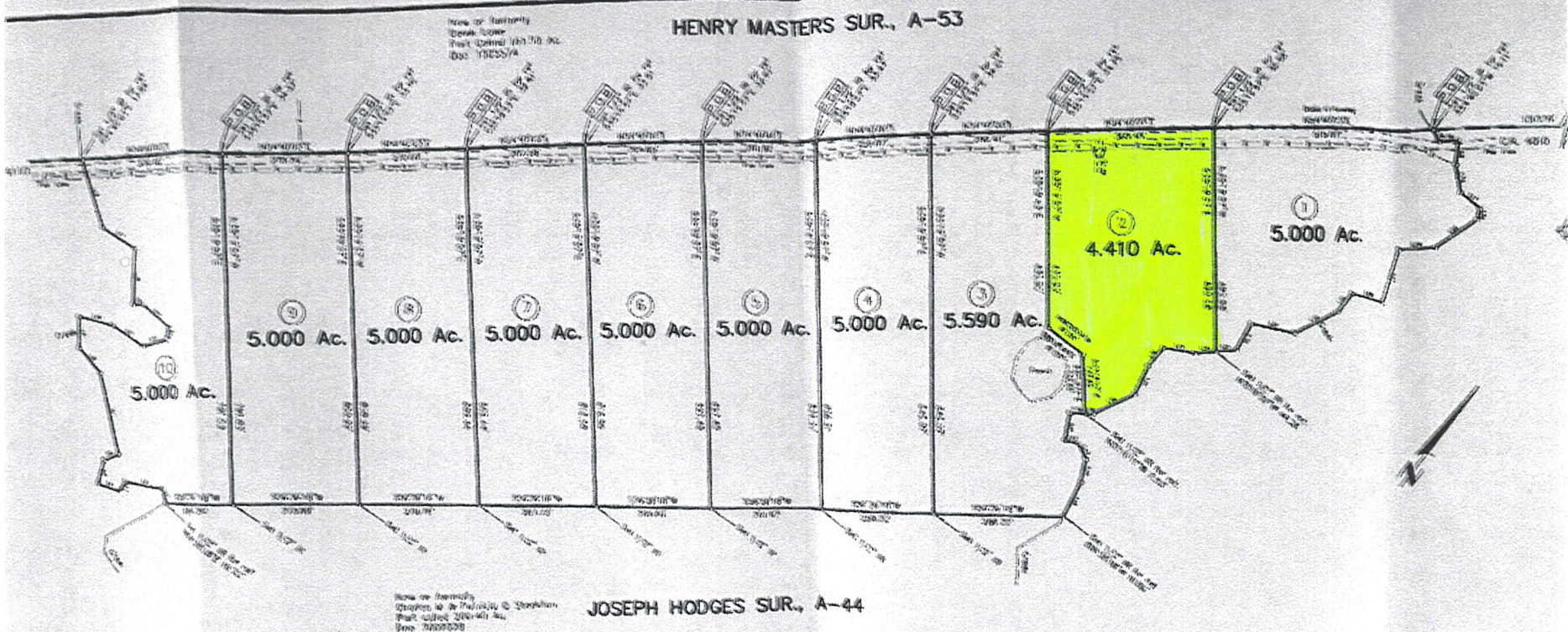




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Field Notes for 4.410 Acres
JOSEPH HODGES SURVEY, A-44
Houston County, Texas

Tract 2,
4.410 acres out of and a part of 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 etux, recorded in Instrument No. 20202928, of the Official Records of Houston County, which 4.410 acres more particularly described by metes and bounds as follows:

BEGINNING on a point for corner, for the North corner of this tract, and the West corner of Tract 1, a 5.000 acres tract, and being in the South East line of the HENRY MASTERS SURVEY, A- 53, and the JOSEPH HODGES SURVEY, A-44, and being in the North West line of County Road No. 4110, and being in the South East line of now or formerly Derek Lowe part called 161.59 acres tract, recorded in Doc. 1505574, of the Official Records of Houston County, and being S 54 deg. 40 min. 03 sec. W, 1829.46 feet From a found ½ inch iron in the South R.O.W. of U.S. Hwy. 287, for the North corner of the now or formerly Charles M. and Patricia O. Stockton part called 200.398 recorded in Doc. No. 20202928 of the Official Records of Houston County, set ½ inch iron rod for reference corner S 35 deg. 19 min. 57 sec. E, 35.88 feet;

THENCE S 35 deg. 19 min. 57 sec. E, 490.58 feet to corner in Creek, same being the South corner of Tract 1, a 5.000 acres tract, set ½ inch iron rod for reference corner N 35 deg. 19 min. 57 sec. W 44.28 feet;

THENCE along with said Creek, S 50 deg. 57 min. 39 sec. W, 44.64 feet, S 65 deg. 53 min. 50 sec. W, 70.33 feet, S 4 deg. 55 min. 46 sec. W, 51.61 feet, S 10 deg. 33 min. 26 sec. E, 71.70 feet, S 29 deg. 51 min. 23 sec. W, 100.42 feet and S 58 deg. 05 min. 40 sec. W, 17.34 feet, to corner in same, same being the South corner of this tract and the East corner of Tract 3, a 5.590 acres tract, set ½ inch iron rod for reference corner N 37 deg. 16 min. 17 sec. W, 7.53 feet;

THENCE N 37 deg. 16 min. 17 sec. W, 133.60 feet to a set ½ inch iron rod for corner, N 86 deg. 06 min. 04 sec. W, 97.50 feet to set ½ inch iron rod for corner, and N 35 deg. 19 min. 57 sec. W, 430.20 feet to corner, same being the North corner of Tract 3, a 5.590 acres tract, and being in the South East line of 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 line of now or formerly Derek Lowe part called 161.59 acres recorded in Doc. No. 1505574, Official Records of Houston County, set ½ inch iron rod for reference corner S 35 deg. 19 min. 57 sec. E 34.75 feet;

THENCE N 54 deg. 40 min. 03 sec. E, 365.45 feet to the place of beginning and containing 4.410 acres of land more or less.

Field Notes Prepared January 20, 2021.

Houston County Appraisal District										Appraisal Year: 2022														
ACCT: 00044-00040-00020-000203					PARCEL/TYPE: 39073 / R					LOC CODE: 82 JUR CODE: 00 01 34 61 67														
OWNER R44497					OWNER/SEQ: R44497/1					LEGAL 1 JOS HODGES					CAT CODE: D1					AGENT:				
STOCKTON CHARLES M & PATRICIA O 3233 US HWY 287 S CROCKETT TX 75835					DISABLED VET:					LEGAL 2 AB 44					UTIL TYPE: RURAL					MAP: 1/				
					OWNER INT: 1.000000					LEGAL 3 4.410 AC (TR 2)					ZONING:					GPS:				
					HS CODE:					LEGAL 4					NEIGHBOR:					APPR YEAR: 2021				
					CEILING YEAR:					Prop Addr: 551 CR 4110					RD TYPE: UNIMP					APPR DATE: 04/28/2021				
					CEILING TAX:					CROCKETT TX 75835					ROUTE CODE/ORDER: 0/0					APPR NAME: 6				
															MTG:									
															SEC ACCT:									

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 VALUE	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA ADJ %	EXTRA VALUE	VALUE	CAT
1	4.4100	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	12,350	AIP / 1D1	94.00	0	IMPR	1.00	1.00	0	410	D1
ACRES: 4.4100			OWNERS ACRES: 4.4100			LARGER TRACT: 0.0000			LAND HS: 0			LAND NHS: 0			0			TOTAL MKT: 12,350						
ABST NUM:						SIC CODE:			PROD MKT: 12,350			0			0			TOTAL TAXABLE: 410						
ABST/SUBDIV:						IRR WELLS: 0.00			PROD (AG/TIM): 410			0			OWNER INT: 1.000000									
TRACT/LOT:						IRR ACRES: 0.00			TOTAL LAND MKT: 12,350			0			OWNER VALUE: 410									
BLOCK:						CAPACITY: 0.00																		
						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