

PLAT OF SURVEY



SCALE: 1" = 300'

CALLLED 161.063 ACRES
JOSEPH SHUPAK, ET AL.
T.J. SANDERS SURVEY
A-1268

1/2" IR Set
10.6' - 8.9'
Act: N 41°26'30" E - 754.99'
Act: S 45° E - 256yrs (71.11)

P.O.B.: 1/2" IR Set
1/2" IR Fnd. bears:
S 48°14'18" E - 471.64'

H.B. JACQUES SURVEY
A-636

CALLLED 64 ACRES
GEORGE M. CROWSON, SR.
TO
HELEN NICOLE HARDWICK, TRUSTEE
OF THE HH FAMILY TRUST
AUGUST 31, 2016
INSTRUMENT NO. 1602753

Act: S 48°37'36" E - 1804.44'
(Call Overall: S 45° E - 1147yrs (3186.11'))

C.J. CARLSON SURVEY
A-1277

56.20 AC.

County Road 3420 (Dead End)
Act: N 48°14'18" W - 3212.09'
(Call: N 45° W - 1147yrs (3186.11'))

CALLLED 67.044 ACRES
JOHN DAVID LARUE
TO
LAUREL BODDEN LARUE AND
GARY LYNN LARUE
NOVEMBER 18, 2016
INSTRUMENT NO. 1604004

J. CHEAIRS SURVEY
A-242

CALLLED 252.156 ACRES
EDWIN M. BLAZEK
TO
JOHN C. RICH, JR.
MARCH 2, 2004
INSTRUMENT NO. 040982

CALLLED 52 ACRES
TO
SAUNDRA LOUISE GOODSON COFFEY, TRUSTEE
SAUNDRA LOUISE GOODSON COFFEY, TRUSTEE OF
SAUNDRA LOUISE GOODSON COFFEY TRUST AND BYRD
WARREN GOODSON, JR., TRUSTEE OF BYRD WARREN
GOODSON, JR. TRUST
JUNE 28, 2010
INSTRUMENT NO. 1002540
(MINERAL DEED & ASSIGNMENT)
(DESCRIPTION: VOLUME 493, PAGE 273)

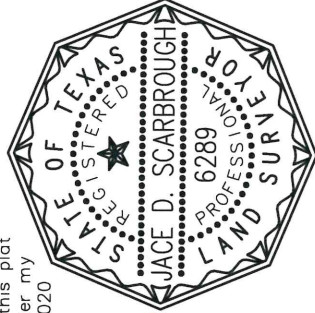
CALLLED 49.5 ACRES
TRACT NO. 1
CHARLES A. BITNER AND WIFE,
NELL BITNER
TO
CHARLES RANDAL BITNER AND WIFE,
ELAINE BITNER
MAY 23, 1996
VOLUME 1056, PAGE 472

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.
NOTE: NO ATTEMPT WAS MADE TO LOCATE
UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT
THE BENEFIT OF AN ABSTRACT OF TITLE.
THERE MAY BE EASEMENTS OR OTHER MATTERS
OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were
derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)
I, Jace D. Scarbrough, do hereby state that this plat
represents a survey made on the ground under my
supervision during the month of December, 2020

GIVEN UNDER MY HAND & SEAL, this the
29th day of December, 2020.



Jace D. Scarbrough
JACE D. SCARBROUGH - R.P.L.S. No. 6289

1/2" IR Set
1/2" IR Fnd. bears:
S 42°30'45" W - 338.52'

CALLLED 135.475 ACRES
TRACT ONE
MSR REALTY, LTD
TO
JOHN C. RICH, JR.
JULY 30, 2014
INSTRUMENT NO. 1403937

T.D. LARUE
SURVEY, A-702

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND

- Barbed Wire Fence — x —
- Powerline — E —
- Pipeline — // —
- IRF —
- IRS —
- CON. MON. —
- IRON ROD FOUND
- IRON ROD SET
- CONCRETE MONUMENT FOUND

PLAT OF SURVEY
56.20 AC. LOCATED IN THE
C.J. CARLSON SURVEY, A-1277
HOUSTON COUNTY, TEXAS

DRAWN BY: SJ

SURVEYED BY: JW

DATE: 12-29-2020

FILE NO: 2109.DWG

SCALE: 1" = 300'

REF: JOSLEN