

# JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

## 56.20 ACRES

All that certain lot, tract or parcel of land located within the C.J. Carlson Survey, Abstract No. 1277 of Houston County, Texas and being all of a called 52 acre tract as described in a deed from Sandra Louise Goodson Coffey, Trustee of the B.W. Goodson Decedent's Trust to Sandra Louise Goodson Coffey, Trustee of the Sandra Louise Goodson Coffey Trust and Byrd Warren Goodson, Jr., Trustee of the Byrd Warren Goodson, Jr. Trust, dated June 28, 2010 and recorded in a Mineral Deed and Assignment of Oil, Gas, and Mineral Interests in Instrument No. 1002540 and further described by metes and bounds in Volume 493, Page 273, of the Deed Records of Houston County, Texas, and this 56.20 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set at the West corner of said 52 acre tract, being in the Southwest edge of County Road No. 3420, being in the Northeast line of a called 67.044 acre tract as described in a deed from Gary Lynn Larue and John David Larue to Gary Lynn Larue, dated February 10, 2012 and recorded in Instrument No. 1200767, being the South corner of a called 161.063 acre tract to Joseph Shupak, et al., being at the West corner of said C.J. Carlson Survey, the South corner of the T.J. Sanders Survey, Abstract No. 1268, and the Northeast line of the J. Cheairs Survey, Abstract No. 242, from which a 1/2" Iron Rod Found at the East corner of said 67.044 acre tract, same being the North corner of a called 67.044 acre tract as described in a deed from John David Larue to Laurel Bodden Larue and Gary Lynn Larue, dated November 18, 2016 and recorded in Instrument No. 1604004 bears South 48 deg. 14 min. 18 sec. East, a distance of 471.64 feet;

THENCE North 41 deg. 26 min. 30 sec. East, with the Southeast line of said 161.063 acre tract and with the common line of said C.J. Carlson Survey and said T.J. Sanders Survey, a distance of 754.99 feet to a 1/2" Iron Rod Set for corner at the West corner of a called 64 acre tract as described in a deed from George M. Crowson, Sr. to Helen Nicole Hardwick, Trustee of the HH Family Trust, dated August 31, 2016 and recorded in Instrument No. 1602753, same being the West corner of the H.B. Jacques Survey, Abstract No. 636;

THENCE South 48 deg. 37 min. 36 sec. East, with the Southwest line of said 64 acre tract and with the common line of said C.J. Carlson Survey and said H.B. Jacques Survey, a distance of 1,804.44 feet to a 1/2" Iron Rod Found at the South corner of said 64 acre tract, same being the West corner of a called 252.156 acre tract as described in a deed from Edwin M. Blazek to John C. Rich, Jr., dated March 2, 2004 and recorded in Instrument No. 040982;

THENCE South 47 deg. 38 min. 07 sec. East, with the Southwest line of said 252.156 acre tract and with the common line of said C.J. Carlson Survey and said H.B. Jacques Survey, a distance of 1,421.85 feet to a Concrete Monument Found at the North corner of a called 135.475 acre tract, described as Tract One in a deed from MSR Realty, Ltd. to John C. Rich, Jr., dated July 30, 2014 and recorded in Instrument No. 1403937, same being East corner of said C.J. Carlson Survey and the North corner of the T.D. Larue Survey, Abstract No. 702;

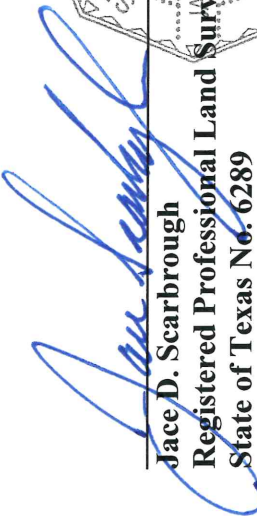
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THENCE South 42 deg. 30 min. 45 sec. West, with the Northwest line of said 135.475 acre tract and with the common line of said C.J. Carlson Survey and said T.D. Larue Survey, a distance of 752.31 feet to a 1/2" Iron Rod Set for corner at the East corner of a called 49.5 acre tract, described as Tract No. 1 in a deed from Charles A. Bitner and wife, Nell Bitner to Charles Randall Bitner and wife, Elaine Bitner, dated May 23, 1996 and recorded in Volume 1056, Page 472 and being the East corner of said J. Cheairs Survey, from which a 1/2" Iron Rod Found at the West corner of said 135.475 acre tract bears South 42 deg. 30 min. 45 sec. West, a distance of 338.52 feet;

THENCE North 48 deg. 14 min. 18 sec. West, with the Northeast line of said 49.5 acre tract, said 67.044 acre tract recorded in Instrument No. 1604004, said 67.044 acre tract recorded in Instrument No. 1200767, the common line of said C.J. Carlson Survey and said J. Cheairs Survey, and with County Road No. 3420, passing a 1/2" Iron Rod Found at the North corner of said 49.5 acre tract at 1,167.15 feet and continuing a total distance of 3,212.09 feet to the POINT OF BEGINNING AND CONTAINING 56.20 ACRES OF LAND. See Map No. 2109 prepared in conjunction with these field notes. 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 the field notes hereon were prepared from 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  
Registered Professional Land Surveyor  
State of Texas No. 6289

