



Now or formerly
Sara V Moreland & Dona C White
Called 45.65 Ac.
Doc. 1400555

Now or formerly
Carl & Charline Lively
Called 165.48 Ac.
1100/204



C.R. Hodges

JOSE MARIA PROCELA SUR., A-70
Houston County, Texas
1" = 300'
January 5, 2021

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THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT
AND MAY BE SUBJECT TO OTHER EASEMENTS OR ENCUMBRANCES.
ALL SET 1/2" IRON RODS ARE SET WITH RED CAPS STAMPED "CRH 1845"
ALL ABSTRACT SURVEY LINES SHOWN ARE THE APPROXIMATE LOCATIONS.

Field Notes for 68.562 Acres
JOSE MARIA PROCELA SURVEY, A-70
Houston County, Texas

68.562 acres out of and a part of the JOSE MARIA PROCELA SURVEY, A-70 in Houston County, Texas and being a part of a called 106.83 acre tract described in a deed to Bonnie Joy Philips recorded in Probate # 9483 of the Houston County Probate Records, which 68.562 acres more particularly described by metes and bounds as follows:

BEGINNING on a ½ inch iron rod set for the North West corner of this tract and being in the South R.O.W. of F.M. Hwy. 228 and being the North East corner of a 38.063 acre tract;

THENCE with the South R.O.W. of F.M. 228 N 55 deg. 50 min. 51 sec. E, 1552.47 feet to a point for corner in creek and being a West corner of the now or formerly Laura Estelle Dickey called 74.82 acres tract recorded in Vol. 930, Pg. 151 of the Official Records of Houston County, Texas; a set ½ inch iron rod for reference corner, S 55 deg. 50 min. 51 sec. W, 65.71 feet;

THENCE S 69 deg. 42 min. 34 sec. E, 329.97 feet to corner in creek, found ½ inch iron rod for reference corner N 6 deg. 17 min. 43 sec. E, 214.25 feet; a set ½ inch iron for reference corner, S 06 deg. 17 min. 43 sec. W, 35.53 feet;

THENCE S 6 deg. 17 min. 43 sec. W, 160.19 feet to found ½ inch iron rod for corner;

THENCE S 0 deg. 19 min. 00 sec. E, 2000.82 feet to found 4 inch by 4 inch concrete monument for the South East corner of this tract, same being an interior corner of the now or formerly called 165.48 acre tract deeded to Carl and Charline lively recorded in Vol. 1100, Page 204 of the Official Records of Houston County;

THENCE S 88 deg. 05 min. 46 sec. W, 1480.94 feet to ½ inch iron rod set for corner, same being the South East corner of a 38.063 acres tract;

THENCE N 4 deg. 14 min. 16 sec. W, 1456.08 feet to the place of beginning and containing 68.562 acres tract of land more or less.

Field Notes Prepared January 3, 2021

