



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

Tract 5,

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, which 5.000 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 4, also a 5.000 acres tract, and being in the South line of HENRY MASTER SURVEY, A-53, and the North West line of JOSEPH HODGES SURVEY, A-44, and being in the North line of C.R. 4110, and the South line of now or formerly Derek Lowe part called 161.59 acres tract, recorded in Doc. No. 1505574, Official Records of Houston County, and being S 54 deg. 40 min. 03 sec. W, 2710.39 feet from a found ½ inch iron rod for the North corner of 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, and being in South R.O.W. of U.S. Hwy. 287, set ½ inch iron rod for reference corner S 35 deg. 19 min. 57 sec. E, 33.47 feet;

THENCE S 35 deg. 19 min. 57 sec. E, 836.31 feet to a ½ inch iron rod set for corner, same being the South corner of Tract 4, also a 5.000 acres tract;

THENCE S 56 deg. 36 min. 18 sec. W, 261.97 feet to a ½ inch iron rod set for corner, same being the South East corner of Tract 6, also a 5.000 acres tract;

THENCE N 35 deg. 19 min. 57 sec. W, 827.45 feet to corner, same being the North corner of Tract 6, also a 5.000 acres tract and being in the South 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 CR 4110, and the South West line of said now or formerly Derek Lowe part called 161.59 acres tract, set ½ inch iron rod for reference corner S 35 deg. 19 min. 57 sec. E, 32.87 feet;

THENCE N 54 deg. 40 min. 03 sec. E, 264.65 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: 00044-00040-00050-000203	PARCEL/TYPE: 39076 / R OWNER/SEQ: R44497/1	LOC CODE: 82 JUR CODE: 00 01 34 61 67	CAT CODE: D1	AGENT:
OWNER R44497	DISABLED VET: OWNER INT: 1.000000	LEGAL 1 JOS HODGES LEGAL 2 AB 44 LEGAL 3 5.00 AC (TR 5) LEGAL 4	UTIL TYPE: RURAL ZONING: NEIGHBOR: RD TYPE: UNIMP ROUTE CODE/ORDER: 0/0 MTG: SEC ACCT:	MAP: 1/ GPS:
STOCKTON CHARLES M & PATRICIA O 3233 US HWY 287 S CROCKETT TX 75835	HS CODE: CEILING YEAR: CEILING TAX:	Prop Addr: 749 CR 4110 CROCKETT TX 75835		APPR YEAR: 2021 APPR DATE: 04/28/2021 APPR NAME: 6

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	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		TOTAL MKT: 14,000																
ABST NUM:		SIC CODE:		LAND NHS: 0		TOTAL TAXABLE: 470																		
ABST/SUBDIV:		IRR WELLS: 0.00		PROD MKT: 14,000		OWNER INT: 1.000000																		
TRACT/LOT:		IRR ACRES: 0.00		PROD (AG/TIM): 470		OWNER VALUE: 470																		
BLOCK:		CAPACITY: 0.00		TOTAL LAND MKT: 14,000																				
		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