

MAILING ADDRESS: P.O. Box 924

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## C. R. HODGES SURVEYING

Registered Professional Land Surveyor No. 1645  
Houston County Surveyor  
(936) 544-7608  
Fax: (936) 544-7612  
Crockett, Texas 75835  
August 3, 2020

Michael Cook  
764 W. SH 21  
Crockett, Texas 75835

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Surveying, and Staking a 4.104 acre Tract No. 1, and a 4.404 acres Tract No. 2,  
in the FRANK JOHNSON SURVEY, A-46, in Houston County, Texas, and  
Preparing Field Notes for above said Tract No. 1 and Tract No. 2.

Field Time and Office Time: \$ 1080.00

Tax: 89.10

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\$ 1169.10

Field Notes for 4.404 Acres  
FRANK JOHNSON SURVEY, A-46  
Houston County, Texas

Tract No. 2,  
4.404 acres out of and a part of the FRANK JOHNSON SURVEY, A-46, in Houston County, Texas and being out of and a part of the same land described in a deed to Michael J. and Sharon L. Cook, recorded in Doc. No. 1504454, of the Official Records of Houston County, which 4.404 acres more particularly described by metes and bounds as follows:

BEGINNING on a found cross tie post for corner, same being the North West corner of the now or formerly James Waldrop called 7.78 acres tract, recorded in Vol. 568, Page 159, of the Houston County Deed Records, and being in the South East line of the now or formerly East Texas Livestock Auction called 20.00 acres tract, recorded in Doc. No. 1802155, Official Records of Houston County

THENCE S 44 deg. 09 min. 10 sec. E, 801.31 feet to a 1/2 inch iron rod set for corner, same being the South West corner of the now or formerly Mary Sue Snell called 2.30 acres tract, recorded in Doc. No. 0803820, of the Official Records of Houston County, and being in the North R.O.W. line of State Hwy. No. 21;

THENCE S 35 deg. 39 min. 15 sec. W, 262.48 feet to a 1/2 inch iron rod set for corner, same being the South East corner of Tract No. 1, a 4.104 acres tract, and being in the North R.O.W. line of State Hwy. 21;

THENCE N 50 deg. 29 min. 40 sec. W, 269.65 feet to a found 2 3/8 inch iron pipe corner post for corner,

THENCE S 87 deg. 10 min. 45 sec. W, 89.40 feet to found 2 3/8 inch iron pipe for corner;

THENCE N 48 deg. 43 min. 43 sec. E, at 269.54 feet passing a found 2 3/8 inch iron pipe fence corner post and being a total distance of 530.31 feet to a point for corner in the roots of a 20 inch China Berry Tree, same being the North East corner of Tract 1, a 4.104 acres tract and being in the South line of the now or formerly East Texas Livestock 20.00 acres tract, set 1/2 inch iron rod for reference corner S 48 deg. 43 min. 43 sec. W, 0.95 feet.

THENCE N 37 deg. 00 min. 11 sec. E, 244.96 feet to the place of beginning and containing 4.404 acres of land more or less.

Field Notes Prepared July 28, 2020.



Field Notes for 4.104 Acres  
FRANK JOHNSON SURVEY, A-46  
Houston County, Texas

Tract No. 1.

4.104 acres out of and a part of the FRANK JOHNSON SURVEY, A-46, in Houston County, Texas, and being out of and a part of a called 8.51 acres tract, described in a deed to Michael J. and Sharon L. Cook, recorded in Doc. No. 1504454 of the Official Records of Houston County, which 4.104 acres more particularly described by metes and bounds as follows:

BEGINNING on a 1/2 inch iron rod set for the South West corner of this tract, and being the South West corner of the original said called 8.51 acres tract, recorded in Doc. No. 1504454, of the Official Records of Houston County, and being in the South East corner of the now or formerly Crockett Construction Inc. called 24.02 acres tract, Recorded in Doc. No. 1406782, of the Official Records of Houston County.

THENCE N 35 deg. 00 min. 00 sec. W, 845.76 feet to found 6 inch Wood Post for corner, same being the North West corner of the said original called 8.51 acres tract, and the South corner of the now or formerly East Texas Livestock Auction called 20.00 acres tract recorded in Doc. No. 1802155 of the Official Records of Houston County.

THENCE N 37 deg. 00 min. 11 sec. E, 151.87 feet to a point for corner in the roots of a 20" China Berry Tree, same being the North East corner of this tract and the North West corner of Tract No. 2, a 4.404 acres and also being in a South line of the said now or formerly East Texas Livestock Auction called 20.00 acres tract, set 1/2 inch iron rod for reference corner S 48 deg. 43 min. 43 sec. W, 0.95 feet;

THENCE S 48 deg. 43 min. 43 sec. W, at 260.77 feet passing a found 2 3/8 inch iron pipe fence corner post for a total distance of 530.31 feet to a found 2 3/8 inch iron fence corner pipe found for corner.

THENCE S 87 deg. 10 min. 45 sec. W, 89.40 feet to found 2 3/8 inch iron fence corner pipe for corner.

THENCE S 50 deg. 29 min. 40 sec. E, 269.65 feet to a 1/2 inch iron rod set for corner, same being in the North East R.O.W. of State Hwy. No. 21.

THENCE S 35 deg. 39 min. 15 sec. W, 272.61 feet to the place of beginning and containing 4.104 acres of land more or less.

Field Notes Prepared July 28, 2020. ●

