



NOTE:
 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 MARKED WITH RED CAPS STAMPED "CRH 1645".
 ALL ABSTRACT SURVEY LINES ARE APPROXIMATE LOCATIONS.

Field Notes for 30 Foot Road Easement
BENJ. O. HENDRIX SURVEY, A-1197
JOHN BOX SURVEY, A-207
Houston County, Texas

30 foot road easement out of and a part of the BENJ. O. HENDRIX SURVEY, A-1197, and the JOHN BOX SURVEY, A-207, in Houston County, Texas, and being out of a called 313.139 acres tract, described in a deed to Ricky L. Bridges, recorded in Instrument Number No. 20211772 of the Official Records of Houston County, which a 30 foot road easement more particularly described by metes and bounds as follows:

BEGINNING on a ½ inch iron rod found for the North East corner of this easement and a North East corner of the above said 313.139 acres tract, same being on or near the North East survey line of the B.O. HENDRIX SURVEY, A-1197, and the South West line of the J.C. JEFFREY SURVEY, A-647, also being on the North Side of C.R. No. 2300;

THENCE along with an old fence line as follows, S 29 deg. 14 min. 53 sec. W, 706.49 feet, to a found 5/8 inch iron rod for corner, S 28 deg. 55 min. 19 sec. W, 629.47 feet to a found ½ inch iron rod pipe and S 30 deg. 29 min. 36 sec. W, 238.34 feet to a point for corner, being in the West line of the J.C. JEFFREY SURVEY, A-647, and East line of the B.O. HENDRIX SURVEY, A-1197;

Thence S 56 deg. 51 min. 59 sec. W, 112.67 feet, S 79 deg. 34 min. 06 sec. W, 294.05 feet, N 89 deg. 53 min. 49 sec. W, 76.87 feet, N 84 deg. 43 min. 09 sec. W, 332.10 feet, S 82 deg. 42 min. 53 sec. W, 46.45 feet, S 69 deg. 44 min. 46 sec. W, 227.35 feet, S 59 deg. 57 min. 56 sec. W, 57.00 feet, S 42 deg. 12 min. 35 sec. W, 95.58 feet, S 23 deg. 09 min. 02 sec. W, 281.73 feet, N 57 deg. 23 min. 07 sec. W, 104.60 feet, N 07 deg. 04 min. 55 sec. W, 142.61 feet, and N 22 deg. 06 min. 09 sec. W, 318.31 feet to a ½ inch iron rod for corner, being the South East corner of a called 35.00 acres tract, which is out of the original said 313.139 acres Ricky L. Bridges tract;

THENCE with a East line of the 35.000 acres tract, N 25 deg. 28 min. 55 sec. W, 1016.44 feet to a ½ inch iron rod for corner, being an interior corner of a 35.00 acres tract;

THENCE N 55 deg. 08 min. 52 sec. E, 30.41 feet to a point for corner, being on a common line with the said 35.00 acres tract;

THENCE S 25 deg. 28 min. 55 sec. E, 1021.39 feet, S 22 deg. 06 min. 48 sec. E, 324.00 feet, S 07 deg. 04 min. 55 sec. E, 132.92 feet, S 56 deg. 07 min. 25 sec. E, 55.11 feet, N 23 deg. 09 min. 02 sec. E, 252.89 feet, N 42 deg. 12 min. 35 sec. E, 105.31 feet, N 59 deg. 57 min. 56 sec. E, 64.26 feet, N 69 deg. 44 min. 46 sec. E, 233.33 feet, N 82 deg. 42 min. 53 sec. E, 53.16 feet, S 84 deg. 43 min. 09 sec. E, 334.04 feet, S 89 deg. 53 min. 49 sec. E, 72.75 feet, N 79 deg. 34 min. 06 sec. E, 185.26 feet, N 56 deg. 51 min. 59 sec. E, 99.62 feet, N 30 deg. 29 min. 36 sec. E, 230.90 feet, N 28 deg. 55 min. 19 sec. E, 629.15 feet, and N 29 deg. 14 min. 53 sec. E, 690.63 feet to a point for corner, same being in the North line of this said 30 foot easement and the North line of the said Ricky L. Bridges 313.139 acres tract, described in Instrument No. 20211772, of the Official Records of Houston County;

THENCE S 88 deg. 44 min. 33 sec. E, 33.97 feet to the place of beginning and containing 3.188 acres in this said 30 foot road easement.

Field Notes Preparing November 17, 2023.



Field Notes for 35.000 Acres
BENJ. O. HENDRIX SURVEY, A-1197 (27.129 Ac.)
JOHN BOX SURVEY, A-207 (7.871 Ac.)
Houston County, Texas

35.000 acres out of and a part of the BENJ. O. HENDRIX SURVEY, A-1197, and JOHN BOX SURVEY, A-207, in Houston County, Texas, and being a part of a called 313.1396 acres tract, deeded to Ricky L. Bridges, recorded in Instrument No. 20211772 of the Official Records of Houston County, which 35.000 acres more particularly described by metes and bounds as follows:

BEGINNING on a 3/8 inch iron rod found for the North, North East corner of this 35.000 acres tract, being a North, North West corner of the original 313.1396, also being a West corner of a called 77.00 acres tract, deeded to Jason and Brandon Bridges recorded in Doc. No. 1603011 of the Official Records of Houston County, and also being on or near the North Boundary line of Houston County and the South Boundary line of Anderson County;

THENCE S 25 deg. 56 min. 19 sec. E, 375.44 feet to a 1/2 inch iron rod found for corner, being a East corner of this said 35.000 acres tract and being the North East corner of a called 22.22 acres tract, deeded to Ricky L. Bridges recorded in Doc. No. 0305150 of the Official Records of Houston County;

THENCE across the original 313.1396 acres tract, S 55 deg. 08 min. 52 sec. W, 931.19 feet to a 1/2 inch iron rod set for corner, S 25 deg. 28 min. 55 sec. E, 1016.44 feet to a 1/2 inch iron rod set for corner, S 31 deg. 02 min. 59 sec. W, 116.25 feet to a 1/2 inch iron rod set for corner, and N 58 deg. 57 min. 01 sec. W, 1055.19 feet to a 1/2 inch iron rod set for corner, being the South West corner of this said 35.000 acres tract, and being a North West line of the original 313.1346 acres tract, and also being in a East line of a called 166.76 acres tract, deeded to Wilbur Bridges, recorded in Doc. No. 0004439, of the Official Records of Houston County;

THENCE N 31 deg. 02 min. 59 sec. E, 370.96 feet to a 1/2 inch iron rod set for corner, same being the North East corner of the said Wilbur L. Bridges called 166.76 acres tract;

THENCE N 59 deg. 59 min. 34 sec. W, 733.51 feet to a found 3/8 inch iron rod for corner, same being in the North line of the said Wilbur L. Bridges, called 166.76 acres tract, and being the South East corner of the now or formerly Lee Bridges called 12.00 acres tract;

THENCE N 11 deg. 22 min. 13 sec. E, 440.85 feet to a found 3/4 inch iron pipe for corner, same being the North East corner of the said 12.0 acres tract, and also being on or near the North line of Houston County, and the South line of Anderson County Line;

THENCE along with and near the said Houston and Anderson County Line, N 81 deg. 20 min. 42 sec. E, 1500.63 feet to the place of beginning and containing 35.000 acres of land more or less.

Field Notes Prepared November 15, 2023.

