


CAIN
SURVEYING COMPANY

315 HWY 110 SOUTH WHITEHOUSE TEXAS 75791 LICENSE NO: 10129100 PHONE 903-839-1104 FAX 903-839-1184

20.333 ACRES
J. HODGES SURVEY, ABSTRACT 44
HOUSTON COUNTY, TEXAS
GEORGE J. & THERESA D. GIESMAN
J4538-20.333AC

MARCH 2, 2022

BEING 20.333 acres situated in the J. Hodges Survey, Abstract 44, being part of a called 40.333 acres as surveyed by Cain Surveying Company (January 13, 2022). Being located on County Road 4505 (CR 4505), Crockett, Texas, said 20.333 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point for the Southwest corner of this 20.333 acres, marking the West corner of a called 2.50 acres as recorded in Instrument #1303502 of the Official Public Records of Houston County, Texas (OPRHCT), and being in the Northeast margin of said (CR 4505), from which an existing ½" iron rod w/cap (RPLS #5980) found for reference bears North 53°36'33" East a distance of 1.79 feet;

THENCE with the Northeast margin of said (CR 4505) as follows:

North 63°24'07" West a distance of 302.21 feet to a point, and
North 60°15'29" West a distance of 162.51 feet to a point, and
North 55°14'08" West a distance of 162.51 feet to a point, and
North 51°52'07" West a distance of 223.80 feet to a point, and
North 50°50'35" West a distance of 177.37 feet to a point, and
North 55°05'45" West a distance of 204.18 feet to a point, and
North 63°27'02" West a distance of 407.62 feet to a ½" iron rod w/cap (RPLS #5980) set in same;

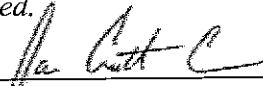
THENCE across said called 40.333 acres North 60°54'41" East a distance of 951.76 feet to a ½" iron rod w/cap (RPLS #5980) set in the Northwest line of same and being in the Southwest line of a called Tract 3 – 189.34 acres as recorded in Instrument #0801750 of the (OPRHCT)

THENCE with the Southwest line of said called Tract 3 – 189.34 acres South 34°54'37" East a distance of 1395.00 feet to an existing 1/2" iron rod w/cap (RPLS #5980) found in same, marking the Southeast corner of said 40.333 acres and marking the North corner of said 2.50 acres;

THENCE across said called 2.50 acres South 53°36'33" West a distance 297.60 feet to the place of beginning containing 20.333 acres of land.

Note: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.

I, James Garrett Cain, do hereby state that this Legal Description represents an on the ground survey made under my supervision on January 13, 2022 and is being submitted along with a Plat of said tract herein described.



James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980



20.333 ACRES
**BEING PART OF A CALLED
 40.333 ACRES SURVEYED BY
 CAIN SURVEYING COMPANY
 JANUARY 13, 2022
 HOUSTON COUNTY, TEXAS**

**H. MASTERS SURVEY
 ABSTRACT 53**

ROBERTA CHRISTY MANGLES
 CALLED 99.12 ACRES
 INSTRUMENT #040057

4"x4" cone mark found for reference
 bears South 54°25'54" West - 0.81'
 12" fence cor. for reference
 bears South 50°50'02" West - 17.41'

TRACT 3
 CALLED 189.34 ACRES
 INSTRUMENT #0801750

**J. HODGES SURVEY
 ABSTRACT 44**

Westcor Land Title Insurance Company
 OF #22-25975

SCHEDULE 'B'

(Note: Any assessments not shown hereon were not provided, located or visible. Cain Surveying Company does not certify to any assessments that are not visible and not provided to us by said Title Company. Assessment research was limited to the following: Escrowmen's and Data provided to CSC by said Title Company.)

LINE	BEARING	DISTANCE
1	N 63°24'07" W	302.21
2	N 60°15'29" W	182.51
3	N 55°14'08" W	182.51
4	N 51°52'07" W	223.80
5	N 50°50'35" W	177.37
6	N 55°05'45" W	204.18
7	N 63°27'02" W	407.82

I, James Garrett Cain, do hereby certify that this Plat accurately represents on the ground survey made under my direct supervision on January 13, 2022 and is being submitted along with a Legal Description of the tract(s) shown hereon.



James Garrett Cain
 Registered Professional Land Surveyor
 State of Texas No. 5980

DRAWN BY: DBK
 DATE: 3/7/2022
 DWG. NO.: J4538 PLAT
 FB/PB: NONE

REVISIONS:
 A SURVEY FOR
 GEORGE L. & THERESA D. GESMAN
 COUNTY ROAD 4505
 CROCKETT, TEXAS

THEBELS NO. 10188101
CAIN
 SURVEYING COMPANY
 316 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791
 PHONE: 903-898-1104 FAX: 903-898-1184

LEGEND:

- 1) DEED CALL
- 1/2" IRS W/CRP (CSC RPLS#8980)
- 1/2" IRF
- |- FENCE
- ⊗ A/C
- ⊗ POWER POLE
- P- POWER LINE
- ⊗ WATER METER
- ⊗ TELEPHONE PEDESTAL
- ⊗ CABLE BOX
- ⊗ ELECTRIC BOX
- ⊗ ELECTRIC METER
- ⊗ GAS METER
- ⊗ LIGHT POLE
- ⊗ METER POLE
- ⊗ FIRE HYDRANT
- ⊗ SEPTIC TANK
- ⊗ GUY ANCHOR
- ⊗ CLEAN OUT
- ⊗ SANITARY SEWER MANHOLE
- ⊗ TIE
- ⊗ WATER VALVE

UNLESS OTHERWISE NOTED.

