



SURVEYED MULTIPLE TRACTS
J. JORDAN SURVEY, A-33
ANDERSON COUNTY, TEXAS
24-0387

April 22, 2024

Tract One

Field Note for a 20.720 acre tract being located in the J. Jordan Survey, Abstract No. 33, Anderson County, Texas, and being a part of a called 25.709 acre tract described in a deed to Cindy C. Panasik as recorded in Document No. 2019-5998 of the Official Public Records of Anderson County, Texas, said 20.720 acre tract to be more particularly described as follows;

Bearings are based on the State Plane Coordinate System, Texas Central Zone 4203, N.A.D. 1983.

BEGINNING at a 1/2" iron rod found for the Northerly most Northwest corner herein described tract, same being a Northwest corner of said 25.709 acre tract, same being the Southwest corner of a called 11.914 acre tract described in a deed to Alejandro Zamarripa and Samuel Zamarripa as recorded in Document No. 201312736 of the Official Public Records of Anderson County, Texas, same being a corner of a called 5.68 acre tract described in a deed to Elizabeth Ann Berryhill as recorded in Document No. 201506874 of the Official Public Records of Anderson County, Texas;

Thence North 87°35'17" East, with the North line of said 25.709 acre tract, a distance of 975.01 feet to a 1/2" iron rod found for the Northeast corner of herein described tract, same being the Northeast corner of said 25.709 acre tract, same being an inner corner of a called 31.415 acre tract described in a deed to Thomas L. Glenn and Hope A. Glenn as recorded in Volume 932 Page 519 of the Deed Records of Anderson County, Texas;

Thence South 19°56'20" East, with an East line of said 25.709 acre tract and a West line of said 31.415 acre tract, a distance of 436.11 feet to a 1/2" iron rod set for a corner of herein described tract, same being a corner of said 31.415 acre tract, same being a corner of the Fort Houston Cemetery;

Thence South 68°24'23" West, with a South line of said 25.709 acre tract, a distance of 500.00 feet to a 28" red oak found for an inner corner of herein described tract, same being a corner of said Fort Houston Cemetery;

Thence South 18°24'39" East, with an East line of said 25.709 acre tract, a distance of 293.98 feet to a 1/2" iron rod found at the base of a 20" Hickory, for a Southeast corner of herein described tract, same being the Northeast corner of a called 15.88 acre tract described in a deed to Tillman Maurice Hollingsworth and Julia Carter as recorded in Document No. 2019-5894 of the Official Public Records of Anderson County, Texas;

Thence South 62°56'24" West, with a South line of said 25.709 and a North line of said 15.88 acre tract, a distance of 186.88 feet to a 1/2" iron rod set for a corner of herein described tract;

Thence North 62°33'39" West, over and across said 25.709 acre tract, a distance of 684.89 feet to a 1/2" iron rod set;

Thence South 11°41'10" West, over and across said 25.709 acre tract, a distance of 545.85 feet to a 1/2" iron rod set on a South line of said 25.709 acre tract for a corner of herein described tract;

Thence North 78°20'34" West, with a South line of said 25.709 acre tract, a distance of 99.27 feet to a 1" iron rod found for an angle break in a South line of herein described tract, same being the Northeast corner of a called 9.77 acre tract described in a deed to Dennis Gillyard, Patricia Gillyard, Lisa Shellenbarger and Arnold Shellenbarger as recorded in Document No. 2023-4630 of the Official Public Records of Anderson County, Texas;

Thence North 77°23'21" West, with the North line of said 9.77 acre tract, a distance of 735.99 feet to a 3/4" iron rod found for a Southwest corner of herein described tract, same being the Northwest corner of said 9.77 acre tract, said point being on the East right of way of Farm to Market Road 1990;

Thence North 11°26'21" East, with said East right of way, a distance of 99.64 feet to a 1/2" iron rod found for a corner of herein described tract, same being the Southwest corner of a called 2.50 acre tract described in a deed to Roland L. Friddell and Linda Friddle as recorded in Volume 1085 Page 872, Deed Records of Anderson County, Texas;

Thence South 77°21'09" East, with the Westerly North line of said 25.709 acre tract, a distance of 735.71 feet to a 1/2" iron rod found for an inner corner of herein described tract, same being an inner corner of said 25.709 acre tract, same being the Southeast corner of a called 11.11 acre tract described in a deed to Daylene Collette as recorded in Document No. 2022-1912 of the Official Public Records of Anderson County, Texas;

Thence North 11°45'02" East, with a West line of said 25.709 acre tract, a distance of 1040.31 feet, **BACK TO THE POINT OF BEGINNING AND CONTAINING 20.720 ACRES.**

Tract Two

Field Note for a 5.000 acre tract being located in the J. Jordan Survey, Abstract No. 33, Anderson County, Texas, and being a part of a called 25.709 acre tract described in a deed to Cindy C. Panasik as recorded in Document No. 2019-5998 of the Official Public Records of Anderson County, Texas, said 5.000 acre tract to be more particularly described as follows;

Bearings are based on the State Plane Coordinate System, Texas Central Zone 4203, N.A.D. 1983.

BEGINNING at a 1/2" iron rod found for the Southerly most corner of herein described tract, same being the Southerly most corner of the said 25.709 acre tract, same being an inner corner of a called 15.88 acre tract described in a deed to Tillman Maurice Hollingsworth and Julia Carter as recorded in Document No. 2019-5894 of the Official Public Records of Anderson County, Texas;

Thence North 78°20'34" West, with a South line of said 25.709 acre tract and a North line of said 15.88 acre tract, a distance of 210.79 feet to a 1/2" iron rod set for the Southwest corner of herein described tract;

Thence North 11°41'10" East, over and across said 25.709 acre tract, a distance of 545.85 feet to a 1/2" iron rod set for the Northwest corner of herein described tract;

Thence South 62°33'39" East, over and across said 25.709 acre tract, a distance of 684.89 feet to a 1/2" iron rod set on a South line of said 25.709 acre tract, from which a 1/2" iron rod found for reference bears North 62°56'24" East a distance of 186.88 feet;

Thence South 62°56'24" West, with said South line of said 25.709 acre tract, a distance of 574.88 feet, **BACK TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES.**

30' Easement

Field Note for a 30 foot wide easement being located in the J. Jordan Survey, Abstract No. 33, Anderson County, Texas, and being a part of a called 25.709 acre tract described in a deed to Cindy C. Panasik as recorded in Document No. 2019-5998 of the Official Public Records of Anderson County, Texas, said 30 foot wide easement being 15' on each side of the following described centerline;


Bearings are based on the State Plane Coordinate System, Texas Central Zone 4203, N.A.D. 1983.

BEGINNING at a point on a West line of said 25.709 acre tract, said point being on the East right of way of Farm to Market Road 1990, from which a 3/4" iron rod found for a Southwest corner of said 25.709 acre tract bears South 11°26'21" West a distance of 15.00 feet;

Thence South 77°23'21" East, over and across said 25.709, a distance of 735.87 feet to a point;

Thence South 78°20'34" East, over and across said 25.709 acre tract, a distance of 99.14 feet to the **POINT OF TERMINUS OF HEREIN DESCRIBED EASEMENT.**

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in April 2024, and is being submitted along with a Plat of said tract herein described.


Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789

