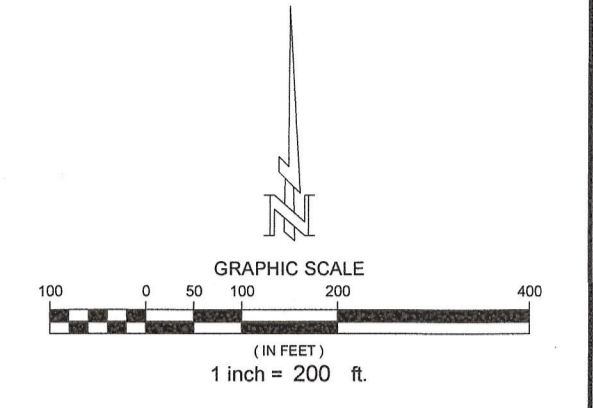


NOTES

- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
- ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



LEGEND

- 5/8" IRON ROD SET W/YELLOW CAP (360 SURVEYING FIRM#10194293)
- POWER POLE
- POWER POLE W/TRANSFORMER
- GUY WIRE
- ⊕ ELECTRIC METER
- ⊖ ELECTRIC BOX
- CLEANOUT
- (CM) CONTROLLING MONUMENT
- CCOPR CASS COUNTY OFFICIAL PUBLIC RECORDS
- BOUNDARY LINE
- BARBWIRE FENCE
- OHE OVERHEAD ELECTRIC

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	029°56'17"	194.70'	101.73'	N24°57'36"W	100.58'
C2	025°48'21"	319.57'	143.93'	N19°06'18"W	142.72'
C3	022°01'29"	604.07'	232.21'	N20°59'45"W	230.78'
C4	048°59'51"	83.00'	70.98'	N39°50'47"E	68.84'
C5	044°34'41"	53.00'	41.24'	S42°16'38"W	40.20'
C6	021°57'37"	574.07'	220.03'	S21°01'41"E	218.68'
C7	025°48'21"	349.57'	157.44'	S19°06'18"E	156.12'
C8	037°49'43"	164.70'	108.74'	S29°14'09"E	108.78'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N06°12'08"W	155.75'
L2	N07°29'08"W	164.13'
L3	N63°27'53"E	66.48'
L4	S02°52'08"E	32.75'
L5	S63°27'53"W	53.58'
L6	S02°53'28"E	370.63'
L7	S07°29'08"E	162.26'
L8	S06°12'08"E	154.72'

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REFLECTS THE FACTS FOUND AT THE TIME OF SAID SURVEY. THERE ARE NO VISIBLE AND OBSERVED IMPROVEMENTS, EASEMENTS/RIGHTS-OF-WAY, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MISTY J. CLARK
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6656

APRIL 12, 2024
DATE

PLAT OF SURVEY OF
1.000 ACRES, 28.439 ACRES AND
0.889, 30' ACCESS EASEMENT
IN THE JOHN B. SIMMONS SURVEY, A-950
CASS COUNTY, TEXAS

360 SURVEYING
310 H. G. MOSLEY PKWY., LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURVEYING.COM
TBPELS 10194293