NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. 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

PP	POWER POLE
MP	METER POLE
(CM)	CONTROLLING MONUMENT
x	BARBWIRE FENCE
OHE	OVERHEAD ELECTRIC

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 400 ft.

INSET
SCALE: 1"=100'

6.75'
CUT OFF TPOST FOUND (CM)
2,076.47'
N87° 39' 17"E, 2,083.22'
0.095 ACRE (17,963.30 SQ. FT.) AREA OF CONFLICT
18.09 ACRE, TRACT TWO KATHY BILLINGSLEY TO RED OAK RIDGE INVESTMENT PROPERTIES, LLC CF #2022005991, CCOPR
S02° 17' 13"E, 375.46'
40.446 ACRE, TRACT NO. 1 GEORGE CARROLL JOHNSON, III TO GEORGE CARROLL JOHNSON, ET AL CF #2016002583, CCOPR
15.33'
CUT OFF TPOST FOUND (CM) (BENT)
2,068.55'
S87° 38' 49"W, 2,083.88'

CONCORETE MONUMENT WITH ALUMINUM CAP FOUND (CM)
CUT OFF TPOST FOUND (CM) (1' TALL)
CUT OFF TPOST FOUND (CM) (1' TALL)
15.619 ACRES
CONSTANCE J. GREENE, INDEPENDENT EXECUTRIX TO CONSTANCE J. GREENE
VOLUME 1039, PAGE 401, CCRPR
N02° 51' 22"W, 263.30'
P.O.B. 15.614 AC
CUT OFF TPOST FOUND (CM) (1' TALL)
N:7,160,140.65'
E:3,242,972.25'
N89° 04' 38"E, 1,410.31'
CUT OFF TPOST FOUND (CM) (1' TALL LEANING)
N01° 56' 24"W, 482.01'
15.614 ACRES
15.619 ACRE, TRACT ONE KATHY BILLINGSLEY TO RED OAK RIDGE INVESTMENT PROPERTIES, LLC CF #2022005991, CCOPR
S01° 51' 11"E, 482.94'
CUT OFF TPOST FOUND (CM) (1' TALL LEANING)
S89° 06' 55"W, 1,409.60'
CUT OFF TPOST FOUND (CM) (1/2' TALL)
100 ACRE, FIRST TRACT DAN HEATH, ET UX TO WEYERHAEUSER COMPANY VOLUME 0965, PAGE 824, CCRPR
15.619 ACRE, TRACT ONE LILA BELLE GREENE ESCUE TO THOMAS J. GREENE, III VOLUME 1060, PAGE 329, CCRPR
CUT OFF TPOST FOUND (CM) (1' TALL)
CUT OFF TPOST FOUND (CM) (1' TALL LEANING)
15.58 ACRE, TRACT NO. 2 KATHERINE M. GREENE TO CARROLL JOHNSON, ET AL CF #2006002660, CCOPR
CUT OFF TPOST FOUND (CM) (1' TALL)
15.619 ACRES HENRY HOWE, ET AL TO THOMAS J. GREENE, III VOLUME 249, PAGE 429, CCDR
15.619 ACRES HENRY HOWE, ET AL TO EARL FISHER GREENE VOLUME 249, PAGE 431, CCDR
WILLIAM PRUITT SURVEY A-863
59.75 ACRE, FIRST TRACT DAN HEATH, ET UX TO WEYERHAEUSER COMPANY VOLUME 0965, PAGE 824, CCRPR
APPROXIMATE SURVEY LINE
36.5 ACRE, SECOND TRACT BESSIE NEAL HEATH TO CURTIS JOE HEATH, ET AL VOLUME 1043, PAGE 346, CCRPR
63.75 ACRE, FIRST TRACT BESSIE NEAL HEATH TO CURTIS JOE HEATH, ET AL VOLUME 1043, PAGE 346, CCRPR
APPROXIMATE SURVEY LINE
JOHN AARON SURVEY A-1
CUT OFF TPOST FOUND(CM) (BENT)
AXLE FOUND (CM)
47.85 ACRES DONALD RAY JOHNSON, ET AL TO JOHN THOMAS JOHNSON VOLUME 1175, PAGE 723, CCOPR
CUT OFF TPOST FOUND (CM)
OHE OHE OHE
APPROXIMATE SURVEY LINE
CUT OFF TPOST FOUND (CM)
PP
MP
18.09 ACRE, FIRST TRACT JERRY C. HARRIS, ET AL TO JERRY C. HARRIS, ET AL CF# 2021005068, CCRPR
CUT OFF TPOST FOUND (CM) (FLAGGED)
18.09 ACRE, TRACT NO. 4 GEORGE CARROLL JOHNSON, III TO GEORGE CARROLL JOHNSON, ET AL CF #2016002583, CCOPR
5/8" IRON ROD FOUND (CM) (1854)
375.88'
5/8" IRON ROD SET
2,076.47'
6.75'
CUT OFF TPOST FOUND (CM) (BENT)
N87° 39' 17"E, 2,083.22'
17.966 ACRES
18.09 ACRE, TRACT TWO KATHY BILLINGSLEY TO RED OAK RIDGE INVESTMENT PROPERTIES, LLC CF #2022005991, CCOPR
0.095 ACRE (17,963.30 SQ. FT.) AREA OF CONFLICT
S02° 17' 13"E, 375.46'
375.74'
N02° 11' 09"W, 1,127.13'
COUNTY ROAD 2123 (ASPHALT)
2,068.55'
15.33'
CUT OFF TPOST FOUND (CM)
40.446 ACRE, TRACT NO. 1 GEORGE CARROLL JOHNSON, III TO GEORGE CARROLL JOHNSON, ET AL CF #2016002583, CCOPR
S87° 38' 49"W, 2,083.88'
SEE INSET
WM. F. WEATHERLY SURVEY A-1151
P.O.B. 17.966 AC
CUT OFF TPOST FOUND (CM) (1' TALL)
N:7,155,794.75'
E:3,240,886.15'
375.50'
18.09 ACRES THOMAS J. GREEN III TO DALLAS HARRIS CF #2018000375, CCOPR
CUT OFF TPOST FOUND (CM) (1' TALL)
5/8" IRON ROD SET
18.09 ACRES EARL F. GREENE TO LILA GREENE ESCUE, ET AL VOLUME 1019, PAGE 682, CCRPR
5/8" IRON ROD FOUND (CM)
CUT OFF TPOST FOUND (CM) (1' TALL BENT)
3X3 CONCRETE MONUMENT FOUND (CM)
OAK TREE FOUND ROD
CUT OFF TPOST FOUND (CM)
CUT OFF TPOST FOUND (CM)
2" IRON PIPE FOUND (CM)

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, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (ART 5282C, VTCS).

STATE OF TEXAS REGISTERED BRET READ 6610 PROFESSIONAL LAND SURVEYOR

MARCH 1, 2023

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

DATE

PLAT OF SURVEY OF
15.614 ACRES AND 17.966 ACRES
IN THE JOHN AARON SURVEY, A-1
AND IN THE WM. F. WEATHERLY SURVEY, A-1151
CASS COUNTY, TEXAS

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

MAR 8, 2023 | DRAWN BY: MTW | CHECKED BY: JBL | JOB #1446-031

Filename: N:\Projects\1446 MIKE HARP\1446-031 Douglasville, Cass\DRAWING\1446-031 BASE HARP ROR INV.dwg