

CASS COUNTY, TEXAS  
LINSEY TOLBERT SURVEY, A-1040

Grid North  
SPC TXNC  
NAD83

1" = 200'

NUMAN MCGEE SURVEY A-1208

290.48 acres  
Volume 868, Page 118

JOSEPH SNIDER SURVEY A-998

20.00 acres  
part of 47.72 acres  
Instrument No. 2022004733  
&  
part of 46.00 acres  
called Tract Six  
Volume 563, Page 630

LINSEY TOLBERT SURVEY A-1040

290.48 acres  
Volume 868, Page 118

20.73 acres  
part of 47.72 acres  
Instrument No. 2022004733  
&  
part of 46.00 acres  
called Tract Six  
Volume 563, Page 630

called Third Tract  
63- 1/3 acres  
Volume 1251, Page 345

D=51°05'17"  
R=594.91'  
T=284.32'  
L=530.46'  
LC=513.06'  
LCB=N 43°28'17" E  
D=9°37'51"  
E=64.45'

1.09 acres  
part of 47.72 acres  
Instrument No. 2022004733  
&  
a part of a  
called Tract Six  
46.00 acres  
Volume 563, Page 630  
(Portion South & East of  
F.M. 1766

SE cor. of  
second tract - 50 acres  
Vol. 1251, Pg. 345

FM No. 1766 (apparent 80' R/W)

PLAT SHOWING

All that certain 6.99 Acre Tract of land, being part of a 47.72 Acre Tract, described and recorded in Instrument No. 2022004733, being part of a called 7-acre tract of land described as Tract 7 in the Linsey Tolbert Survey, A-1040 in Cass County, Texas, described and recorded in Volume 563, Page 630 of the Official Public Records of Cass County, TX.

REFERENCE SURVEYS:

Benjamin Fontenot, RPLS  
Duane & Lacey Hicks  
June 29, 2022

Point Legend:

Set 1/2" rebar ○  
Fence Corner ☒

FLOOD HAZARD ZONE:  
This tract is not within  
special Flood Hazard area.  
Community Panel No. 480730  
Panel No.48067C0200C  
Effective Date: 4/3/2012

1" = 200 FEET  
BEARING BASED ON A GPS GRID

Benjamin K. Fontenot, RPLS 5903  
217 Pleasant Drive  
Alexandria, La. 71303  
(318) 709-4030

December 1, 2022

Project:  
EP-GLASS-HICKS-CC-TX-SUBDIVIDE-6.99AC

Legend:

Barbed Fence	— x — x —
Wood Fence	— ○ — ○ —
Chainlink Fence	— ● — ● —
Piped Fence	— / — / —
Underground Cable	— c —
Overhead Powerline	— v — v —
Subject Property	— - - - -
Headright Boundary	— - - - -
Centerline	— — — — —
Right of way	— - - - -
Road edge	



I, Benjamin K. Fontenot, Registered Professional Land Surveyor hereby certify that this plat reflects a survey made upon the ground, under my supervision, that the metes and bounds shown hereon truly represents the boundaries of the property, that there are no encroachments or visible easements on or across the property, except as shown, December 1, 2022

*Benjamin K. Fontenot*  
12/06/2022  
Benjamin K. Fontenot, Professional Land Surveyor, No. 5903