CASS COUNTY, TEXAS LINSEY TOLBERT SURVEY, A-1040 Grid North SPC TXNC NAD83 wood post Hwy mon. 290.48 acres Volume 868, Page 118 **NUMAN MCGEE SURVEY A-1208** N 89°33'30" E set 1/2" iron roa 1118.82 fnd. 1/2" ir. rd. 1" = 200' FM No. **JOSEPH SNIDER SURVEY A-998** 20.00 acres 1766 part of 47.72 acres Instrument No. 2022004733 (apparent 80' R/W) & LINSEY TOLBERT SURVEY A-1040 part of 46.00 acres called Tract Six Volume 563, Page 630 290.48 acres Volume 868, Page 118 1096.53' S 89°33'30" W 20.73 acres called Third Tract S 0°06'44' 63-1/3 acres part of 47.72 acres fnd. 3/8" square Volume 1251, Page 345 Instrument No. 2022004733 D=51°05'17" & R=594.91' T=284.32' part of 46.00 acres L=530.46' LC=513.06' called Tract Six 290.48 acres Volume 868, Page 118 POB LCB=N 43°28'17" E D=9°37'51" Volume 563, Page 630 E=64.45' 6.99 acres part of 47.72 acres Instrument No. 2022004733 1.09 acres part of 47.72 acres Instrument No. 2022004733 L=793.93' D=84°33'51" R=537.92' a part of a called Tract Six part of 7.00 acre tract 46.00 acres Volume 563, Page 630 called Tract Seven (Portion South & East of F.M. 1766 Vol. 563, Page 630 154.43' SE cor. of 89°45'40" W 193.58' second tract - 50 acres 1.09 acres fnd. 1/2' S 88°17'13" W Vol. 1251, Pg. 345 529.46' N 88°41'29" W N 88°41'29" W 4146.50 39.23' $FM~No.~1766~{\mbox{\scriptsize (apparent 80' R/W)}}$ TXDOT 162.48' conc. mon. 190.93' N 86°31'03" W S 87°52'24" W PLAT SHOWING

REFERENCE SURVEYS:

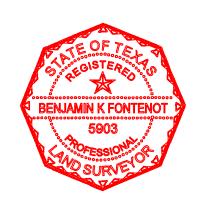
Benjamin Fontenot, RPLS Duane & Lacey Hicks June 29, 2022

Point Legend:

Set 1/2" rebar ○

Fence Corner ⊠ FLOOD HAZARD ZONE: This tract is not within special Flood Hazard area. Leaend: Community Panel No. 480730 Panel No.48067C0200C Barbed Fence Effective Date: 4/3/2012 Wood Fence 1" = 200 FEET Chainlink Fence BEARING BASED ON A GPS GRID Piped Fence Underground Cable Overhead Powerline Benjamin K. Fontenot, RPLS 5903 217 Pleasant Drive Subject Property Alexandria, La. 71303 (318) 709-4030 Headright Boundary Centerline December 1, 2022 Right of way Project: EP-GLASS-HICKS-CC-TX-SUBDIVIDE-6.99AC Road edge

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.



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

in K. Fontenot, Professional Land Surveyor, No. 5903