



SYMBOL LEGEND

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 40°58'27" W | 42.59'   |
| L2   | S 29°44'50" W | 60.46'   |
| L3   | S 15°46'06" W | 124.45'  |
| L4   | S 34°01'06" W | 46.80'   |
| L5   | S 56°23'50" W | 40.98'   |
| L6   | S 80°02'31" W | 49.12'   |
| L7   | N 87°15'23" W | 95.51'   |
| L8   | N 89°48'37" W | 102.45'  |
| L9   | S 87°31'18" W | 58.37'   |
| L10  | S 85°45'27" W | 144.64'  |
| L11  | S 88°48'42" W | 179.13'  |
| L12  | S 86°11'17" W | 174.42'  |
| L13  | N 81°45'03" W | 52.31'   |
| L14  | N 65°08'26" W | 43.03'   |
| L15  | N 46°07'50" W | 26.88'   |

JOHN M. WATSON SURVEY  
ABSTRACT No. 1075

UNKNOWN  
TRACT

COUNTY ROAD 1779

Surveyor has relied on information provided by:  
Old Republic National Title Insurance Company  
G.F. No. 21-0100  
Effective date: March 8, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. R.O.W. to Defense Plant Coporation per Vol. S-8, Pg. 488, D.R.C.C.T. (Does not affect)
2. R.O.W. to Breckenridge Gasoline Co. per Vol. 346, Pg. 473, D.R.C.C.T. (Does not affect)
3. R.O.W. to Texas Eastern Transmission Corp., per Vol. 668, Pg. 421 (Does affect / shown hereon)

BOUNDARY SURVEY

BEING a 40.503 acre tract situated in the John M. Watson Survey, Abstract No. 1075, Cass County, Texas, being a portion of that certain called 146.98 acre tract described as "Tract 13" in instrument to Maya Timber, LLC, recorded under Clerk's File Number 2019001393 of the Official Records of Cass County, Texas (O.R.C.C.T.), said 40.503 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X and Zone A,  
and a portion does appear within the 100  
Year Flood Plain Per Graphic Scaling  
according to Community Panel No.  
48067C0575C having an effective date  
7/3/2012.

Job No.: H297-358  
Scale: 1" = 200'  
Date: 01/27/2021  
Drawn By: DVB/CPP  
Field Crew: TC  
Revised: 3-16-2021 Title

Purchaser Daniel Louis Seifer and Michelle Renee Seifer  
Address CR 1779, Jefferson, Tx 75657  
Lot           , Block           , Section             
Survey John M. Watson, A 1075  
Area 40.503 Acres  
Subdivision             
Cabinet           , Sheet           , Records             
Cass County, Texas

Bearings shown hereon are based  
on GPS observations and are  
referenced to the NAD83, Texas  
State Plane Coordinate System,  
North Central Zone (4202).

Basis of Bearings

E.L. DAVIS  
CALLED 50 ACRES  
VOL. Y-2, PG. 520  
D.R.C.C.T.

WYATT KING  
CALLED 100 ACRES  
VOL. B3, PG. 203  
D.R.C.C.T.

POB  
FND 1" I.R.

40.503 Acres

PORTION OF  
MAYA TIMBER, LLC.,  
CALLED 146.98 ACRES  
"TRACT 13"  
C.F. No. 2019001393  
O.R.C.C.T.

STEVEN D. BELYEU AND  
SHERRY A. BELYEU  
CALLED 44.16 ACRES  
"TRACT 2"  
C.F. No. 2016003111  
O.R.C.C.T.

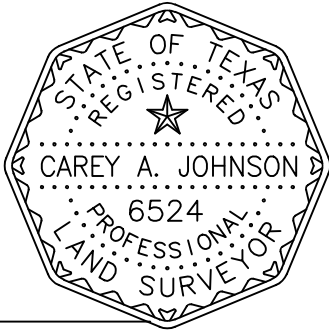
SET 1/2" I.R.  
W/TPS CAP  
@1376.56'

SET 1/2" I.R.  
W/TPS CAP

FND 1" I.P.

REMAINDER OF  
MAYA TIMBER, LLC.,  
CALLED 146.98 ACRES  
"TRACT 13"  
C.F. No. 2019001393  
O.R.C.C.T.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524



3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (936)756-7447 - FAX (936)756-7448  
www.surveyingtexas.com  
FIRM REGISTRATION No. 100834-00