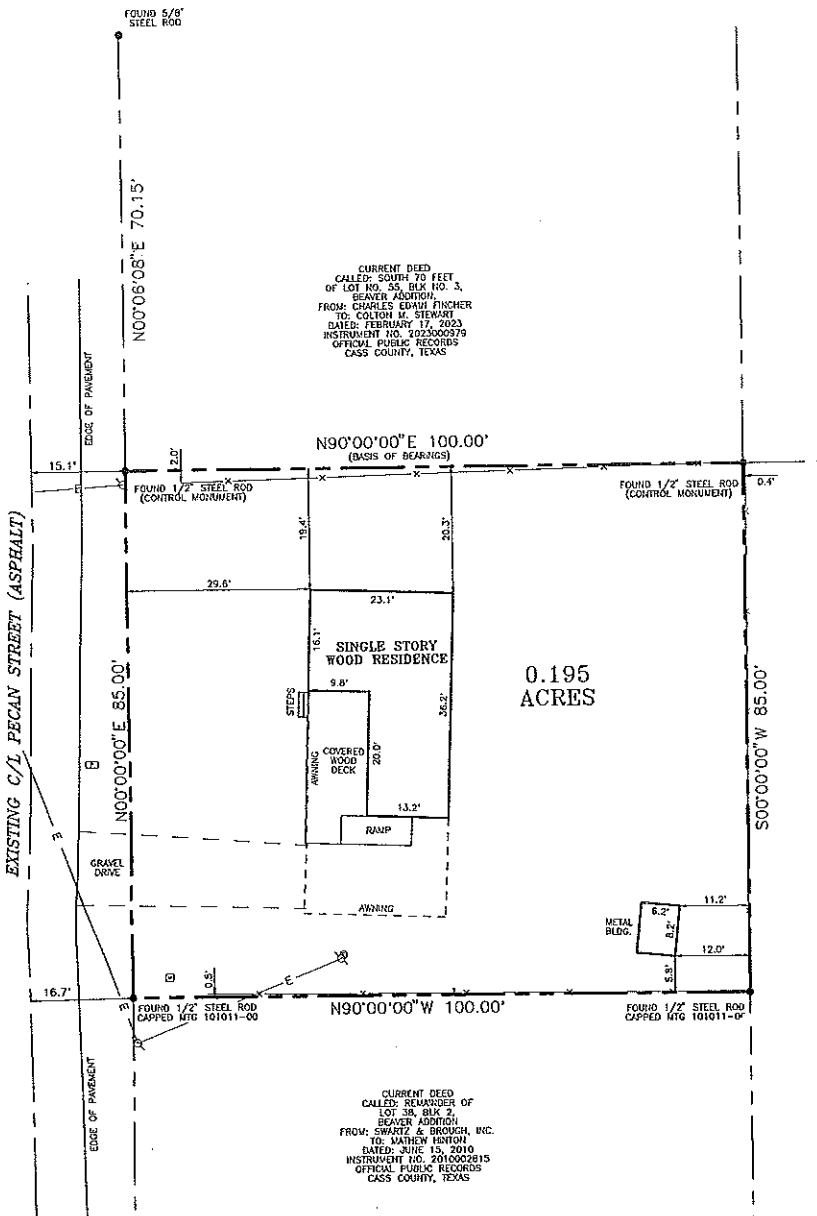




LOT NO. 54,
BLOCK, NO. 3

0.195
ACRES

LOT NO. 37.
BLOCK NO. 2

CURRENT DEED
CALLED: REMAINDER OF
LOT 38, BLK 2,
BEAVER ADDITION
FROM: SWARTZ & BROUGH, INC.
TO: MATHEW HINTON
DATED: JUNE 15, 2010
INSTRUMENT NO. 2010002815
OFFICIAL PUBLIC RECORDS
CASS COUNTY, TEXAS

☐ METER LOOP
☒ POWER POLE
☐ WATER METER

PROPERTY DESCRIPTION

ALL OF THE NORTH 85 FEET OF LOT NO. 38, BLOCK NO. 2 OF THE BEAVER ADDITION,
A SUBDIVISION OF A PART OF THE OLIVER JONES HEADRIGHT SURVEY, ABSTRACT
581, CASS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1,
PAGE 59 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 6, 2023, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF SUSAN IRBY AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JULY 7, 2023



BOUNDARY SURVEY

NORTH 85 FEET OF
LOT NO. 38, BLOCK NO. 2,
BEAVER ADDITION,
CASS COUNTY, TEXAS

Date	Revision/Description			
Drawn By DB	Checked By JM	Project No. 732014	Dwg. Date 1/1/23	

MTG
ENGINEERS
& SURVEYORS

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TBPE FIRM NO. F-354 AR COA NO. 125
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