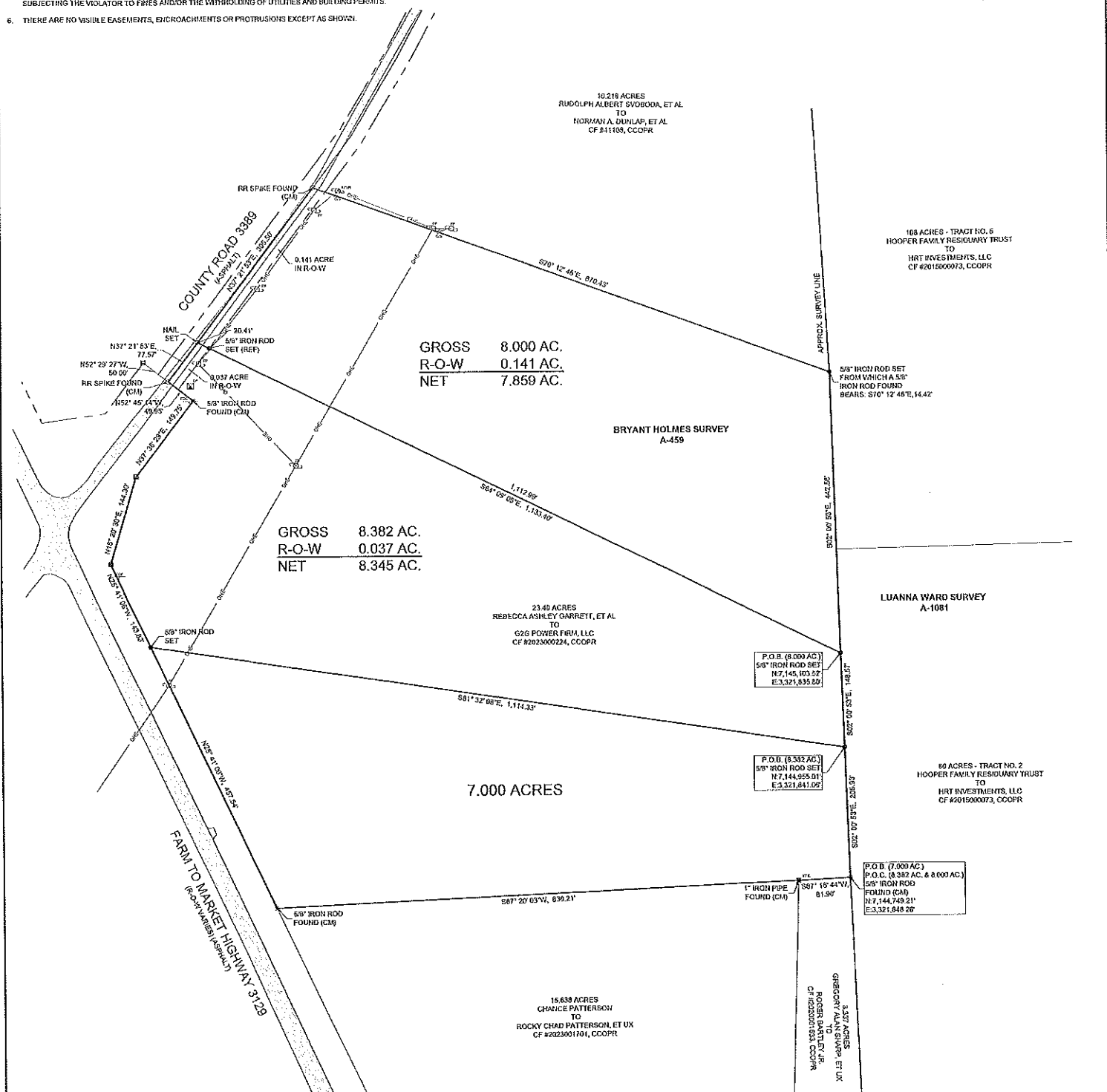
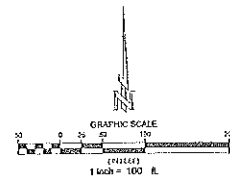


1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1933 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9999756.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.001 AND 212.005, DIVULGING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAN 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 CURBING PERMITS.
6. THERE ARE NO USUFRUITS, EASEMENTS, ENCROACHMENTS OR PROTRUSIONS BEING AS SHOWN.



I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT 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 5280C, VTC5)



NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884

JUNE 22, 2023
DATE

LEGEND	
	POWER POLE
	POWER POLE WITH TRANSFORMER
	GUY WIRE
	TELEPHONE PEDESTAL
	FIBER OPTIC CABLE SIGN
	TXDOT TYPE I ICON MON.
	CONTROLLING MONUMENT
	REFERENCE MONUMENT
	OVERHEAD ELECTRIC

PLAT OF SURVEY OF
8.000 ACRES, 8.382 ACRES
& 7.000 ACRES
BEING ALL OF 23.40 ACRES
REBECCA ASHLEY GARRETT, ET AL
TO
G2G POWER FIRM, LLC
CLERKS FILE #2023000224, CCOPR
IN THE BRYANT HOLMES SURVEY, A-459
CASS COUNTY, TEXAS



JUNE 27, 2023 DRAWN BY: NWT JOB #1012-003