

SAMUEL HARRISON SURVEY ABSTRACT NO. 524
CASS COUNTY, TEXAS

THE A.G. POWELL ESTATE
VOLUME 2, PAGE, 88
PLAT RECORDS

TRACT 6
12.319 AC

E BATEY SURVEY
ABSTRACT NO. 93

R.C. ALLEN SURVEY
ABSTRACT NO. 23

NOTES:
1. "SET 5/8" I.R." DENOTES A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "D. COLLINS RPLS 6488".
2. BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.
3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINE OR OTHER RESTRICTIONS NOT REFLECTED ON THIS SURVEY.

SURVEYORS CERTIFICATION

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. (ARTICLE 5282C, V.T.C.S.)

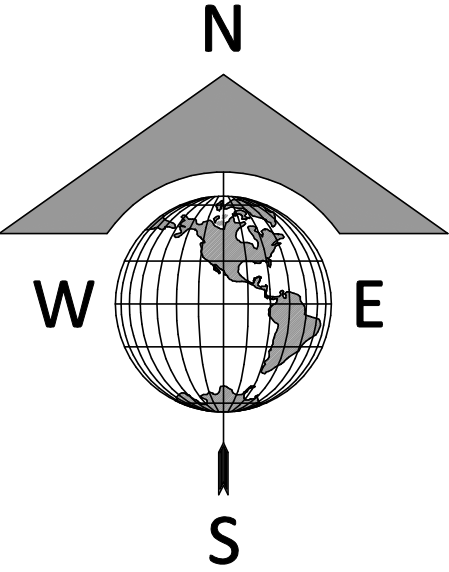


DAVID R. COLLINS, JR.
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6488

JULY 16, 2025
DATE

PLAT SHOWING

ALL THAT CERTAIN 12.319 ACRE TRACT OF LAND IN THE SAMUEL HARRISON SURVEY, ABSTRACT 524, IN CASS COUNTY, TEXAS AS SHOWN HEREON AND BEING PARTS OF THE CALLED 13.789 ACRE TRACT OF LAND CONVEYED FROM JOHN WAYNE POWELL AND BRENDA ANN POWELL TO JOHN & BRENDA POWELL LIVING TRUST BY WARRANTY DEED DATED NOVEMBER 12, 2019, AND RECORDED IN CLERK'S FILE NO. (CFN) 20190050110 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS AND DESCRIBED AS LOT 1, LOT 3, LOT 4 AND LOT 5, OF THE PARTITION OF THE A.G. POWELL ESTATE, ACCORDING TO THE PLAT OF SAME RECORDED IN VOLUME 2, PAGE, 88, OF THE PLAT RECORDS OF CASS COUNTY, TEXAS AND SHOWN HEREON AS TRACT 6.



SCALE: 1"=100'

LEGEND	
I.R. - IRON ROD	
I.P. - IRON PIPE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCING	
ROW - RIGHT OF WAY	
CLFCP - CHAIN LINK FENCE CORNER POST	
EM - ELECTRIC METER	
CO - CLEANOUT	
GM - GAS METER	
WM - WATER METER	
BOUNDARY LINE	
FENCE LINE	X
OVERHEAD POWER LINE	P

RED OAK RIDGE

LAND BOUNDARY SURVEY
TRACT 6 - 12.319 ACRES
SAMUEL HARRISON SURVEY ABSTRACT NO. 524
CASS COUNTY, TEXAS



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DRAWN BY: PDD CHECKED BY: DRCJR NO JOB: ROR6791-25