

WILLIAM RECTOR SURVEY, ABSTRACT NO. 1086
CASS COUNTY, TEXAS

CALLED 79.100 AC
JASON WAYNE CHANEY
CFN 2022000075

FND 1/2" C.I.R. MTG 101011-00

N 86°42'37" E 1059.06'

N 86°42'37" E 1334.20'

FND 1" I.P.

ROW LINE

ROW LINE

CALLLED 88.80 AC
GLENNA WISS AND JUDY C. WISS
CFN 2022000272

FND 4X4 CONC MON

SET 5/8" I.R.
FND 1/4" I.P.
N 69°27'57" E - 1.53'
FND 3/4" I.P.
S 04°57'22" E - 12.60'
FND 4X4 CONC MON
S 02°51'21" E - 13.51'

TRACT TWO
CALLED 25 AC
117265A, LTD.
CFN 2009000477

TRACT 1
40.00 AC

TRACT ONE
CALLED 62.305 ACRES
117265A, LTD.
CFN 2009000477

N 02°51'12" W 1088.94'

TRACT B
CALLED 83 AC
LOVELACE FAMILY REAL ESTATE TRUSTS
CFN 2024005996

POND

S 01°58'06" E 1446.29'

TRACT 1
CALLED 44.317 AC
BARBARA EARLENE FOLMAR
CFN 2023001420

FND AXLE

N 02°21'36" W - 81.02'

SET 5/8" I.R.

N 87°38'44" E 1084.80'

S 87°38'44" W 1084.80'

FND 1/2" I.P. CAPPED
S 01°58'06" E - 30.37'
N 01°58'06" W - 30.37'

SET 5/8" I.R.
POB TR 1

FND 1" I.P.

S 88°08'43" W - 61.27'

S 01°58'06" E 554.80'

N 01°58'06" W 554.80'

FND 1/2" C.I.R. MTG 101011-00

CALLLED 100 AC
JEFF HARGETT AND KRISTI HARGETT
CFN 2007003884
INCLUDES CALLED 15.00 AC
SHOWN HEREON

N 02°21'16" W 1246.75'

TRACT 2
42.782 AC

CALLLED 27.586 AC
PAMELA R. HENRY AND HUSBAND
KYLE BRUCE HENRY
CFN 2021001254

S 01°58'55" E 1177.87'

N 01°58'55" W 1177.87'

FND 1/2" C.I.R. KNOX 4214

N 02°27'12" W 463.87'

CALLLED 15.00 AC
JEFFREY JONES HARGETT AND WIFE
KRISTAL LYNN HARGETT
20211005346

FND 4X4 CONC MON

S 88°09'53" W 1071.92'

FND 1" I.P.

POB TR 2
POC TR 1

RESIDUE OF
CALLED 51 AC
BILL PROCTOR NELSON
VOL. 305, PG. 325

50' ACCESS EASEMT
VOL. 1059, PG. 789

S 88°05'24" W 1208.28'

N 88°05'24" E 1208.28'

FND 1/2" C.I.R. MTG 101011-00

POC TR 2

LEGEND	
I.R. - IRON ROD	
I.P. - IRON PIPE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCING	
ROW - RIGHT OF WAY	
BOUNDARY LINE	
EASEMENT	

NOTES:
1. "SET 5/8" I.R." DENOTES A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "TO 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 5506C, V.T.C.S.)



OCTOBER 6, 2025
DATE

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

PLAT SHOWING

ALL THAT CERTAIN 40.000 ACRE TRACT AND 42.782 ACRE TRACT OF LAND IN THE WILLIAM RECTOR SURVEY, ABSTRACT NO. 896, IN CASS COUNTY, TEXAS, BEING THE NORTH 40 ACRES OF THE CALLED 83 ACRE TRACT CONVEYED FROM JOE B. LOVELACE, ET AL TO THE LOVELACE FAMILY REAL ESTATE TRUSTS BY FIDUCIARY DISTRIBUTION DEED DATED OCTOBER 1, 2024, AND RECORDED IN CLERK'S FILE NO. (CFN) 2024000096 OF THE REAL PROPERTY REPORTS OF CASS COUNTY, TEXAS AND DESCRIBED AS "TRACT B" THEREIN, AND DESCRIBED AS "TRACT 1", AND "TRACT 2", RESPECTFULLY HEREON.

LOVELACE FAMILY REAL ESTATE TRUST
DIVISIONAL LAND BOUNDARY SURVEY
TRACT 1 & TRACT 2
WILLIAM RECTOR SURVEY, ABSTRACT NO. 896
CASS COUNTY, TEXAS

CSM COLLINS SURVEYING & MAPPING INC.
EST. 1978
510 HUDSON ROAD, LONGVIEW, TEXAS 75601
(936) 234-8081 WWW.COLLINSURVEYING.COM
FIRM NO. - 10025000
DRAWN BY: PDD CHECKED BY: DRCR NO JOB: LT8860-25