

CASS COUNTY, TEXAS

A.D. DUNCAN SURVEY, A - 251

Darell Hoffman, et ux
Called 18.88 Acres
Clerk's file #2011001215, CCOPR

Darell Leslie Hoffman
Called 5.0 Acres
Clerk's file #2012004651, CCOPR

Veterans Land Board
to
Michael H. Thayer
Called 20.62 Acres
CF #2009001982, CCOPR

Barbara Faye Burnham
Called 46.393 Acres
Clerk's file #2014002764, CCOPR

Timbervest Partners III Texas, LLC
Parcel #28724, Called 150.86 Acres
Clerk's file #2013001394, CCOPR

Geo. Eaves, et ux
to
Michael H. Thayer
Called 9.96 Acres
Volume 752, Page 97, CCDR

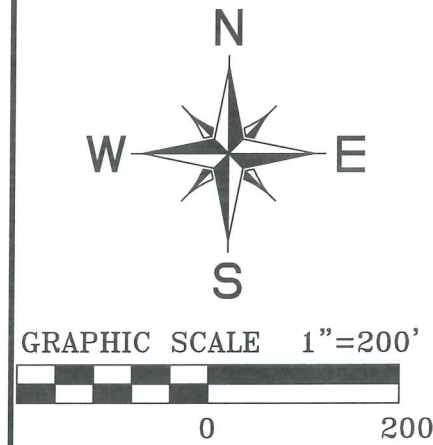
Geo. Eaves, et ux
to
Michael H. Thayer,
et ux
Called 2.00 Acres
Volume 752,
Page 94, CCDR

Phillip W. Huff
Called 17.72 Acres
Clerk's file #2014005868, CCOPR

A. COLUMBO SURVEY, A - 227

MWF IV, Texarkana, LLC
Parcel 74, Called 255 Acres
Clerk's file #2017000219, CCOPR

32.538 Acres



LEGEND

—E— OVERHEAD ELECTRIC
-x-x-x- EXISTING FENCE
-|-|- EXISTING PIPELINE

NOTE:
"SET 1/2"IR W/CAP", WHERE USED HEREON,
INDICATES A 1/2" DIAMETER REBAR WITH
ORANGE CAP STAMPED "MTX SURVEYING",
UNLESS OTHERWISE SPECIFIED.

BEARING BASIS: BEARINGS ARE BASED ON
THE STATE PLANE COORDINATE SYSTEM,
NAD 1983, TEXAS NORTH CENTRAL ZONE.

FIELD NOTES PREPARED UNDER THE SAME
JOB NUMBER TO ACCOMPANY PLAT.

I BRANDON C. CLYNCH, HEREBY CERTIFY TO
JASON ROBLES, EXCLUSIVELY, THAT THIS SURVEY
WAS MADE ON THE GROUND, UNDER MY SUPERVISION,
AND THAT THIS PLAT CORRECTLY REPRESENTS THE
BOUNDARIES OF THE TRACT SHOWN HEREON TO THE
BEST OF MY KNOWLEDGE. THIS SURVEY WAS MADE
WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT,
AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS
NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.



BRANDON C. CLYNCH, R.P.L.S. #5512

PLAT SHOWING:
**SURVEY OF 32.538 ACRE TRACT
LOCATED IN THE
A.D. DUNCAN SURVEY, A - 251
CASS COUNTY, TEXAS**

PREPARED FOR:

JASON ROBLES

**MTX
SURVEYING**

4901 E End Blvd,
Marshall, Tx 75672
www.mtxsurveying.com
903.471.8391
TBPLS Firm No. 10194253

Date: 3/11/2020

Scale: 1" = 200'

Drawn By: JLS

Surveyed By: CT

Job No.: 20189

File No.: N/A