

WILLIAM H. MORAN SURVEY
A-752

Scale: 1"=200'

TERRY FAMILY TRUST
CALLED 31.966 ACRES, S & E 2.00 ACRES
CFN 2015002409
TRACT NO. 1

APPROXIMATELY
0.103 ACRE IN
MORAN SURVEY

MACK HALL THOMAS, JR.
CALLED 354.46 ACRES
CFN 2006002263

FND 1/2" I.R. AT FCP
FND 5/8" I.R.
S 01°15'33" E - 26.21'

S 88°17'05" E 458.63'

FND 1" FLAT IRON

N 84°45'05" E
213.74'

FND 1/2" I.R.

FNC POST

FND 5/8" I.R.

N 01°26'24" W - 114.33'

FND 3/4" I.R. 1.10' LT. AT 77.83'

FND 5/8" I.R. 0.05' RT. AT 68.83'

FND 3/4" I.R.

STEPHEN HELMS
CALLED 5.316 ACRES
CFN 2018003696

CRAIG BOHUSLAV AND WIFE, DEBRA BOHUSLAV
CALLED 3.33 ACRES, VOL. 825, PG. 328

CRAIG BOHUSLAV AND WIFE, DEBRA BOHUSLAV
CALLED 3.33 ACRES, VOL. 879, PG. 341

FND 3/4" I.R. 0.05' LT. AT 724.31'

SANDRA L. DONMOYER
CALLED 3.33 ACRES
CFN 2021004983

ALBERTICE C. WALKER
CALLED 3.33 ACRES
VOL. 507, PG. 254

FND 3/4" I.R. 0.17' LT. AT 466.28'

OSCAR NED KILLIAN
CALLED 3.33 ACRES
VOL. 638, PG. 176

FND 3/4" I.R. AT 482.18'

OSCAR NED KILLIAN AND WIFE, BARBARA GAIL KILLIAN
CALLED 3.33 ACRES
VOL. 688, PG. 111

FND 3/4" I.R. 0.71' LT. AT 393.51'

LILLIE B. MOORE
CALLED 3.33 ACRES
VOL. 507, PG. 290

FND 3/4" I.R. 0.43' LT. AT 302.21'

CLEATUS COURTNEY
CALLED 3.33 ACRES
VOL. 507, PG. 250

FND 5/8" I.R. 0.09' LT. AT 206.49'

SHARON KAY GUHY HARDING
CALLED 3.33 ACRES
VOL. 875, PG. 86

HETTIE IDOM ESTATE SUBDIVISION

MADLINE DELACRUZ
CALLED 3.33 ACRES
VOL. 629, PG. 845

FND 3/4" I.R.

SAMUEL B. BRIGHAM SURVEY
A-45

GEORGIA LEA JONES
CALLED 15.699 ACRES
VOL. 1097, PG. 786

54.479 Acres

47.888 ACRES IN SANCHES SURVEY

FND AXLE

MICHAEL W. SHELTON AND WIFE
DEBRA J. SHELTON
CALLED 7.521 ACRES
VOL. 961, PG. 364

FND 1/2" I.R. 5.41' LEFT AT 731.40'

MICHAEL W. SHELTON AND WIFE
DEBRA J. SHELTON
CALLED 7.521 ACRES
VOL. 895, PG. 510

12" WOOD POST 2.6' LEFT AT 348.6'

1" PIPE POST 1.78' LEFT AT 348.42'

JOCELYN MICHELE CANTWELL
CALLED 7.521 ACRES
CFN 2020004115

POB

FND AXLE

FND 1/2" I.R.
N 85°29'02" E 867.87'

6.488 ACRES IN BRIGHAM SURVEY

RAYMOND R. BEETS, SR. AND WIFE
E. JEAN BEETS
CALLED 6.501 ACRES
VOL. 567, PG. 329
FIRST TRACT

FND 1/2" I.R.

S 74°56'34" W 709.29'

ALFRED B. HUMPHREY AND WIFE
SANDREA O. HUMPHREY
CALLED 3.213 ACRES
VOL. 688, PG. 360
SECOND TRACT

P. POLE

S 24°53'32" E 228.03'

FND AXLE(PTO SHAFT)

ALFRED B. HUMPHREY AND WIFE
SANDREA O. HUMPHREY
CALLED 3.213 ACRES
VOL. 688, PG. 360
FIRST TRACT

SET 5/8" I.R.
FND AXLE(PTO SHAFT)
S 73°47'45" W - 35.52'
FND 5/8" I.R.(22 RIFLE BARREL)
S 74°56'34" W - 37.77'

N 01°39'17" W - 5.68'

S 86°35'04" W 675.02'

SET 5/8" I.R.

FND 1/2" I.R.(4214)

T-POST

200 0 200 400 600 Feet

PLAT SHOWING

ALL THAT CERTAIN 54.479 ACRE TRACT OF LAND IN THE SAMUEL B. BRIGHAM SURVEY, A-45, THE WILLIAM H. MORAN SURVEY, A-752, AND THE SAVARIANO SANCHES SURVEY, A-954, IN CASS COUNTY, TEXAS, BEING ALL OF THE CALLED 6.501 ACRE FIRST TRACT AND THE CALLED 48.126 ACRE SECOND TRACT CONVEYED FROM JOHN HOLEMAN AND WIFE, PATSY HOLEMAN, TO RAYMOND R. BEETS, SR. AND WIFE, E. JEAN BEETS, BY WARRANTY DEED DATED JULY 5, 1974, AND RECORDED IN VOLUME 567, PAGE 329, IN THE DEED RECORDS OF CASS COUNTY, TEXAS.

SAVARIANO SANCHES SURVEY
A-954
CASS COUNTY, TEXAS

CLYDE E. GLASS
CALLED 29 ACRES
(WESTERLY 29 AC/48 AC)
VOL. 635, PG. 370
TRACT 2

ABND WATER WELL
HAND-DUG ROCK-LINED

RAYMOND R. BEETS, SR. AND WIFE
E. JEAN BEETS
CALLED 48.126 ACRES
VOL. 587, PG. 329
SECOND TRACT

4.9'

FNC POST

FNC-POST

FNC-POST

FNC-POST

FNC-POST

FNC-POST

FND 1/2" I.R.

FCP
N 06°04'49" W - 8.47'

FND 1/2" I.R.

ROY ELBERT JOHNSON
CALLED 90 ACRES
VOL. 970, PG. 623
TRACT 2-SECOND TRACT

504.87'

FND 1/2" I.R.

N 02°54'59" W

FND 5/8" I.R.(22 RIFLE BARREL)

NOTE:
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.

E. JEAN BEETS ESTATE
54.479 AC.-S. SANCHES SURVEY
CASS COUNTY, TEXAS

Collins Surveying & Mapping, Inc.
910 Judson Road
Longview, Texas 75601
Phone: (903) 234-8051

Job Number: BEJ6004-22

I, David R. Collins, Jr., Reg. Professional Land Surveyor,
do hereby certify that this Plat is true and correct
according to a survey made upon the ground
September 23, 2022.

David R. Collins, Jr.
Firm License #10023000

R.P.L.S. #6488

