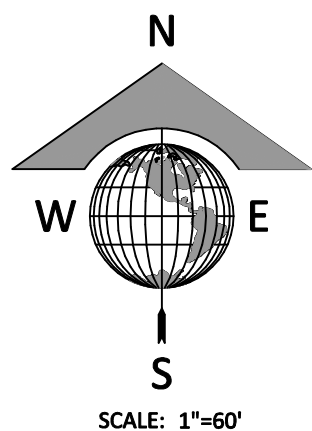




LEGEND	
I.R. - IRON ROD	
I.P. - IRON PIPE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCING	
ROW - RIGHT OF WAY	
FCP - FENCE CORNER POST	
EM - ELECTRIC METER	
BOUNDARY LINE	
FENCE LINE	
OVERHEAD POWER LINE	

SCALE: 1"=60'

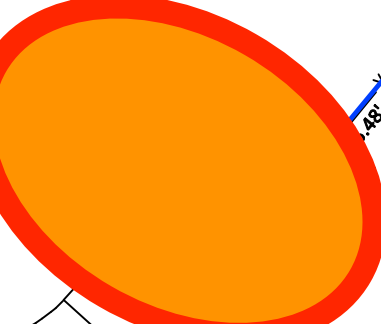
N. FARM TO MARKET 9
(100' ROW)

BUB HAYNER ROAD
(50' ROW)

CADDO LAKE

7.559 AC.
LESS 0.048 AC
(2090.88 SQ FT)

2090.88 SQ FT
CALLED 2107 SQ FT
DUANE K. MCCAIN ET UX
VOL. 1387, PG. 262
(SEE INSET "A")



- 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.

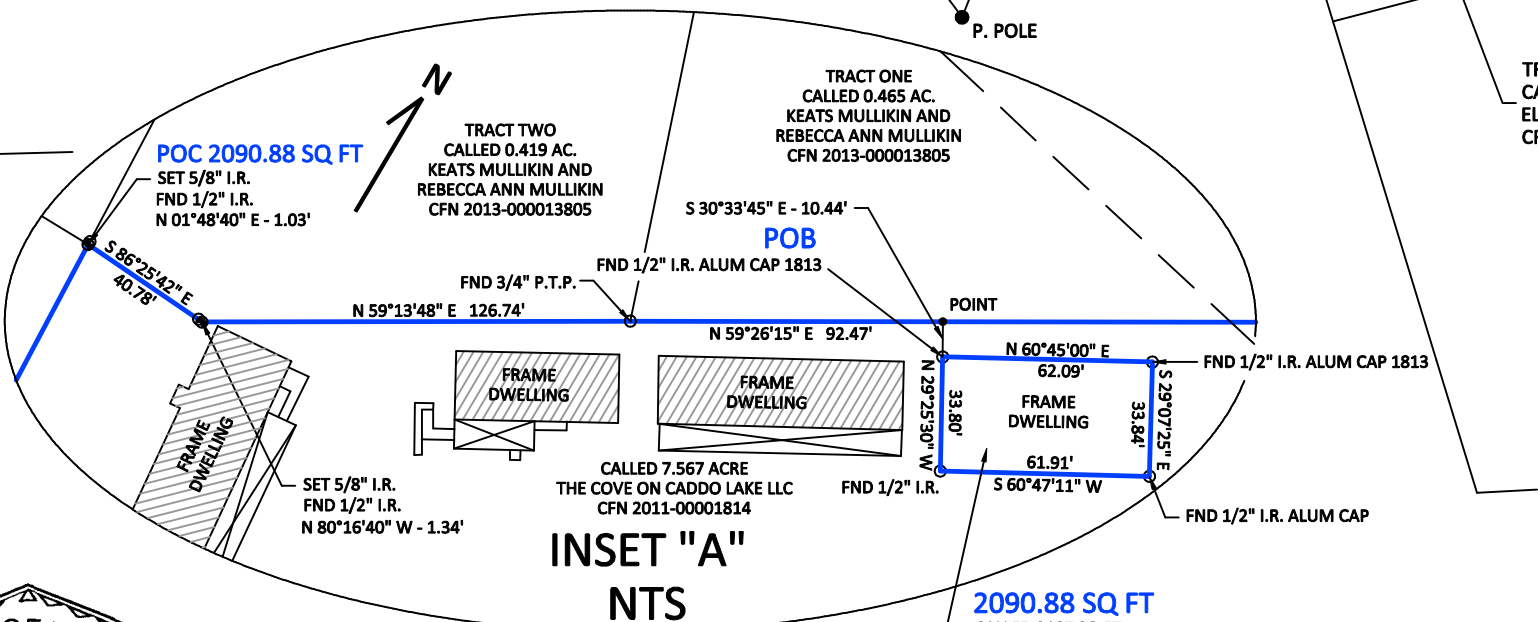
SURVEYORS CERTIFICATION

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.)



MAY 13, 2024
DATE

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



PLAT SHOWING

ALL THAT CERTAIN 7.559 ACRE TRACT OF LAND IN M.H. USSERY SURVEY, ABSTRACT NO. 724, IN HARRISON COUNTY, TEXAS, BEING ALL THAT CALLED 7.567 ACRE TRACT CONVEYED FROM JAMES MICHAEL CLAYTON AND WIFE, NAREE KHURAWAN CLAYTON, TO THE COVE ON CADDO LAKE LLC BY WARRANTY DEED DATED FEBRUARY 15, 2011, AND RECORDED IN CLERK'S FILE NO. 2011-00001814 OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS.

LESS AND EXCEPT 2090.88 SQUARE FEET

ALL THAT CERTAIN 2090.88 SQUARE FEET OF LAND IN M.H. USSERY SURVEY, ABSTRACT NO. 724, IN HARRISON COUNTY, TEXAS, BEING ALL THAT CALLED 2107 SQUARE FEET TRACT CONVEYED FROM MAURICE M. ANDREWS AND WIFE, ANN P. ANDREWS, TO DUANE K. MCCAIN ET UX, SYLVIA B. MCCAIN, BY GENERAL WARRANTY DEED DATED APRIL 4, 1995, AND RECORDED IN VOLUME 1387, PAGE 262, OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS.

MARK HAMPTON

BOUNDARY LAND SURVEY
7.559 ACRES LESS & EXCEPT 2090.88 SQ FT
M.H. USSERY SURVEY ABSTRACT NO. 724
HARRISON COUNTY, TEXAS



COLLINS SURVEYING
& MAPPING INC.
910 JUDSON ROAD, LONGVIEW, TEXAS 75601
(903) 234-8051 WWW.COLLINSURVEYING.COM
FIRM NO - 10023000

DRAWN BY: PDD CHECKED BY: BMS NO JOB: HM6440-24