



SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON ARE GRID, U.S. SURVEY FEET, BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)(2011), TEXAS NORTH CENTRAL ZONE (4202), AS DERIVED FROM GNSS OBSERVATION OF AN ON-THE-GROUND SURVEY.
2. NO EASEMENT RECORD SEARCH WAS MADE BY LEGACY LAND SURVEYING LLC CONCERNING THIS PROPERTY.
3. 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 THE TIME OF THIS SURVEY.
4. THIS SURVEY WAS CONDUCTED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH CUSTOMARY RESEARCH METHODS. THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED DOCUMENTS THAT MAY IMPACT THE SUBJECT PROPERTY HAS NOT BEEN INVESTIGATED. THIS SURVEY DOES NOT CONSTITUTE, NOR SHALL IT BE CONSTRUED TO IMPLY, A DETERMINATION OR CONFIRMATION OF OWNERSHIP OF ALL OR ANY PORTION OF THE PROPERTY DEPICTED HEREON.
5. NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6. NOT ALL INTERIOR FENCES SHOWN HEREON.
7. ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.



LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
1/2" IRON ROD FOUND	COVERED CARPORT, PORCH, ETC.
1/2" IRON ROD SET (LEGACY SURVEYING)	OHT - OVERHEAD TELEPHONE
POINT FOR CORNER	OHP - OVERHEAD CLOTHING
1/2" IRON PIPE FOUND	PIPE FENCE
CONCRETE R.O.W. MON	WOOD FENCE
600 NAIL FOUND	WIREBOND FENCE
X FOUND IN CONCRETE	CHAINLINK FENCE
ELECTRIC PEDESTAL	A/C AIR CONDITIONING
TELEPHONE PEDESTAL	FH FIRE HYDRANT
OVERHEAD ELECTRIC METER	
UNDERGROUND ELECTRIC METER	
	GAS METER
	WATER VALVE
	CLEANOUT
	SEPTIC LID
	WATER METER
	POWER POLE
	GUY WIRE
	FIBER OPTIC SIGN

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°39'06" W	18.31'
L2	S 18°46'49" W	326.51'
L3	S 30°03'51" W	213.92'

LINE TABLE - EASEMENT		
LINE	BEARING	DISTANCE
L4	N 88°28'33" E	30.03'
L5	S 03°59'46" E	310.05'
L6	S 86°00'14" W	30.00'
L7	N 03°59'46" W	311.35'



BY: *Dilan House*
DILAN HOUSE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 7032

I, Dilan House, RPLS No. 7032, do hereby certify to Rapid Land Buyers, LLC, as client: That the plat of survey shown hereon is a correct and accurate representation of the property lines, and that the dimensions are as indicated. EXCEPT AS SHOWN HEREON, all improvements are located within the boundaries of the property, and there are no visible or apparent encroachments or protrusions on the ground. Use of this survey by any parties other than those to whom it is certified, and/or for any purposes other than that for which it was prepared, shall be at the user's own risk. Any loss resulting from such use shall not be the responsibility of the undersigned.

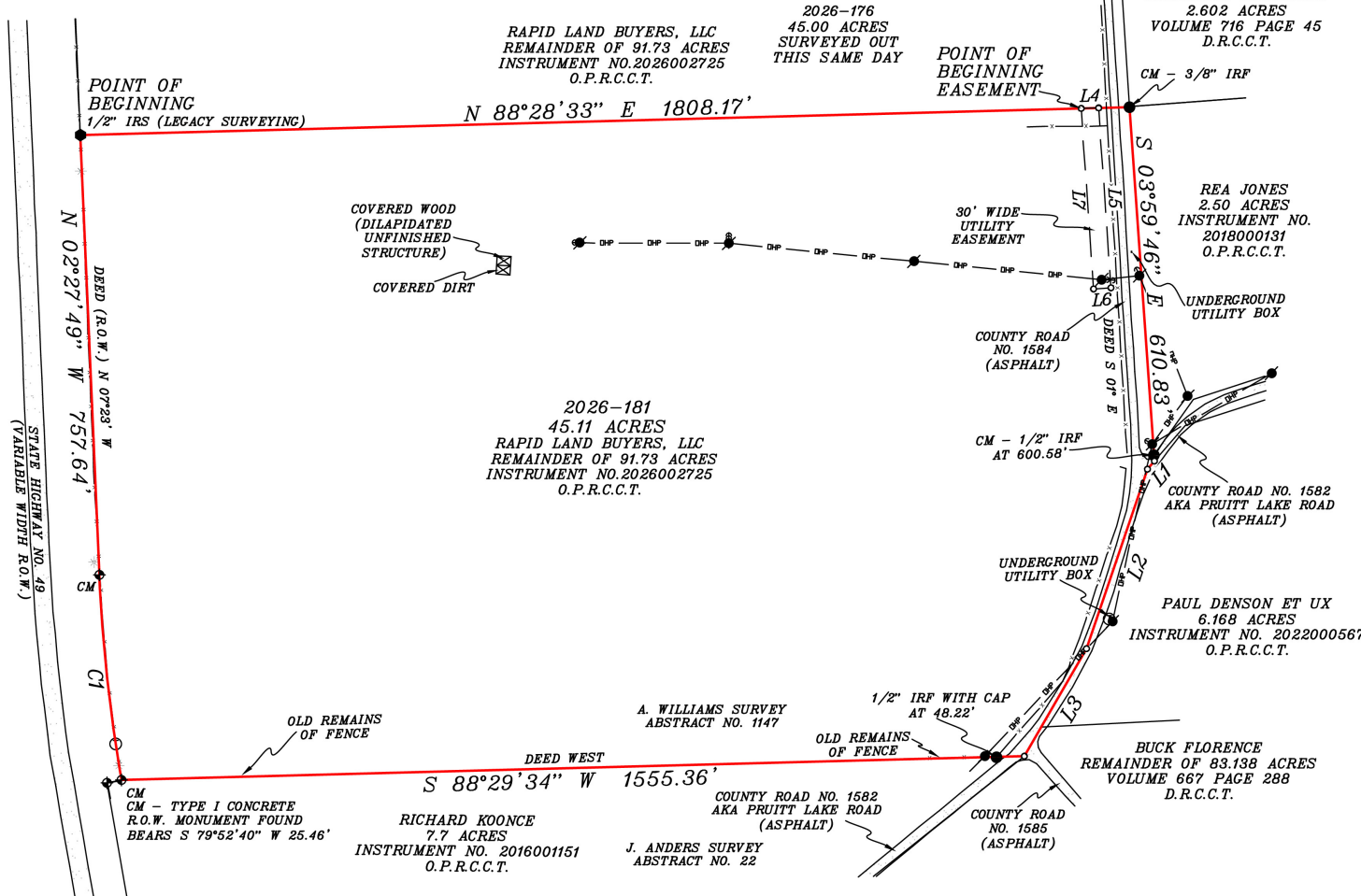


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45.11 ACRES - A. WILLIAMS SURVEY,
ABSTRACT NO. 1147, CASS COUNTY, TEXAS

TECHNICIAN:	CG	DATE:	6/15/2026	REV:	1
CLIENT:	RAPID LAND BUYERS	REVIEWED BY:	CG/DH		

PROJECT NO.: 2026-181 SCALE: 1"=200' SHEET 1 OF 2



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2764.79'	355.71'	355.47'	N 06°13'01" W	7°22'18"
DEED (R.O.W.)	2764.79'				

REV 1: ADDED 30-FOOT-WIDE UTILITY EASEMENT