



Preliminary - this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document (See Texas Administrative Code, Title 22, Part 29, Chapter 663, Subchapter B, Rule 663.18(c))

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Date of plat: November 30, 2023 O 1/2" iron rod with a cap marked "Denney" set/previously set

Bridge nail previously set

→ 1/2" iron rod with a cap marked "RPLS 4021" found

 1/2" iron rod with a cap marked "DCA" found © 1/2" iron rod with a cap marked "CBG" found

♦ 1/2" iron rod with a cap marked "RPLS 6020" found

① 5/8" iron rod with a cap marked "Longview Surveying" found

① 1/2" iron rod with a cap marked "RPLS 4709" found Concrete right-of-way monument (Type 2) found

□ 3"x3" concrete monument found

Fence corner/post 

 $\Diamond$  5/8" iron rod found ② 1/2" iron pipe found

Ø 5/8" iron pipe found

G Gas regulator/riser s Silo

w Well house

Manhole Fiber optic cable sign/pedestal

G Gas meter Telephone pedestal

Air conditioner

Power pole

— – — Flood zone boundary line (approximate) Prior tract boundary line — — — — Easement centerline (proposed - as noted)

— X — Fence line Power line (overhead) - · — · — · - Original land grant boundary line

Edge of pavement <del>п п п</del> Edge of gravel

F	J.M. McKellar Partnership, Ltd. to the State of Texas  called 3.909 acres (Parcel 4 - Part 1)  called 0.377 acres (Parcel 4 - Part 2)
(A)	Instrument No. 20131618 Real Property Records, Titus County, Texas
	Titus County Child Development Center, Inc to the State of Texas
(B)	called 0.424 acres
	Instrument No. 20133839
	Public Records, Titus County, Texas
	Mt. Pleasant Community Fund, Inc. to
$\sim$	Christopher Byars and Laura Byars
(c)	called 1.57 acres
_	Instrument No. 20170071
	Public Records, Titus County, Texas
	Grady L. Duncan to Melanie Diane Duncan Ro
$\overline{}$	remainder of called 2.0 acres
(D)	Instrument No. 20221008
<u> </u>	Public Records, Titus County, Texas
	Grady L. Duncan and wife, Patsy Joyce Dunc
	to the State of Texas
(E)	called 0.335 acres
	Instrument No. 20131403
	Real Property Records, Titus County, Texas
	J. Morris McKellar and wife, Betsy McKella
$\bigcirc$	to J.M. McKellar Parternship, Ltd.
(G)	remainder of called 4 acres (Tract No. II)
	Volume 1443, Page 67
	Real Property Records, Titus County, Texas
	J.M. McKellar Parternship, Ltd. to
$\bigcirc$	J. Morris McKellar and Betsy McKellar
(H)	called 1.000 acres (Tract 1)
-	Instrument No. 20184828

					Real Property F	Real Property Records, Titus County, Texas		
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.	
C1	5804.58'	46.13'	92.25'	0°54'38"	0°59'14"	92.25'	S 12°38'49" W	
C2	5804.58'	14.68'	29.36'	0°17'23"	0°59'14"	29.36'	S 06°59'14" W	
C3	4915.00'	74.32'	148.63'	1°43'58"	1°09'57"	148.63'	S 07°43'08" W	
C4	4915.00'	307.49'	614.17'	7°09'35"	1°09'57"	613.77'	S 12°09'54" W	
C5	4915.00'	8.08'	16.16'	0°11'18"	1°09'57"	16.16'	S 15°50'21" W	
C6	4915.00'	194.92'	389.63'	4°32'32"	1°09'57"	389.53'	S 18°12'16" W	
C7	4915.00'	192.50'	384.81'	4°29'09"	1°09'57"	384.71'	S 22°43'06" W	
C8	4915.00'	396.16'	790.60'	9°12'59"	1°09'57"	789.76'	S 20°21'11" W	
С9	131.97'	79.19'	142.65'	61°55'59"	43°25'19"	135.80'	N 26°21'49" W	
C10	179 00'	59.85'	115 52'	36°58'32"	32°00'48"	113 52'	N 26°08'54" E	

Course	Bearing	Distance
L1	S 13°06'52" W	169.56'
L2	S 34°56'11" W	53.80'
L3	S 14°49'14" W	72.74'
L4	S 06°50'48" W	120.87'
L5	N 78°28'23" E	124.13'
L6	N 65°07'36" W	79.95'
L7	S 24°57'52" W	16.06'
L8	N 88°21'55" E	201.02'
L9	N 01°09'21" E	287.66'
L10	N 02°14'14" W	100.03'
L11	N 08°09'46" E	99.90'
L12	N 05°23'54" W	87.90'
L13	N 03°27'30" W	157.85'
L14	N 00°22'58" E	114.97'
L15	N 01°46'57" E	150.98'
L16	N 01°34'43" W	19.32'
L17	N 00°30'09" W	126.02'
L18	N 01°34'43" W	161.34'
L19	N 47°17'49" E	69.01'
L20	N 68°11'32" W	157.32'
L21	N 67°37'02" W	283.87'
L22	N 65°13'45" W	46.96'
L23	N 65°13'45" W	112.94'
L24	N 65°06'14" W	133.02'
L25	N 09°53'52" W	102.95'
L26	N 01°25'05" E	93.48'
L27	N 01°36'27" W	156.54'
L28	N 03°14'11" W	101.18'
L29	N 08°09'46" E	19.33'
L30	N 27°47'48" W	97.29'
L31	N 33°13'20" W	92.61'
L32	N 35°41'26" W	163.08'
L33	N 35°27'34" W	85.00'
L42	S 84°30'47" W	217.95'
L43	S 84°26'26" E	156.60'
L44	N 02°37'28" W	127.24'
L45	N 01°01'13" W	150.63'
L46	N 01°23'43" W	6.71'
L47	N 01°23'43" W	148.79'
L48	N 00°22'18" E	113.29'
L49	N 00°22'18" E	6.39'
L51	N 66°15'31" E	4.67'
L52	N 66°15'31" E	93.39'
L53	N 68°38'35" E	157.55'
L54	N 76°16'42" E	150.40'
L55	N 76°16'42" E	67.01'
L56	N 77°01'17" E	96.77'
L57	N 77°01'17" E	174.28'
L58	N 77°30'57" E	754.69'
L59	N 78°40'29" E	334.12'
L60	N 79°37'41" E	108.48'

(1) No underground utilities shown. No easement research performed and no easements (except three proposed easements) are shown. Fences adjacent to the proposed easements are not shown. Driveways/roads along the proposed easements are not shown. (2) The subject property was surveyed based on a provided deed and/or legal descriptions. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of the whole or any part of the subject. This survey was made in connection with Old Republic National Title Insurance Company Preliminary Commitment for Title Insurance GF No. 03-232330TC, effective date October 18, 2023, 8:00AM, issued October 24, 2023, 8:00AM.

Public Records, Titus County, Texas J.M. McKellar Parternship, Ltd. to Joseph McKellar called 1.00 acres Instrument No. 20086001

(3) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS. (4) Controlling monuments are the: (a) concrete right-of-way monuments (Type 2) shown as found; (b) 1/2" iron rod with a cap marked "DCA" shown as found at the westernmost northwest corner of the shown 33.62 acre tract; (c) 5/8" iron rod with a cap marked "Longview Surveying" shown as found; (d) 5/8" iron rod shown as found at the northeast corner of subject Tract No. Six; (e) 5/8" iron rod shown as found at the southwest corner of Lot No. 16; (f) 1/2" iron rod shown as found at the southwest corner of the shown 13.047 acre tract; (g) monuments shown as found at the northwest and southwest corners of the shown 9.7900 acre tract; (h) 1/2" iron rods with a cap marked "RPLS 4709" shown as found; (i) 1/2" iron rods shown as found at the northwest and southwest corners of the shown 1.57 acre tract. (5) Flood zone boundaries are shown as approximately scaled from the FEMA NFHL Viewer depicting FEMA FIRM No. 48449C0275D, dated September 29, 2010.

(6) The following documents, noted in said Commitment, do not affect the subject tracts: Volume 164, Page 333, Deed Records, Titus County, Texas; Volume 276, Page 105 DRTCT; Volume 393, Page 532 DRTCT; Volume 394, Page 233 DRTCT; Volume 394, Page 234 DRTCT; Volume 394, Page 238 DRTCT; Volume 394, Page 244 DRTCT; Volume 459, Page 657 DRTCT.

(7) The following documents, noted in said Commitment, appear to affect one or more of the subject tracts, but do not appear to be described in such a way as to be plottable: Volume 75, Page 471 DRTCT; Volume 336, Page 165 DRTCT; Volume 394, Page 239 DRTCT; Volume 1352, Page 5, Real Property Records, Titus County, Texas; Volume 1484, Page 126 RPRTCT (affecting only subject Tract No. One).

(8) The following documents, noted in said Commitment, affect the hereafter noted subject tract(s), but are not plotted hereon: Volume 1511, Page 38 RPRTCT (affecting only subject Tract No. One and Tract No. Three); Instrument Nos. 20085290 & 20086001 RPRTCT (affecting only subject Tract No. One, Tract No. Two, Tract No. Three, Tract No. Five, and Tract No. Eleven); Instrument No. 20184828, Public Records, Titus County, Texas (affecting only subject Tract No. One and Tract No. Three). (9) Fourteen separate legal descriptions of like date and job number were prepared to accompany this plat.