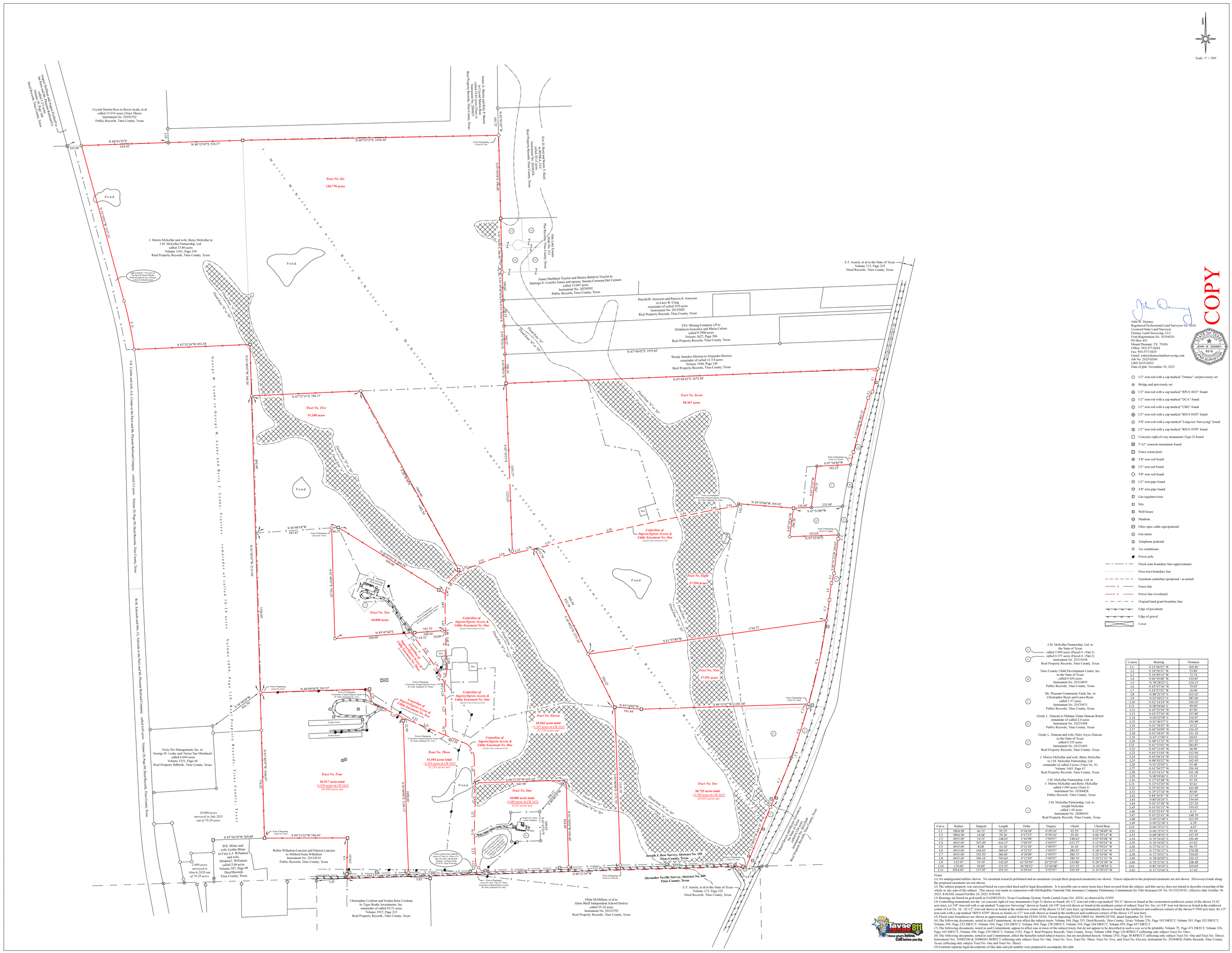

COPY

John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
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Email: john@jdennelandsurveying.com
Job No. 2023-0266
CRD 2015-D021
Date of plat: November 30, 2023

STATE OF TEXAS
JOHN W. DENNEY
6516
REGISTERED
LAND SURVEYOR

- 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
- 5/8" iron rod with a cap marked "Longview Surveying" found
- 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
- 3/8" iron rod found
- 1/2" iron rod found
- 5/8" iron rod found
- 1/2" iron pipe found
- 5/8" iron pipe found
- Gas regulator/riser
- Silo
- Well house
- Manhole
- Fiber optic cable sign/pedestal
- Gas meter
- Telephone pedestal
- Air conditioner
- Power pole
- Flood zone boundary line (approximate)
- Prior tract boundary line
- Easement centerline (proposed - as noted)
- Fence line
- Power line (overhead)
- Original land grant boundary line
- Edge of pavement
- Edge of gravel
- Cover

(7) 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) Instrument No. 20131618 Real Property Records, Titus County, Texas

(8) Titus County Child Development Center, Inc. to the State of Texas called 0.424 acres Instrument No. 20133839 Public Records, Titus County, Texas

(9) Mt. Pleasant Community Fund, Inc. to Christopher Byars and Laura Byars called 1.57 acres Instrument No. 20170071 Public Records, Titus County, Texas

(10) Grady L. Duncan to Melanie Diane Duncan Roteri remainder of called 2.0 acres Instrument No. 20221008 Public Records, Titus County, Texas

(11) Grady L. Duncan and wife, Patsy Joyce Duncan to the State of Texas called 0.335 acres Instrument No. 20131403 Real Property Records, Titus County, Texas

(12) J. Morris McKellar and wife, Betsy McKellar to J.M. McKellar Partnership, Ltd. remainder of called 4 acres (Tract No. 11) Volume 1443, Page 67 Real Property Records, Titus County, Texas

(13) J.M. McKellar Partnership, Ltd. to J. Morris McKellar and Betsy McKellar called 1.000 acres (Tract 1) Instrument No. 20184828 Public Records, Titus County, Texas

(14) J.M. McKellar Partnership, Ltd. to Joseph McKellar called 1.00 acres Instrument No. 20086001 Real Property Records, Titus County, Texas

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" E	79.95'
L7	S 24°57'52" W	16.06'
L8	N 88°21'55" E	201.02'
L9	N 03°09'21" E	287.66'
L10	N 03°18'14" W	100.05'
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°05'09" 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	151.32'
L21	N 67°37'02" W	283.87'
L22	N 68°13'45" W	46.96'
L23	N 65°13'45" W	112.94'
L24	N 65°06'14" W	133.02'
L25	N 09°53'32" W	102.05'
L26	N 01°25'05" E	93.48'
L27	N 01°56'77" W	156.54'
L28	N 03°14'41" W	101.18'
L29	N 08°09'46" E	19.33'
L30	N 27°47'48" W	97.29'
L31	N 33°17'50" W	92.61'
L32	N 38°41'36" W	163.08'
L33	N 35°27'34" W	85.00'
L42	S 84°30'47" W	271.95'
L43	S 84°26'26" E	156.60'
L44	N 02°17'28" W	127.24'
L45	N 01°07'13" 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	62.01'
L56	N 77°01'37" E	96.72'
L57	N 73°01'37" E	174.28'
L58	N 77°30'57" E	754.69'
L59	N 78°40'27" E	324.12'
L60	N 79°37'41" E	108.48'
L61	N 84°16'39" E	139.60'
L62	N 17°13'44" E	17.16'

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 32°38'40" W
C2	5804.58'	14.68'	29.36'	0°17'23"	0°59'14"	29.36'	S 66°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"	789.70'	S 20°21'11" W
C9	131.97'	79.19'	142.65'	61°55'59"	43°73'19"	135.80'	N 26°23'49" W
C10	179.00'	59.85'	115.52'	36°58'32"	32°60'48"	113.52'	N 26°08'54" E
C11	2914.93'	127.97'	255.51'	6°59'16"	1°57'57"	255.29'	N 11°56'13" W

Notes:
(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. 03-2323307C, effective date October 18, 2023, 8:00AM, issued October 24, 2023, 8:00AM.
(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 westermost 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. 48446C0235D, 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 RPRETCT (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 RPRETCT (affecting only subject Tract No. One and Tract No. Three); Instrument Nos. 20085290 & 20086010 RPRETCT (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.