

#599

Farmers Academy Cemetery - Phase No. Three

20180327 PLAT
01/31/2018 01:40:20 PM Total Pages: 2 Fee: 121.00
Joan Newman, County Clerk - Titus County, Texas

67

W.A. Williams and wife, Ella D. Williams
to the State of Texas
called 8.58 acres
Volume 101, Page 263
Deed Records, Titus County, Texas

STATE OF TEXAS
COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the month of November, A.D. 2017.

DESCRIPTION OF PROPERTY

Being a tract of land located in the John Thompson Survey, Abstract No. 566, Titus County, Texas, and being all of a 1.000 acre tract conveyed to the Farmers Academy Cemetery in a Deed known as Instrument No. 20173046 of the Public Records of Titus County, Texas, and being more particularly described as follows:

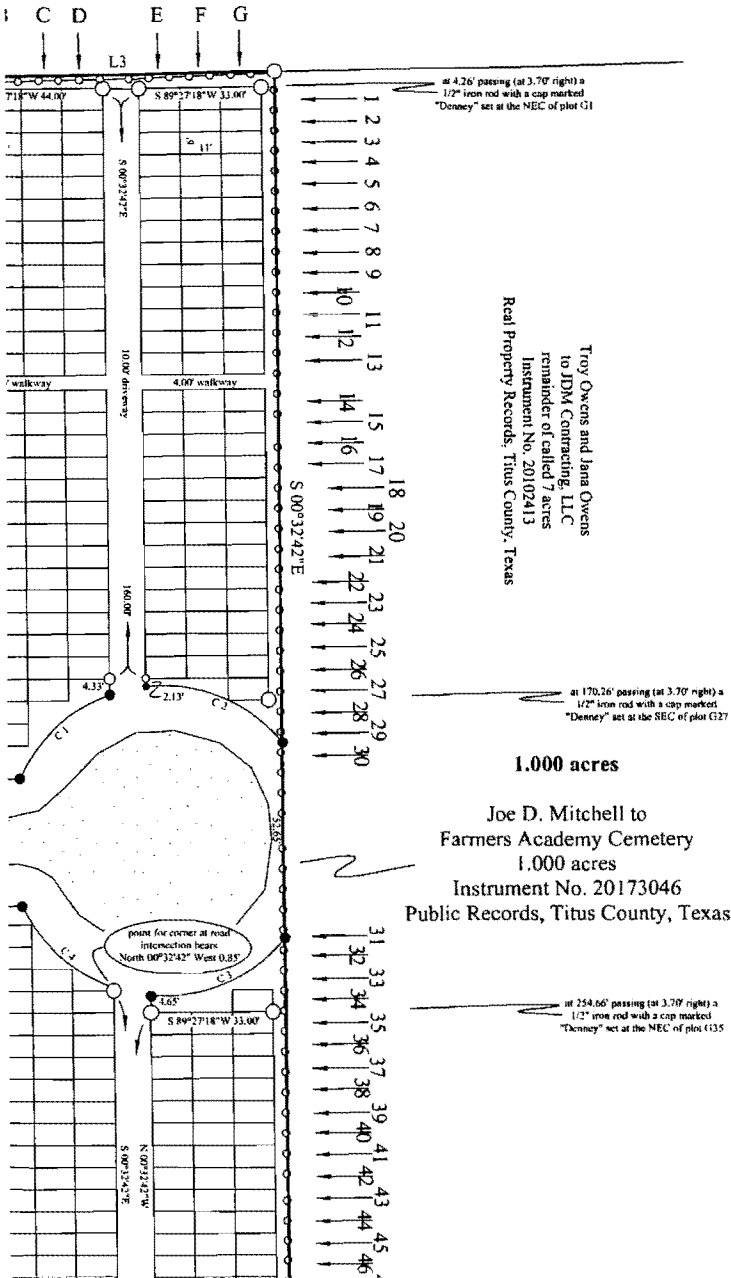
Beginning at a 1/2" iron rod with a cap marked "Hampton" found at the southwest corner of said 1.000 acre tract and the southeast corner of a called 3/4 acre tract conveyed to Robert J. Deane, JR. and wife, Connie R. Deane in a Deed found in Volume 561, Page 103 of the Deed Records of Titus County, Texas, the same lying in the northern right-of-way line of Interstate Highway No. 30 and in the north line of a called 10.287 acre tract conveyed to the State of Texas in a Deed found in Volume 268, Page 63 of the Deed Records of Titus County, Texas;

Thence North 00°32'42" West, generally along a chain link fence, along the west line of said 1.000 acre tract and the east line of said 3/4 acre tract, passing the northeast corner of said 3/4 acre tract and the southeast corner of a called one acre tract conveyed to O.C. Capel, et al, Trustees for the Farmers Academy Cemetery in a Deed found in Volume 153, Page 565 of the Deed Records of Titus County, Texas, then continuing on along the east line of said one acre tract and at a distance of 467.50 feet passing a 1/2" iron rod with a cap marked "Hampton" found, then continuing on for a total distance of 468.98 feet to a point for corner at the northwest corner of said 1.000 tract and the northeast corner of said one acre tract, the same lying in the southern right-of-way line of U.S. Highway No. 67 and the south line of a called 8.58 acre tract conveyed to the State of Texas in a Deed found in Volume 101, Page 263 of the Deed Records of Titus County, Texas;

Thence North 88°42'53" East along the south line of last said right-of-way and said 8.58 acre tract and the north line of said 1.000 tract for a distance of 96.71 feet to a 1/2" iron rod with a cap marked "Denney" found at the northeast corner of said 1.000 acre tract and the northwest corner of the remainder of a called 7 acre tract conveyed to JDM Contracting, LLC in a Deed known as Instrument No. 20102413 of the Real Property Records of Titus County, Texas,

Thence South 00°32'42" East along the east line of said 1.000 acre tract and the west line of the remainder of said 7 acre tract for a distance of 431.91 feet to a 1/2" iron rod with a cap marked "Denney" found at the southeast corner of said 1.000 acre tract and the southwest corner of the remainder of said 7 acre tract, the same lying in the north line of first said right-of-way and said 10.287 acre tract, from which a 1/2" iron rod with a cap marked "Hampton" found at the eastern corner of a called one-half acre tract conveyed to William Troy Owens in a Deed found in Volume 449, Page 780 of the Deed Records of Titus County, Texas, and at the point where the southern right-of-way line of HW 67 intersects the northern right-of-way line of IH 30, the same lying in the south line of said 8.58 acre tract, bears North 67°50'20" East a distance of 1099.55 feet;

Thence South 67°50'20" West along the south line of said 1.000 acre tract and the northern line of said 10.287 acre tract and first said right-of-way for a distance of 104.02 feet to the place of beginning, and containing 1.000 acres of land.

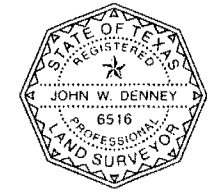


Troy Owens and Jana Owens
to JDM Contracting, LLC
remainder of called 7 acres
Instrument No. 20102413
Real Property Records, Titus County, Texas

1.000 acres
Joe D. Mitchell to
Farmers Academy Cemetery
1.000 acres
Instrument No. 20173046
Public Records, Titus County, Texas

John W. Denney

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
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Fax: 903-577-0424
Email: john@denneylandsurveying.com
Job No. 2017-D193 Rev 1
CRD: 2016-D209



STATE OF TEXAS
COUNTY OF TITUS

Know all these men by these presents:

That we, the undersigned Trustees for the Farmers Academy Cemetery, owner of the property shown hereon, hereby accept this plat as a cemetery in Titus County, Texas. We hereby offer the same for recording in the Plat Records of Titus County, Texas. This plat, as approved, shall be subject to all platting ordinances, rules and regulations of Titus County, Texas.

Trustee

Trustee