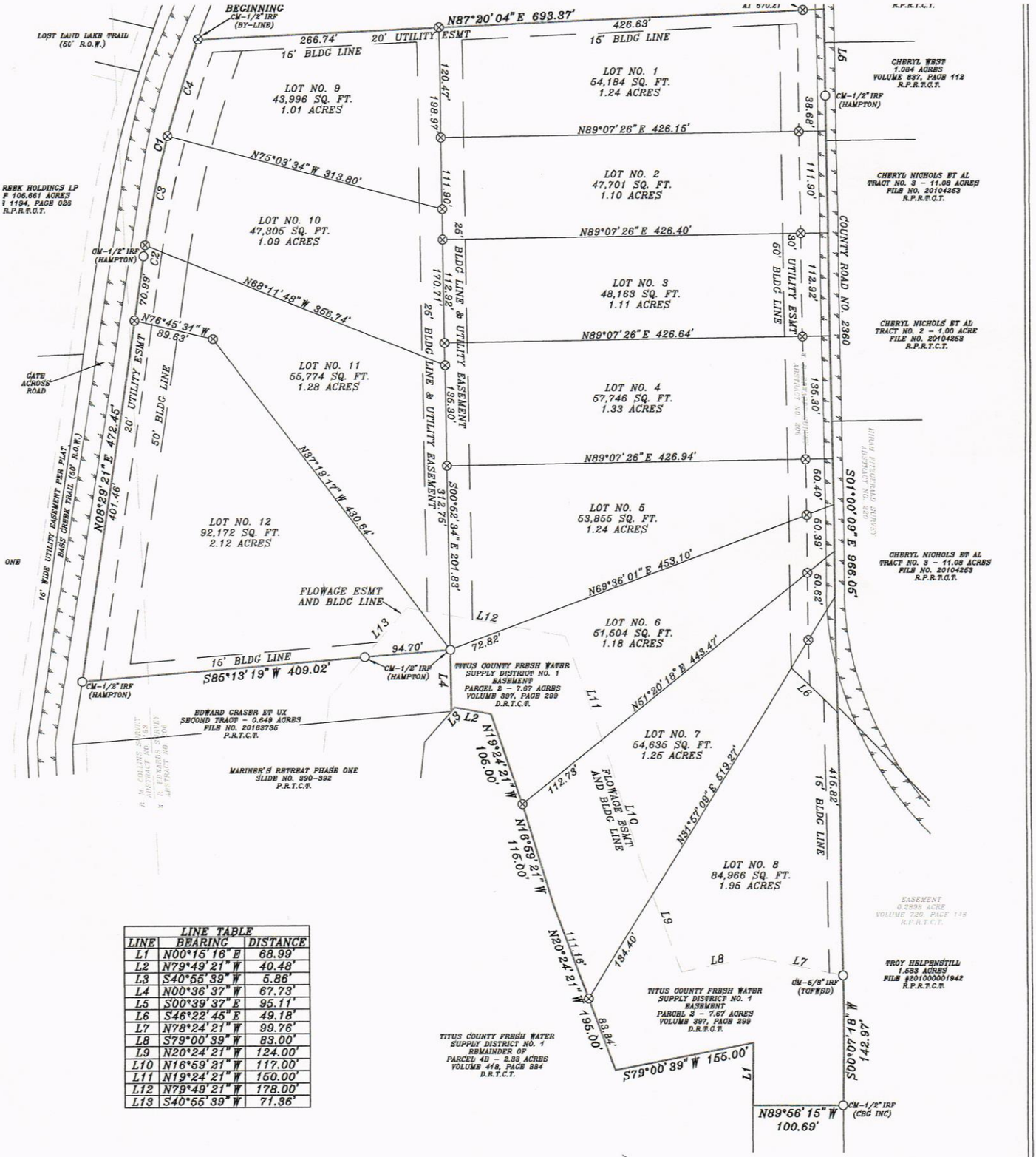

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°15'16"E	68.99'
L2	N79°49'21"W	40.48'
L3	S40°55'39"W	6.86'
L4	N00°36'37"W	67.73'
L5	S00°39'37"E	95.11'
L6	S46°22'45"E	49.18'
L7	N78°24'21"W	99.76'
L8	S79°00'39"W	83.00'
L9	N20°24'21"W	124.00'
L10	N16°59'21"W	117.00'
L11	N19°24'21"W	160.00'
L12	N79°49'21"W	178.00'
L13	S40°55'39"W	71.36'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	244.91'	1,180.16'	11°53'24"	N14°26'36"E	244.47'
C2	12.15'	2,934.99'	0°14'14"	N08°47'36"E	12.15'
C3	121.83'	1,180.16'	5°54'53"	N12°02'44"E	121.78'
C4	110.92'	1,180.16'	5°23'06"	N17°41'44"E	110.88'

Texas 811
Know what's **below.**
Call before you dig.

XAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
E BENEFIT OF A CURRENT TITLE COMMITMENT, AND
WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE

HED REGARDING THIS TRACT.
N RODS SET WITH YELLOW PLASTIC CAPS STAMPED

LINE FOR EACH LOT.
ION.
BE CLOSED TO PUBLIC ACCESS SOUTH OF A GATE

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- 1/2" IRON PIPE FOUND
- POWER POLE
- A/C AIR CONDITIONING
- WATER METER
- CONCRETE R.O.W. MON
- 60D NAIL FOUND
- "X" FOUND IN CONCRETE
- UNDERGROUND ELECTRIC
- FH FIRE HYDRANT
- GAS METER
- WATER VALVE
- CONCRETE
- WOOD
- COVERED CARPORT, PORCH, DECK, ETC.
- OHT – OVERHEAD TELEPHONE
- OHP – OVERHEAD ELECTRIC
- PIPE FENCE
- METAL FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- GUY WIRE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CLEANOUT
- SEPTIC TANK
- ASPHALT PAVING
- GRAVEL/ROCK
- ROAD OR DRIVE

LAWRENCE ADDITION
TITUS COUNTY, TEXAS

DATE:	11/11/19
SCALE:	1:100
JOB NO.:	2019-1367
CLIENT:	LAWRENCE
TECHNICIAN:	J.B.K.

BY-LINE
SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

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OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TITUS

I, Larry Lawrence, do hereby adopt this plat, designating the hereinabove described property as LAWRENCE ADDITION, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the 14th day of January, 2020.

By: _____
Larry Lawrence

SHERYL PREDDY
NOTARY PUBLIC
STATE OF TEXAS
ID # 701537-5
My Comm. Expires 09-22-2023

STATE OF TEXAS
COUNTY OF TITUS

Before me the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Larry Lawrence, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Sheryl Preddy
Notary Public

STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF COMMISSIONER'S COURT

Approved by the Commissioner's Court of Titus County, Texas this the 10 day of Feb, 2020.

Brian Lee
County Judge

Attest:

COUNTY COURT OF TITUS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environment Inspector officer this the 10th day of February, 2020.

Environmental Inspection

STATE OF TEXAS
COUNTY OF TITUS

SURVEYOR'S CERTIFICATE:

I, Justin Kleam, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision during the month of November 2019.

Justin Kleam, R.P.L.S.

DATE: _____

STATE OF TEXAS
REGISTERED
JUSTIN KLEAM
5871
PROFESSIONAL
LAND SURVEYOR

COUNTY COURT OF TITUS COUNTY, TEXAS COMMISSIONERS

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the R.M. Collins Survey, Abstract No. 153, and the W.R. Edwards Survey, Abstract No. 206, Titus County, Texas, and being all of the remainder of that certain called 22.74 acre tract of land conveyed from Larry Lawrence et ux to Larry Lawrence Enterprises, LLC, by Warranty Deed, as recorded in File No. 200800006475, Real Property Records, Titus County, Texas, and also being part of that certain called 7.67 acre tract, called Parcel 2 – Easement, conveyed to the Titus County Fresh Water Supply District, by document in Volume 397, Page 299, Deed Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with cap stamped (BY–LINE) at the Northwest corner of the remainder of said 22.74 acre tract, and Southwest corner of a called 4.00 acre tract conveyed to James Crabb et ux, by deed as recorded in File No. 20183231, Public Records, Titus County, Texas, said point being in the East line of Bass Creek Trail, (60' R.O.W.), per plat of Mariner's Retreat Phase One, an addition to Titus County, Texas, as recorded in Plat File Nos. 390–392, Plat Records, Titus County, Texas;

THENCE, North 87 Degrees 20 Minutes 04 Seconds East, with a line common to the remainder of said 22.74 acre tract, and the South line of said 4.00 acre tract, and passing at a distance of 670.21 feet, a 1/2 inch iron rod found with cap stamped (BY–LINE) for witness, and continuing on for a total distance of 693.37 feet to a point for corner in County Road No. 2360 at the Northeast corner of the remainder of said 22.74 acre tract;

THENCE, South 00 Degrees 39 Minutes 37 Seconds East, with the East line of the remainder of said 22.74 acre tract, and said County Road No. 2360, a distance of 95.11 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON);

THENCE, South 01 Degrees 00 Minutes 09 Seconds East, with the East line of the remainder of said 22.74 acre tract, and said County Road No. 2360, a distance of 966.05 feet to a 5/8 inch iron rod found with an aluminum cap stamped (TCFWSD) at a Northeast corner of said 7.67 acre easement;

THENCE, South 00 Degrees 07 Minutes 18 Seconds West, with the East line of the remainder of said 22.74 acre tract, and an East line of said 7.67 acre easement, a distance of 142.97 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Southern most Southeast corner of the remainder of said 22.74 acre tract, and the Northeast corner of a called 0.62 acre tract, called Second Tract, conveyed to Sherri Homer, by deed as recorded in File No. 20133184, Real Property Records, Titus County, Texas;

THENCE, North 89 Degrees 56 Minutes 16 Seconds West, with a line common to the remainder of said 22.74 acre tract, and said 0.62 acre tract, a distance of 100.69 feet to a point for corner at a corner common to the remainder of said 22.74 acre tract, and said 0.62 acre tract, said point being in a West line of said 7.67 acre easement, and an East line of the remainder of a called 2.33 acre tract, called Parcel 4B, conveyed to the Titus County Fresh Water Supply District, by deed as recorded in Volume 418, Page 334, Deed Records, Titus County, Texas;

THENCE, North 00 Degrees 16 Minutes 16 Seconds East, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 68.99 feet to a point for corner;

THENCE, South 79 Degrees 00 Minutes 39 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 155.00 feet to a point for corner;

THENCE, North 20 Degrees 24 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 195.00 feet to a point for corner;

THENCE, North 16 Degrees 59 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 115.00 feet to a point for corner;

THENCE, North 19 Degrees 24 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 105.00 feet to a point for corner;

THENCE, North 79 Degrees 49 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 40.48 feet to a point for corner;

THENCE, South 40 Degrees 55 Minutes 39 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 5.86 feet to a point for corner at a Southwest corner of the remainder of said 22.74 acre tract, the Southeast corner of a called 0.649 acre tract, Second Tract, conveyed to Edward Graser et ux, by deed as recorded in File No. 20163735, Public Records, Titus County, Texas, and a Northeast corner of said Mariner's Retreat;

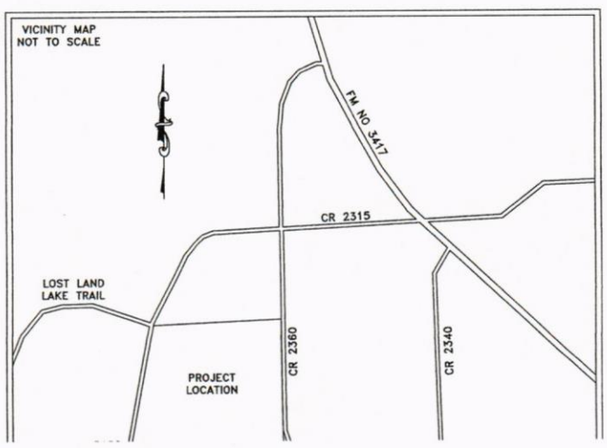
THENCE, North 00 Degrees 36 Minutes 37 Seconds West, with a West line of the remainder of said 22.74 acre tract, and the East line of said 0.649 acre tract, a distance of 67.73 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at an ell corner of the remainder of said 22.74 acre tract, and the Northeast corner of said 0.649 acre tract;

THENCE, South 86 Degrees 13 Minutes 19 Seconds West, with a line common to the remainder of said 22.74 acre tract, and said 0.649 acre tract, and passing at a distance of 94.70 feet, a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the intersection of a South line of the remainder of said 22.74 acre tract, and a West line of said 7.67 acre easement, and continuing on for a total distance of 409.02 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at a Southwest corner of the remainder of said 22.74 acre tract, and the Northwest corner of said 0.649 acre tract, said point being in the East line of Bass Creek Trail;

THENCE, North 08 Degrees 29 Minutes 21 Seconds East, with a line common to the remainder of said 22.74 acre tract, and said Bass Creek Trail, a distance of 472.45 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the beginning of a curve to the right, with a radius of 1,180.16 feet, a delta angle of 11 Degrees 53 Minutes 24 Seconds, the chord of which bears North 14 Degrees 26 Minutes 36 Seconds East, for a chord distance of 244.47 feet;

THENCE, along the arc of said curve, a line common to the remainder of said 22.74 acre tract, and said Bass Creek Trail, for an arc length of 244.91 feet to the POINT OF BEGINNING and CONTAINING 692,001 square feet or 15.89 acres of land.

MARINER
SI



SURVEYOR'S NOTES:
1) BEARINGS ARE BASED
2) NO EASEMENT RECOR
3) THIS SURVEY WAS M
MAY BE SUBJECT TO RE
TIME OF THIS SURVEY.
4) NO FLOOD INFORMATI

Titus County Sheriff's Office

304 South Van Buren, Mount Pleasant, Texas, 75455
Phone (903) 572 - 6641
Fax (903) 577 - 8038

Timothy C. Ingram, Sheriff

To: Judge Brian Lee and the Titus County Commissioners' Court Date: 01302020
From: Sgt. Clint Bain
Ref: Lawrence Addition CR2360 & CR2363

Sir,

On or about December 2, 2019 Larry Lawrence submitted to me a Site Plan for On-Site Sewage concerning his proposed development on CR2360 and CR2363. The Site Plan was completed by Profession Engineer George Earl Sanford and meets the requirements listed in Texas Administrative Code 285.4. I have no issues with Mr. Sanford's work and agree with his findings as to soil classifications and suitability for disposal of on-site sewage.

I do, however take issue with the site plan and survey plat as to the total number of acres in this subdivision and number of lots or tracts proposed and/or created by Mr. Lawrence selling the property.

In the site plan and survey plat the total acreage is listed as 15.88 acres from the combining of Parcel ID: 1932 a 2.24 acre tract and Parcel ID: 3000 a 13.64 acre tract. I believe that Larry Lawrence dba Lawrence Enterprises LLC began with these two parcels totaling 22.12 acres, until he sold 4.00 acres to James and Kim Crabb on August 24, 2018 and 2.24 acres to Jacob and Amanda Crabb on the same day. Had Larry Lawrence sold the 6.24 acres as one lot to either party he would have somewhat met the exemption to filing a plat for that transaction as listed in the Texas Local Government Code Chapter 232..0015(j)(1)(2).

Sec. 232.0015. EXCEPTIONS TO PLAT REQUIREMENT.

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.
.
.

(j) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into ***two parts*** *to have a plat of the subdivision prepared if:*

(1) the owner does not lay out a part of the tract described by Section 232.001(a)(3); and

(2) one new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of this chapter.

As it stands Larry Lawrence technically violated Chapter 232 and therefore violated the Titus County Platting and Development procedures. I feel that at a minimum Larry Lawrence should be required to submit for filing a survey plat identifying this additional 6.24 acres as two tracts or lots in the purposed subdivision.

I want to remind the Commissioners' Court that should a developer fail to comply the court may seek enforcement action through the County Prosecutor as is detailed in Section VIII Penalties of the Titus County Platting and Development Procedures and Local Government Code 232.005.

Sec. 232.005. ENFORCEMENT IN GENERAL; PENALTY. (a) At the request of the commissioners' court, the county attorney or other prosecuting attorney for the county may file an action in a court of competent jurisdiction to:

(1) enjoin the violation or threatened violation of a requirement established by, or adopted by the commissioners court under a preceding section of this chapter; or

(2) recover damages in an amount adequate for the county to undertake any construction or other activity necessary to bring about compliance with a requirement established by, or adopted by the commissioners' court under a preceding section of this chapter.

(b) A person commits an offense if the person knowingly or intentionally violates a requirement established by, or adopted by the commissioners' court under a preceding section of this chapter. An offense under this subsection is a Class B misdemeanor. This subsection does not apply to a violation for which a criminal penalty is prescribed by Section 232.0048.

(c) A requirement that was established by or adopted under Chapter 436, Acts of the 55th Legislature, Regular Session, 1957 (Article 6626a, Vernon's Texas Civil Statutes), or Chapter 151, Acts of the 52nd Legislature, Regular Session, 1951 (Article 2372k, Vernon's Texas Civil Statutes), before September 1, 1983, and that, after that date, continues to apply to a subdivision of land is enforceable under Subsection (a). A knowing or intentional violation of the requirement is an offense under Subsection (b).

If the court has any questions or if I may be of further assistance feel free to call on me.

Respectfully,

Sgt. Clint Bain, 515

Cc: Larry Lawrence
George Sanford

George Sanford, P.E.
226 CR 4224
Mt Pleasant, Texas75455

12/1/19

STATE OF TEXAS
GEORGE E SANFORD
84266
LICENSED
PROFESSIONAL ENGINEER

P9457

May 6, 2019

Site Address:
CR 2363, CR 2360
Mt Pleasant, Texas 75455

LAWRENCE ADDITION

A) Site Plan
The attached site plan is for the following legal description:
Owner: Larry Lawrence Enterprises LLC
1) Parcel ID: 1932
Legal Description: Collins, RM ABS
Situs: CR 2363
Acreage: 2.24 acres
2) Parcel ID: 3000
Legal Description: Edwards, WR ABS
Situs: CR 2360
Acreage: 13.64

B) Topographic Map
See attached

C) 100 year Floodplain Map
See attached

D) Soil Survey
1) See attached General Soil Map
2) See attached OSSF Soil & Site Evaluation and corresponding site drawing (Attachment D)

Based on Table V Criteria for Standard Subsurface Absorption Systems, the area is unsuitable for standard subsurface absorption systems due to presence of Class IV soils along the sidewall or within two feet below the bottom of the excavation (except for pumped effluent and ET).

E) Locations of Water Wells
There are no private water wells within the restrictive guidelines as described in Table 285.91(10)

F) Locations of easements
There is an existing overhead power line located beside the county road. Overhead line requires a 1 foot easement as described in Table 285.91(10). There is a 75 ft easement for the lake near the property. (See attached drawing F). There is an easement for a public water supply line.

G) Drainage Plan

Drainage for the property consists of road ditches and natural overland drainage. Construction processes will not hamper proper drainage of the property.

H) OSSF Systems Meeting Requirements

The following systems are suitable for the Class IV soils as found on the property.

Lined E-T

Unlined E-T

Pumped Effluent Drainfield

Drip Irrigation Septic tank/filter

Low Pressure Dosing Secondary treatment

Mound Septic tank

Mound Secondary treatment

Surface application Secondary treatment

Surface application Non-standard treatment

The purposed un-plated subdivision is a 15.88 acre tract in Titus County. The property is accessed by US CR 2360 and CR 2363. There are eight lots purposed. The lots will be divided and sold in ranging from 1.00 to 2.20 acre in size. There shall be no construction in an area designated as in the 100 year flood plain.

Easements as identified in Chapter 285.91(10) will include water and electrical service.

12/1/19

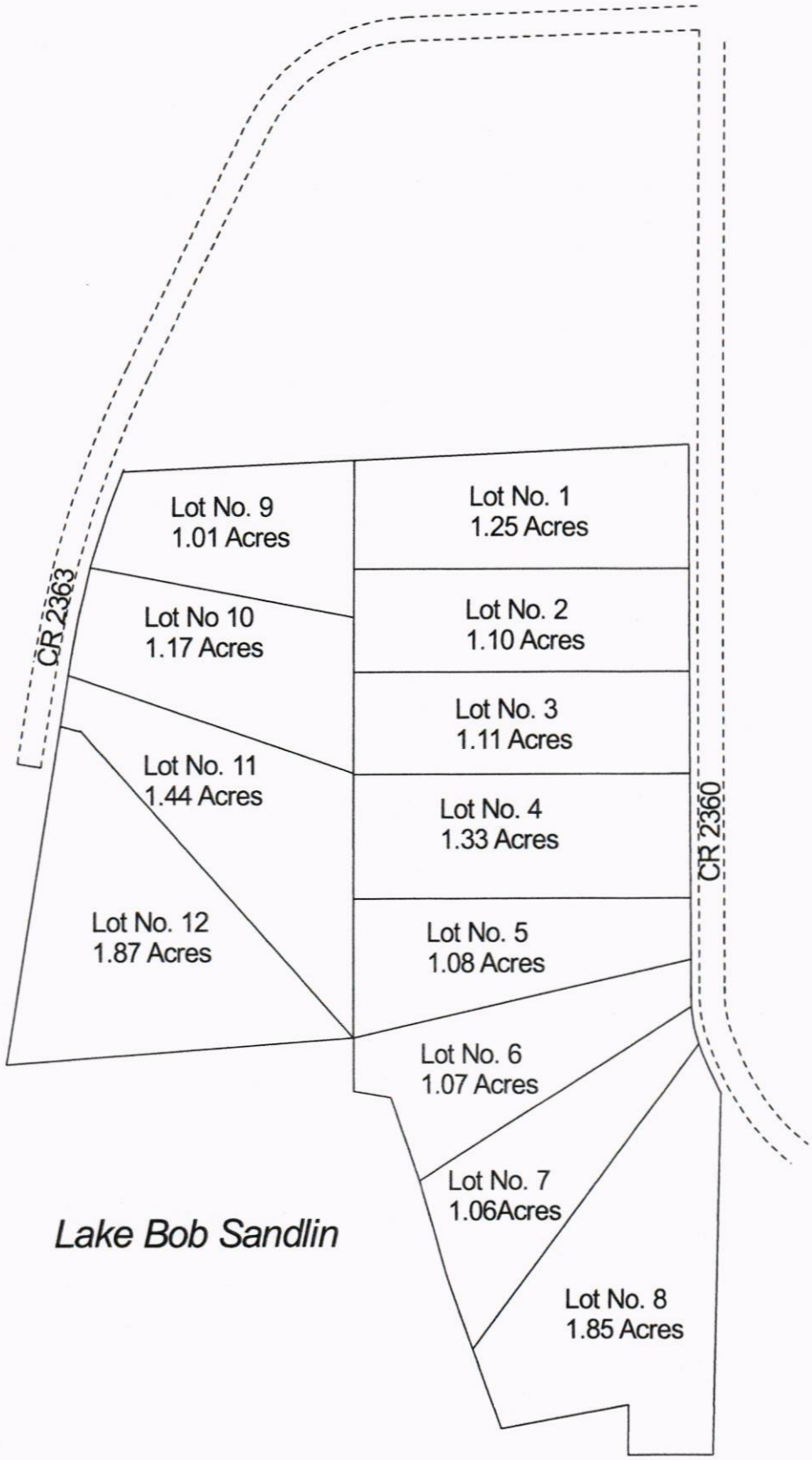
STATE OF TEXAS
GEORGE E SANFORD
84266
LICENSED
PROFESSIONAL ENGINEER

129457

Attachment A
(Site Plan)

LAWRENCE ADDITION
CR 2360
Mt Pleasant, Tx 75455

North
Scale: 1 in=200 ft

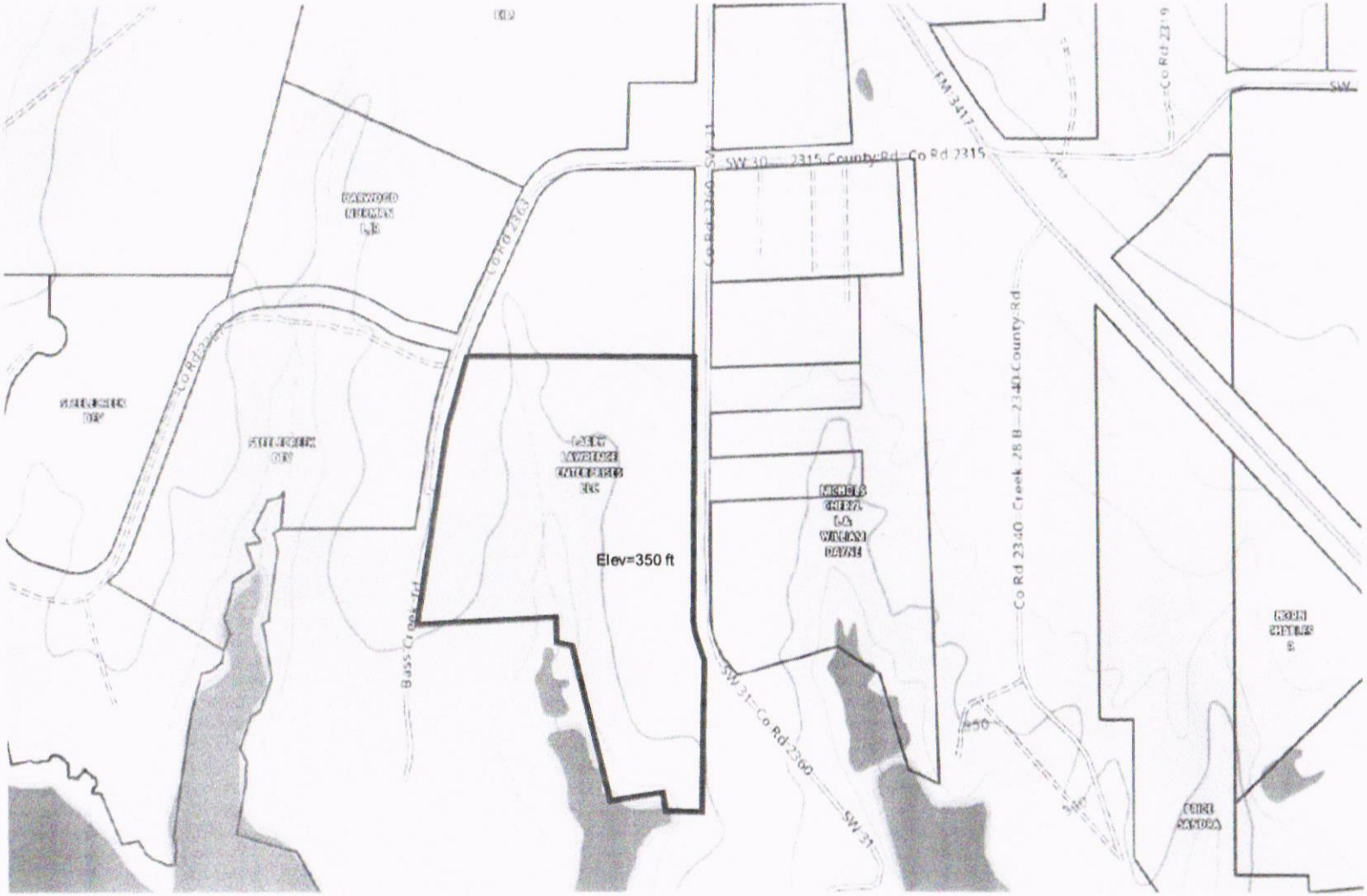


George Sanford
12/1/19

STATE OF TEXAS
GEORGE E SANFORD
84266
LICENSED
PROFESSIONAL ENGINEER

George E Sanford, PE
F9457

Attachment B
Topographic Map

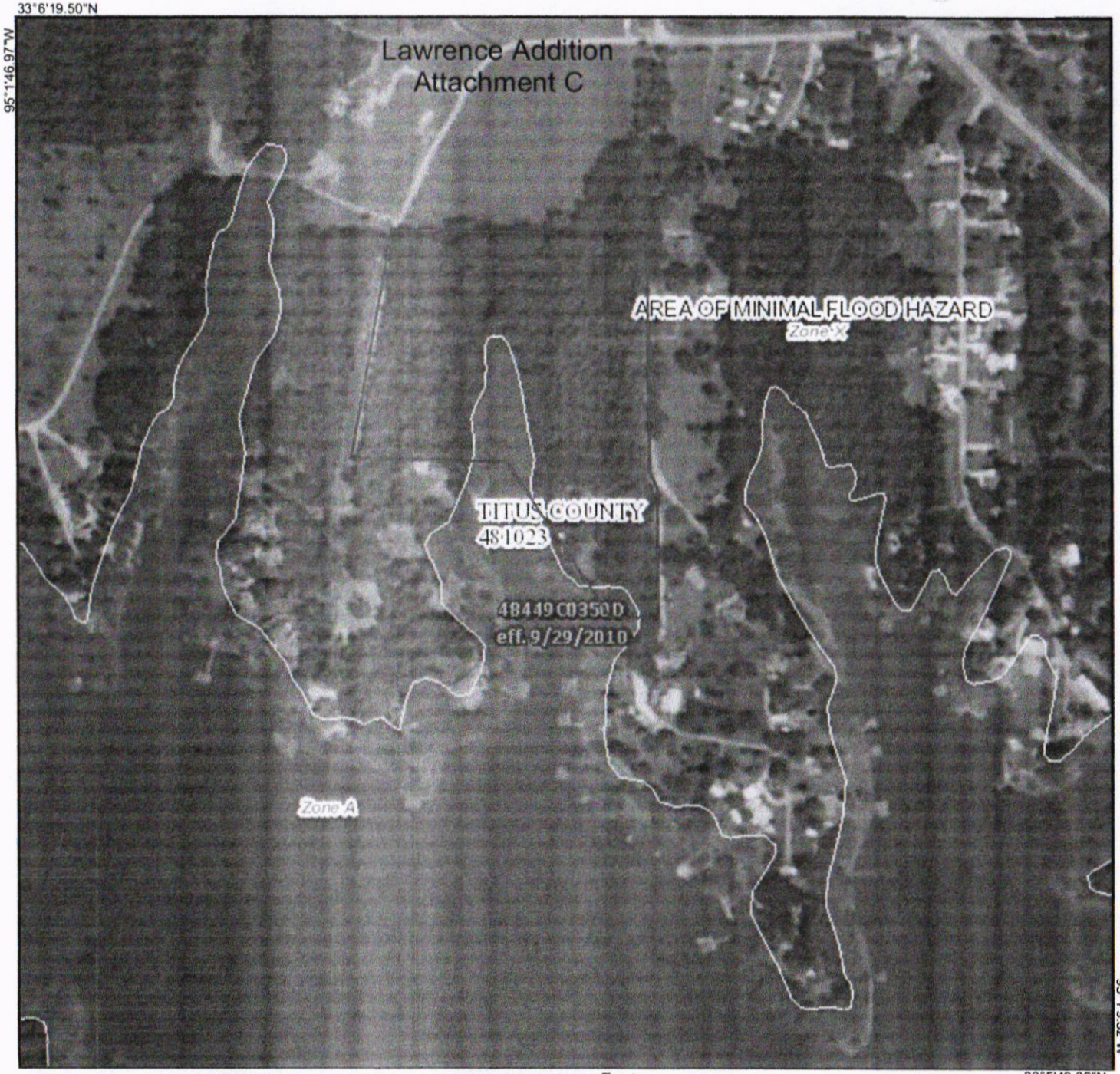


National Flood Hazard Layer FIRMette

FEMA

33°6'19.50"N

95°1'46.97"W



95°1'19.52"W

33°5'49.36"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

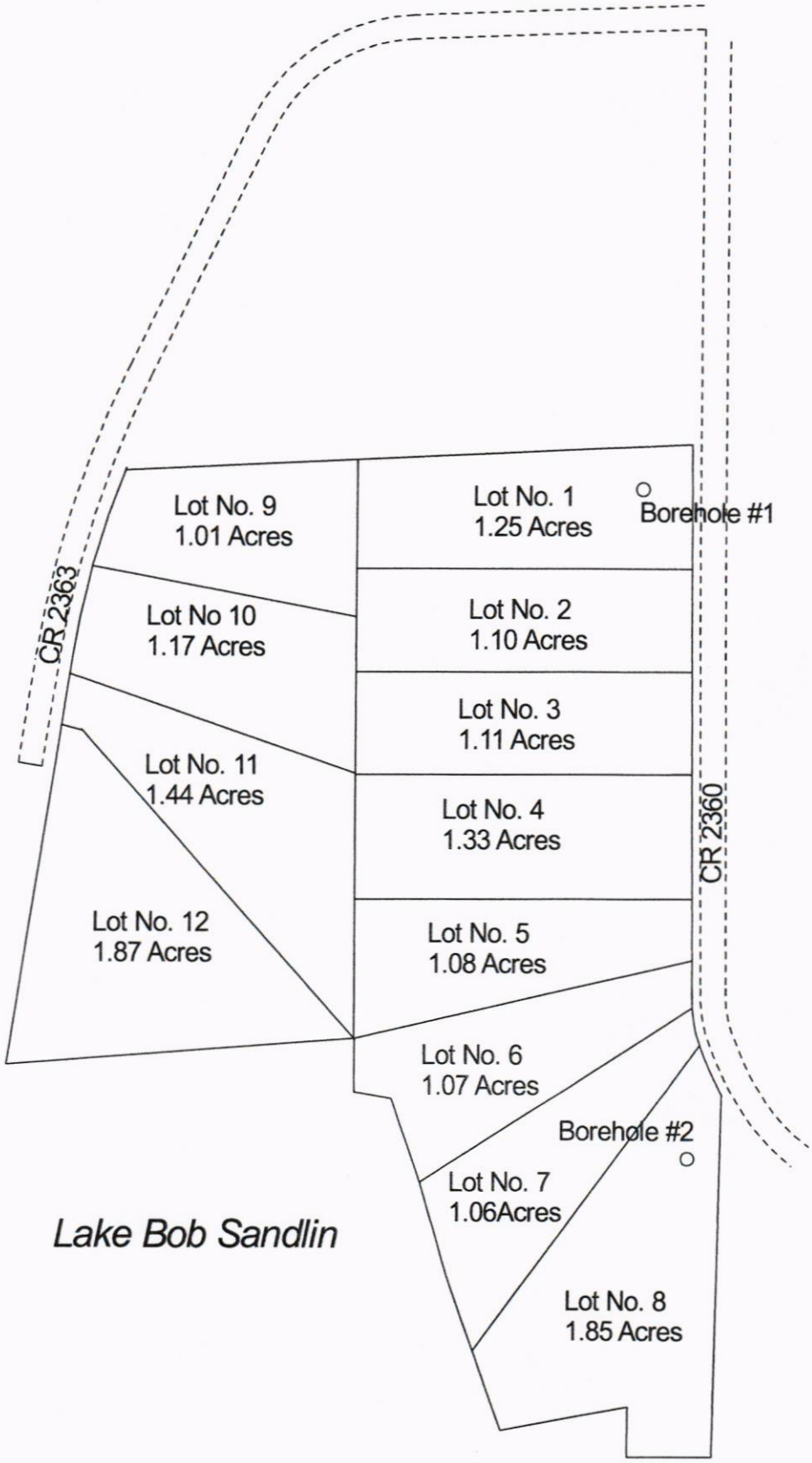
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2019 at 9:30:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

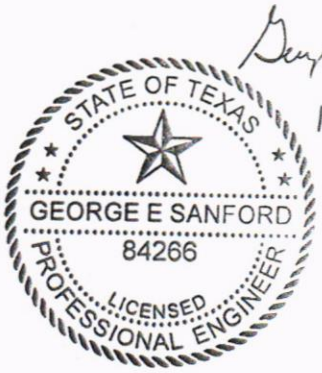
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment D
(Soil Survey)

LAWRENCE ADDITION
CR 2360
Mt Pleasant, Tx 75455

North
Scale: 1 in=200 ft





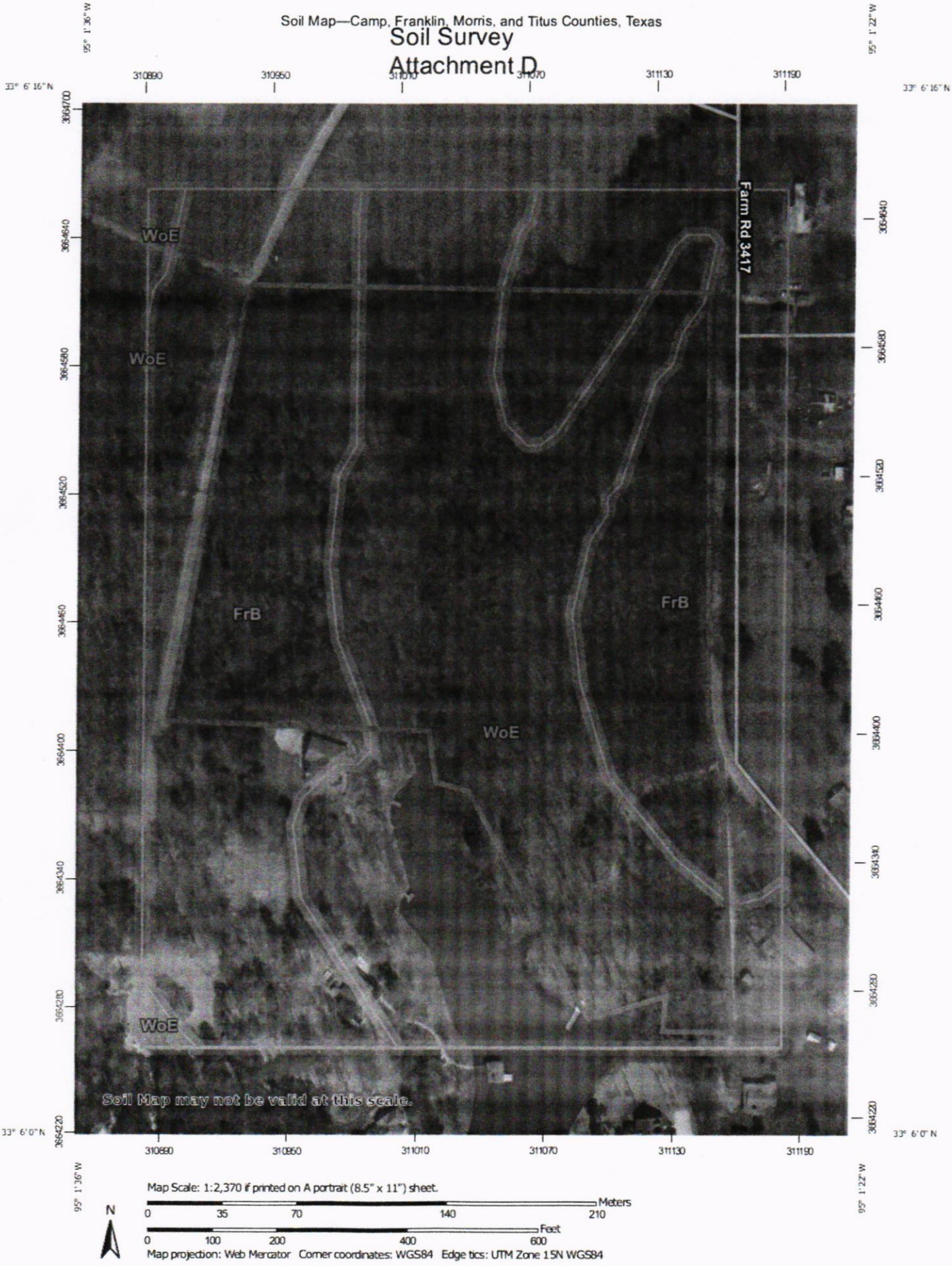
12/1/19

George E Sanford, PE
F9457

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas

Soil Survey

Attachment D



Map Scale: 1:2,370 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas
Survey Area Data: Version 15, Sep 14, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 31, 2014—Dec 13, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	16.8	55.0%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	13.7	45.0%
Totals for Area of Interest		**30.5**	**100.0%**

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TITUS

I, Larry Lawrence, do hereby adopt this plat, designating the hereinabove described property as LAWRENCE ADDITION, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the ______ day of ______________, 2019.

By: ______________________

Larry Lawrence

STATE OF TEXAS
COUNTY OF TITUS

Before me the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared ______________________ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

____

Notary Public

STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF COMMISSIONER'S COURT

Approved by the Commissioner's Court of Titus County, Texas this the ________ day of __________, 2019.

____

County Judge

____

Attest

STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environment Inspector officer this the ________ day of ____________, 2019.

____

Environmental Inspection

STATE OF TEXAS
COUNTY OF TITUS

SURVEYOR'S CERTIFICATE:

I, Justin Kleam, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision during the month of November 2019.

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

Justin Kleam, R.P.L.S.

DATE: ______________

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the R.M. Collins Survey, Abstract No. 163, and the W.R. Edwards Survey, Abstract No. 206, Titus County, Texas, and being all of the remainder of that certain called 22.74 acre tract of land conveyed from Larry Lawrence et ux to Larry Lawrence Enterprises, LLC, by Warranty Deed, as recorded in File No. 200800008475, Real Property Records, Titus County, Texas, and also being part of that certain called 7.67 acre tract, called Parcel 2 – Easement, conveyed to the Titus County Fresh Water Supply District, by document in Volume 397, Page 859, Deed Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with cap stamped (BY-LINE) at the Northwest corner of the remainder of said 22.74 acre tract, and Southwest corner of a called 4.00 acre tract conveyed to James Crabb et ux, by deed as recorded in File No. 20183331, Public Records, Titus County, Texas, said point being in the East line of Bass Creek Trail, (60' R.O.W. per plat of Mariner's Retreat Phase One, an addition to Titus County, Texas, as recorded in Plat File Nos. 390–392, Plat Records, Titus County, Texas;

THENCE, North 87 Degrees 20 Minutes 04 Seconds East, with a line common to the remainder of said 22.74 acre tract, and the South line of said 4.00 acre tract, and passing at a distance of 670.21 feet, a 1/2 inch iron rod found with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 693.37 feet to a point for corner in County Road No. 2360 at the Northeast corner of the remainder of said 22.74 acre tract;

THENCE, South 00 Degrees 38 Minutes 37 Seconds East, with the East line of the remainder of said 22.74 acre tract, and said County Road No. 2360, a distance of 96.11 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON);

THENCE, South 01 Degrees 00 Minutes 09 Seconds East, with the East line of the remainder of said 22.74 acre tract, and said County Road No. 2360, a distance of 968.06 feet to a 5/8 inch iron rod found with an aluminum cap stamped (TCFWSD) at a Northeast corner of said 7.67 acre easement;

THENCE, South 00 Degrees 07 Minutes 18 Seconds West, with the East line of the remainder of said 22.74 acre tract, and an East line of said 7.67 acre easement, a distance of 142.87 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Southern most Southeast corner of the remainder of said 22.74 acre tract, and the Northeast corner of a called 0.82 acre tract, called Second Tract, conveyed to Sherri Momer, by deed as recorded in File No. 20133184, Real Property Records, Titus County, Texas;

THENCE, North 89 Degrees 58 Minutes 16 Seconds West, with a line commo to the remainder of said 22.74 acre tract, and said 0.82 acre tract, a distance of 100.89 feet to a point for corner at a corner common to the remainder of said 22.74 acre tract, and said 0.82 acre tract, said point being in a West line of said 7.67 acre easement, and an East line of the remainder of a called 2.33 acre tract, called Parcel 4B, conveyed to the Titus County Fresh Water Supply District, by deed as recorded in Volume 418, Page 334, Deed Records, Titus County, Texas;

THENCE, North 00 Degrees 16 Minutes 16 Seconds East, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 68.99 feet to a point for corner;

THENCE, South 79 Degrees 00 Minutes 39 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 155.00 feet to a point for corner;

THENCE, North 20 Degrees 24 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 196.00 feet to a point for corner;

THENCE, North 16 Degrees 69 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 116.00 feet to a point for corner;

THENCE, North 19 Degrees 24 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 106.00 feet to a point for corner;

THENCE, North 79 Degrees 49 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 40.48 feet to a point for corner;

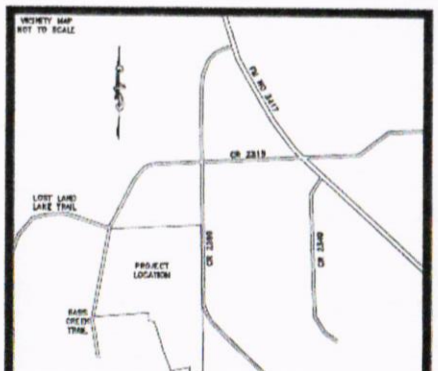
THENCE, South 40 Degrees 65 Minutes 39 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 5.86 feet to a point for corner at a Southwest corner of the remainder of said 22.74 acre tract, the Southeast corner of a called 0.849 acre tract, Second Tract, conveyed to Edward Graser et ux, by deed as recorded in File No. 20163735, Public Records, Titus County, Texas, and a Northeast corner of said Mariner's Retreat;

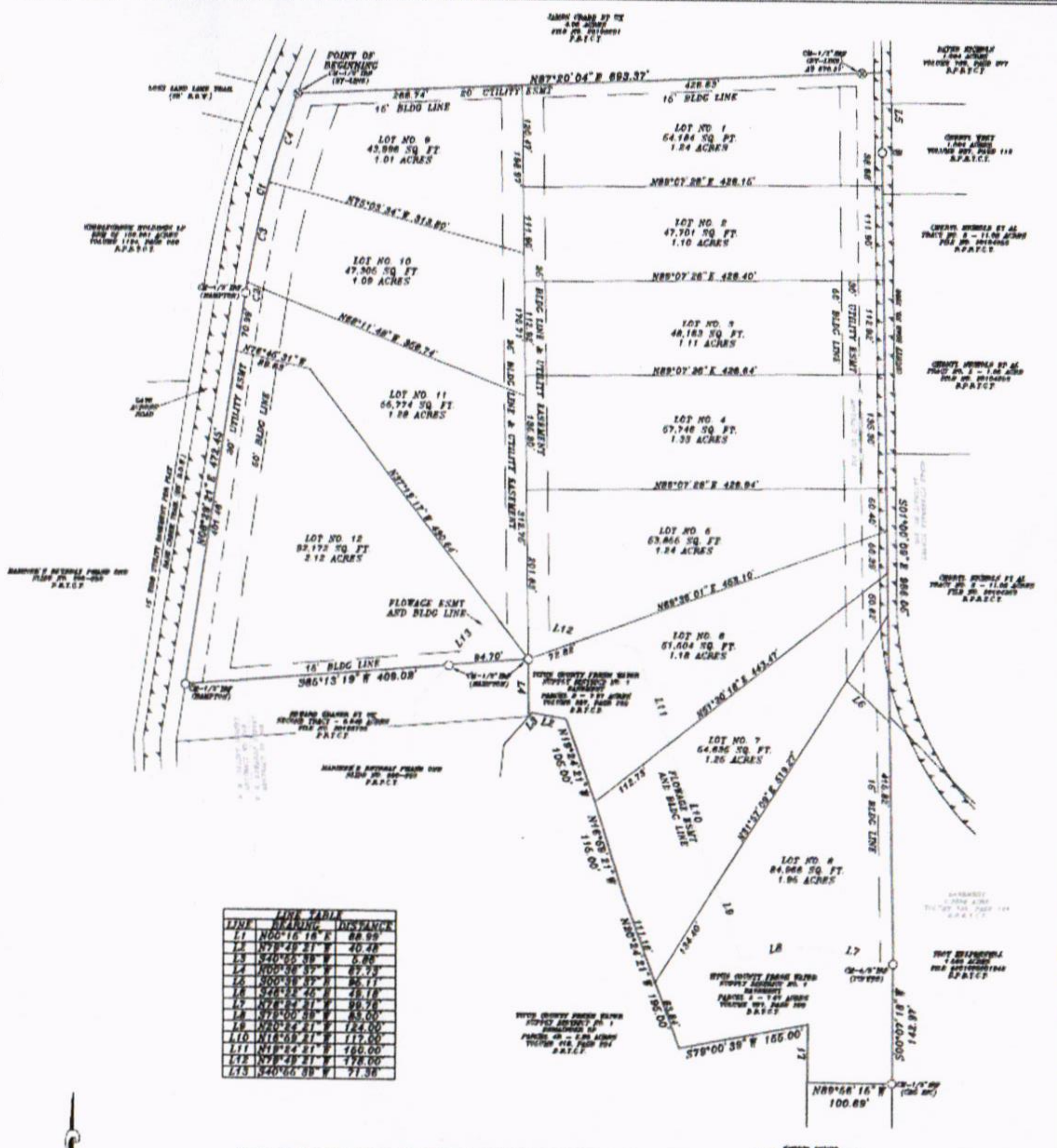
THENCE, North 00 Degrees 36 Minutes 37 Seconds West, with a West line of the remainder of said 22.74 acre tract, and the East line of said 0.849 acre tract, a distance of 67.75 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at an ell corner of the remainder of said 22.74 acre tract, and the Northeast corner of said 0.849 acre tract;

THENCE, South 85 Degrees 13 Minutes 19 Seconds West, with a line common to the remainder of said 22.74 acre tract, and said 0.849 acre tract, and passing at a distance of 94.70 feet, a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the intersection of a South line of the remainder of said 22.74 acre tract, and a West line of said 7.67 acre easement, and continuing on for a total distance of 409.02 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at a Southwest corner of the remainder of said 22.74 acre tract, and the Northwest corner of said 0.849 acre tract, said point being in the East line of Bass Creek Trail;

THENCE, North 08 Degrees 29 Minutes 21 Seconds East, with a line common to the remainder of said 22.74 acre tract, and said Bass Creek Trail, a distance of 472.45 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the beginning of a curve to the right, with a radius of 1,180.16 feet, a delta angle of 11 Degrees 53 Minutes 24 Seconds, the chord of which bears North 14 Degrees 26 Minutes 36 Seconds East, for a chord distance of 244.47 feet;

THENCE, along the arc of said curve, a line common to the remainder of said 22.74 acre tract and said Bass Creek Trail, for an arc length of 244.91 feet to the POINT OF BEGINNING and CONTAINING 692,001 square feet or 15.89 acres of land.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°16'16"E	68.99'
L2	N79°49'21"W	40.48'
L3	S40°65'39"W	5.86'
L4	N00°36'37"W	67.75'
L5	S00°38'37"E	96.11'
L6	S26°22'46"W	48.16'
L7	N79°24'21"W	99.76'
L8	S79°00'39"W	83.00'
L9	N20°24'21"W	124.00'
L10	N16°69'21"W	112.00'
L11	N19°24'21"W	160.00'
L12	N79°49'21"W	178.00'
L13	S40°66'39"W	71.38'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	244.91'	1,180.16'	11°53'24"	N14°26'36"E	244.47'
C2	12.16'	2,934.99'	0°14'14"	N08°47'36"E	12.16'
C3	121.83'	1,180.16'	5°54'53"	N12°02'44"E	121.78'
C4	110.92'	1,180.16'	5°23'06"	N17°41'44"E	110.88'

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE 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) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
5) ALL LOT CORNERS ARE 1/2 INCH IRON RODS SET WITH YELLOW PLASTIC CAPS STAMPED (BY-LINE) UNLESS OTHERWISE NOTED.
6) THERE IS A 10 FOOT SIDE BUILDING LINE FOR EACH LOT.
7) NOT ALL IMPROVEMENTS SHOWN HEREON.
8) PORTIONS OF BASS CREEK TRAIL MAY BE CLOSED TO PUBLIC ACCESS SOUTH OF A GATE THAT IS ACROSS THE ROAD.

LEGEND

Texas 811
Know what's below. Call before you dig.

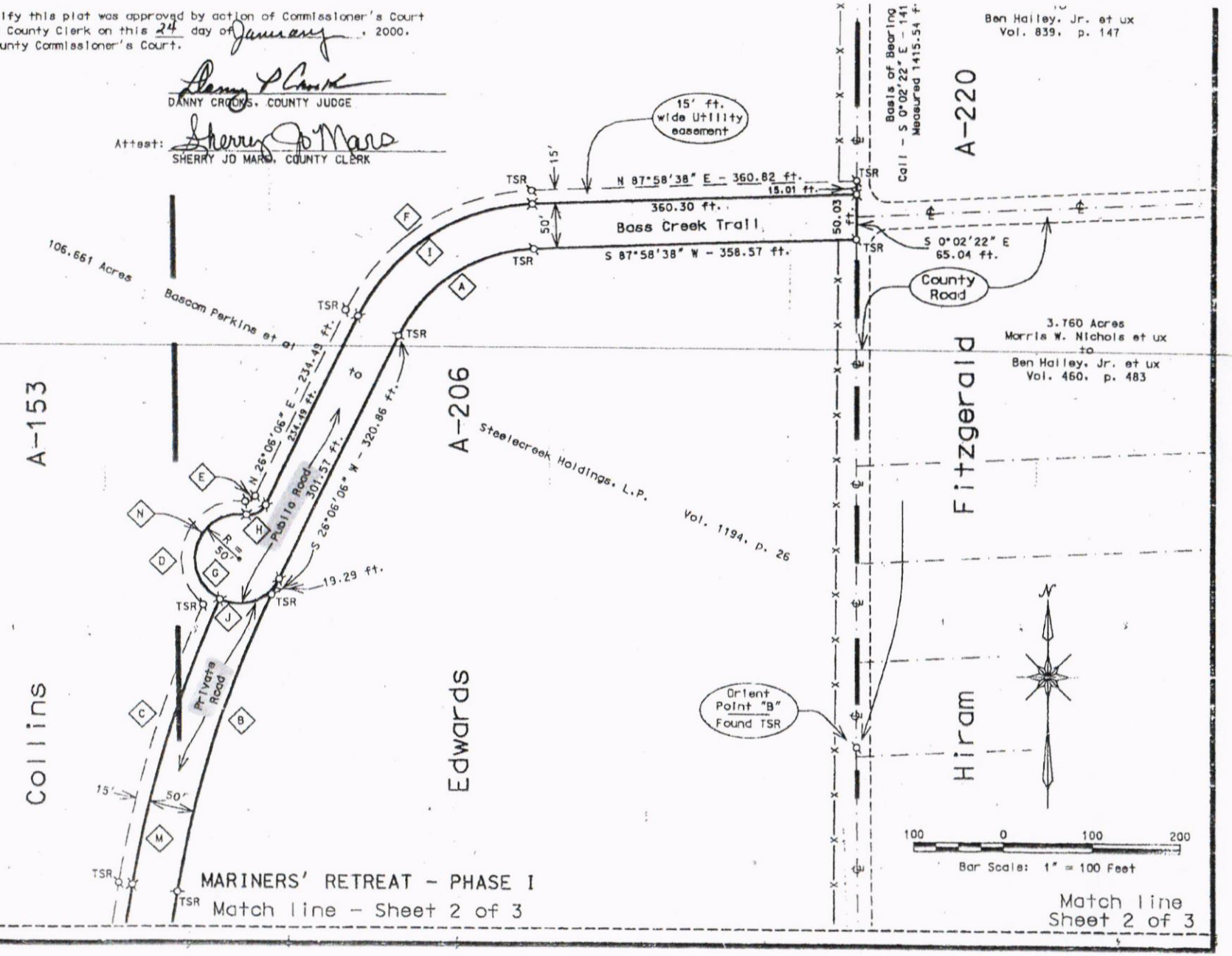
LAWRENCE ADDITION
TITUS COUNTY, TEXAS

BY-LINE SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

I hereby certify this plat was approved by action of Commissioner's Court for filing with County Clerk on this 24 day of January, 2000, by the Titus County Commissioner's Court.

DANNY CROOKS, COUNTY JUDGE

Attest: SHERRY JO MARS, COUNTY CLERK



TABULATION OF COURSES

RSE BER	BEARING	DISTANCE
	S 1°36'24" E	1.32 ft.
	S 41°30'00" W	43.91 ft.
	S 37°45'00" E	70.00 ft.
	S 17°34'26" W	73.84 ft.
	N 81°40'00" W	67.31 ft.
	N 66°47'24" W	40.01 ft.
	N 32°57'56" W	32.97 ft.
	S 41°50'00" W	13.03 ft.
	S 12°04'06" W	46.37 ft.
	S 4°36'21" E	42.17 ft.
	S 36°19'52" W	42.14 ft.
	S 86°59'11" W	22.40 ft.
	N 67°43'24" W	31.06 ft.
	N 23°32'41" W	50.80 ft.
	N 54°27'10" W	56.93 ft.
	N 84°06'47" W	42.15 ft.
	N 12°49'41" W	55.76 ft.
	S 59°35'00" W	44.53 ft.
	S 24°03'53" E	23.53 ft.
	S 10°20'45" W	18.55 ft.
	S 86°48'28" W	51.22 ft.
	N 59°09'49" W	15.98 ft.
	S 59°35'00" W	37.53 ft.
	S 61°46'20" W	12.90 ft.
	N 50°25'44" W	39.11 ft.
	N 23°41'43" W	73.68 ft.
	N 1°04'06" E	49.00 ft.
	N 23°27'29" E	18.49 ft.
	N 65°01'24" W	32.27 ft.
	N 53°32'34" E	38.39 ft.
	N 7°42'00" W	26.36 ft.
	N 64°53'15" E	13.94 ft.
	N 19°49'33" W	43.29 ft.
	N 56°39'25" E	24.07 ft.

MARINERS' RETREAT - PHASE I

Match line - Sheet 2 of 3

George Sanford, P.E.
226 CR 4224
Mt Pleasant, Texas75455

12/1/19

STATE OF TEXAS
GEORGE E SANFORD
84266
LICENSED
PROFESSIONAL ENGINEER

P-9457

May 6, 2019

Site Address:
CR 2363, CR 2360
Mt Pleasant, Texas 75455

LAWRENCE ADDITION

A) Site Plan
The attached site plan is for the following legal description:
Owner: Larry Lawrence Enterprises LLC
1) Parcel ID: 1932
Legal Description: Collins, RM ABS
Situs: CR 2363
Acreage: 2.24 acres
2) Parcel ID: 3000
Legal Description: Edwards, WR ABS
Situs: CR 2360
Acreage: 13.64

B) Topographic Map
See attached

C) 100 year Floodplain Map
See attached

D) Soil Survey
1) See attached General Soil Map
2) See attached OSSF Soil & Site Evaluation and corresponding site drawing (Attachment D)

Based on Table V Criteria for Standard Subsurface Absorption Systems, the area is unsuitable for standard subsurface absorption systems due to presence of Class IV soils along the sidewall or within two feet below the bottom of the excavation (except for pumped effluent and ET).

E) Locations of Water Wells
There are no private water wells within the restrictive guidelines as described in Table 285.91(10)

F) Locations of easements
There is an existing overhead power line located beside the county road. Overhead line requires a 1 foot easement as described in Table 285.91(10). There is a 75 ft easement for the lake near the property. (See attached drawing F). There is an easement for a public water supply line.

G) Drainage Plan

Drainage for the property consists of road ditches and natural overland drainage. Construction processes will not hamper proper drainage of the property.

H) OSSF Systems Meeting Requirements

The following systems are suitable for the Class IV soils as found on the property.

Lined E-T

Unlined E-T

Pumped Effluent Drainfield

Drip Irrigation Septic tank/filter

Low Pressure Dosing Secondary treatment

Mound Septic tank

Mound Secondary treatment

Surface application Secondary treatment

Surface application Non-standard treatment

The purposed un-plated subdivision is a 15.88 acre tract in Titus County. The property is accessed by US CR 2360 and CR 2363. There are eight lots purposed. The lots will be divided and sold in ranging from 1.00 to 2.20 acre in size. There shall be no construction in an area designated as in the 100 year flood plain.

Easements as identified in Chapter 285.91(10) will include water and electrical service.

12/1/19

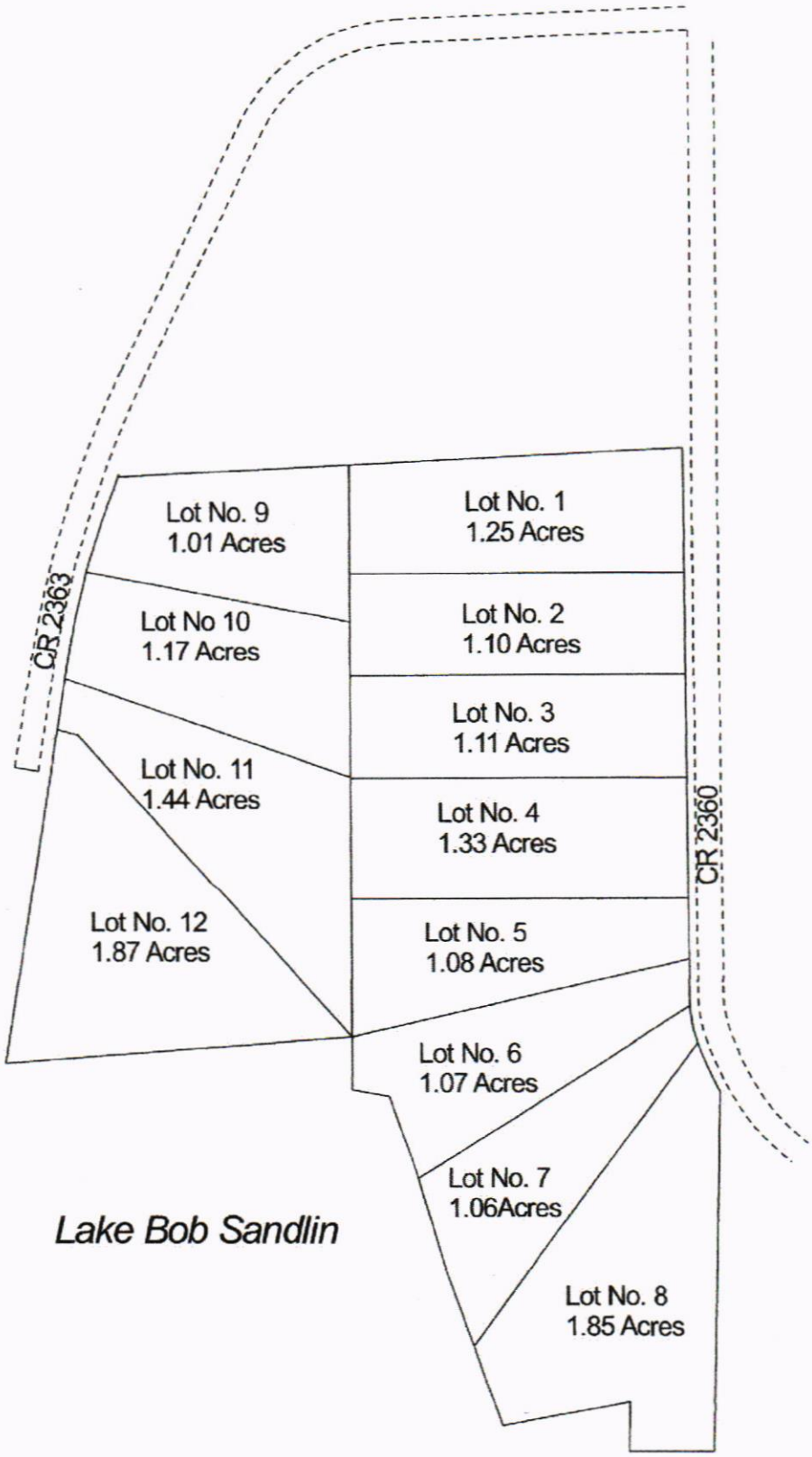
STATE OF TEXAS
GEORGE E SANFORD
84266
LICENSED
PROFESSIONAL ENGINEER

12-9-19

Attachment A
(Site Plan)

LAWRENCE ADDITION
CR 2360
Mt Pleasant, Tx 75455

North
Scale: 1 in=200 ft

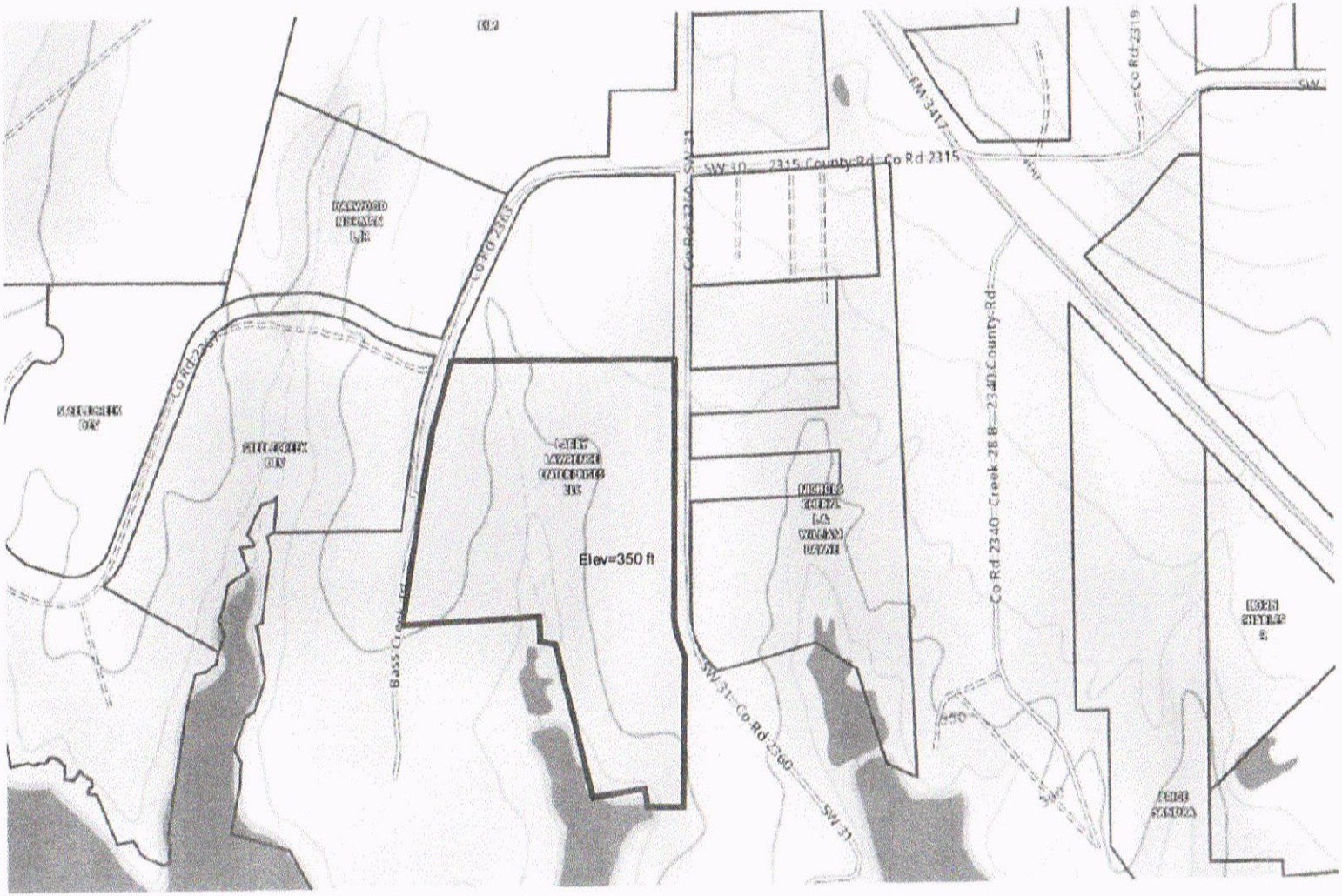


George Sanford
12/1/19

STATE OF TEXAS
GEORGE E SANFORD
84266
LICENSED
PROFESSIONAL ENGINEER

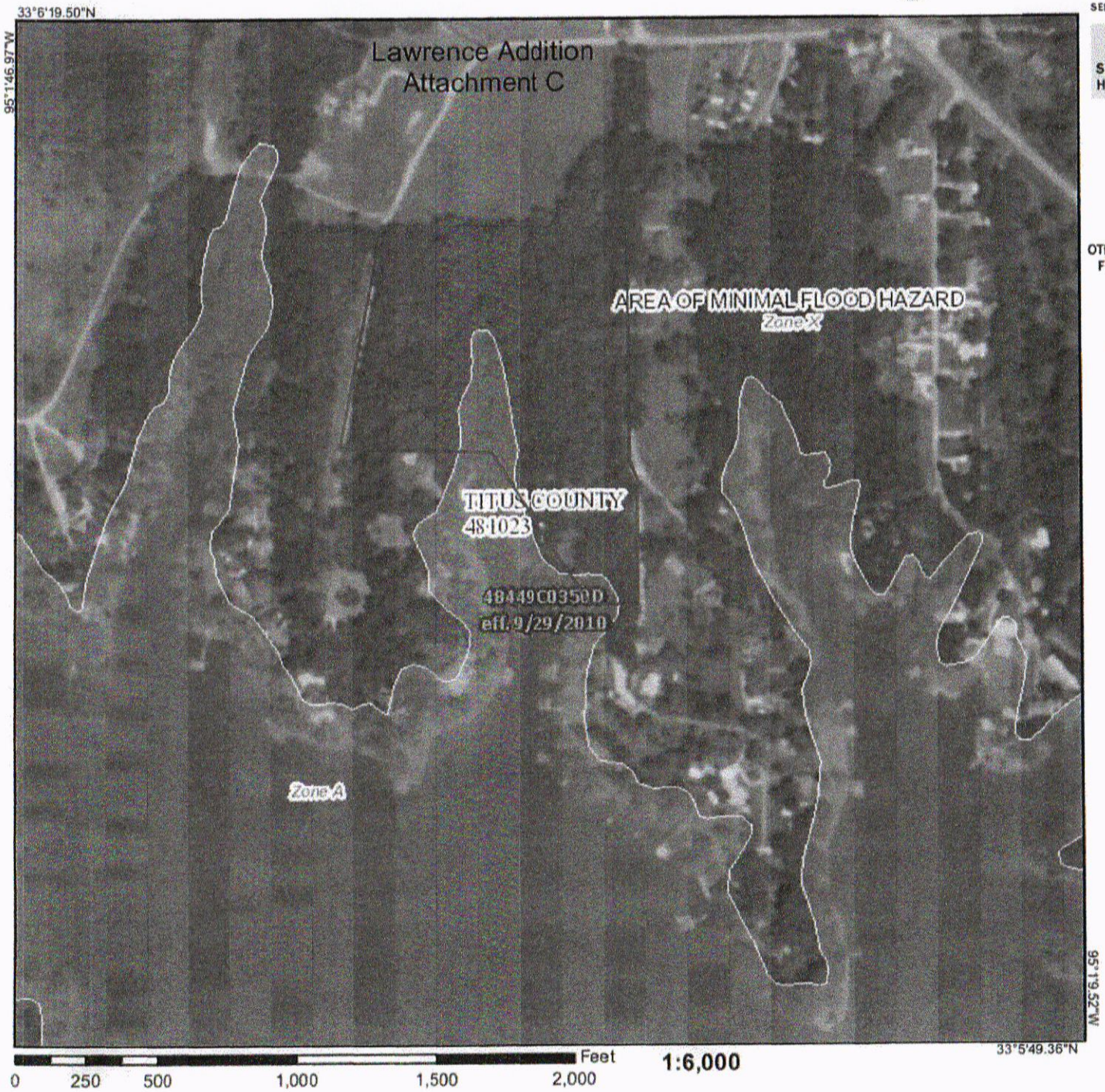
George E Sanford, PE
F9457

Attachment B
Topographic Map



National Flood Hazard Layer FIRMette

FEMA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

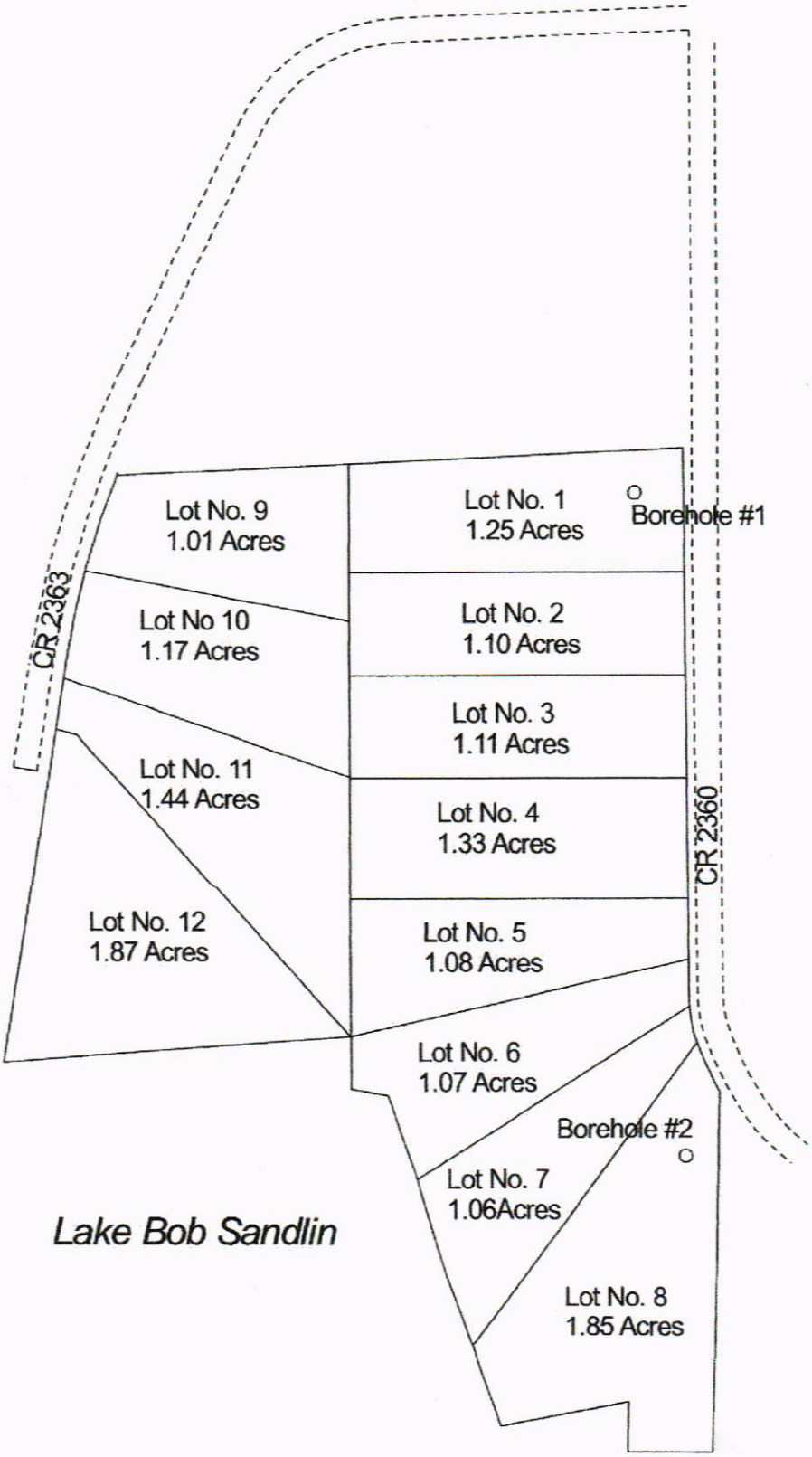
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2019 at 9:30:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment D
(Soil Survey)

LAWRENCE ADDITION
CR 2360
Mt Pleasant, Tx 75455

North
Scale: 1 in=200 ft



12/1/19

STATE OF TEXAS
GEORGE E SANFORD
84266
LICENSED
PROFESSIONAL ENGINEER

George E Sanford, PE
F9457

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas

Soil Survey

Attachment D

Map Scale: 1:2,370 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas
Survey Area Data: Version 15, Sep 14, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 31, 2014—Dec 13, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	16.8	55.0%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	13.7	45.0%
Totals for Area of Interest		**30.5**	**100.0%**

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TITUS

I, Larry Lawrence, do hereby adopt this plat, designating the hereinabove described property as LAWRENCE ADDITION, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____, 2019.

By: _____

Larry Lawrence

STATE OF TEXAS
COUNTY OF TITUS

Before me the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

_____
Notary Public

STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF COMMISSIONER'S COURT

Approved by the Commissioner's Court of Titus County, Texas this the _____ day of _____, 2019.

_____
County Judge

_____
Attest:

STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environment Inspector officer this the _____ day of _____ 2019.

_____
Environmental Inspection

STATE OF TEXAS
COUNTY OF TITUS

SURVEYOR'S CERTIFICATE:

I, Justin Kleam, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision during the month of November 2019.

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

Justin Kleam

DATE: _____

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the H.W. Collins Survey, Abstract No. 153, and the W.E. Edwards Survey, Abstract No. 205, Titus County, Texas, and being all of the remainder of that certain called 22.74 acre tract of land conveyed from Larry Lawrence et ux to Larry Lawrence Enterprises, LLC, by Warranty Deed, as recorded in File No. 2006000084175, Real Property Records, Titus County, Texas, and also being part of that certain called 7.67 acre tract, called Parcel 2 – Easement, conveyed to the Titus County Fresh Water Supply District, by document in Volume 897, Page 209, Deed Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with cap stamped (BY-LINE) at the Northwest corner of the remainder of said 22.74 acre tract, and Southwest corner of a called 4.00 acre tract conveyed to James Crabb et ux, by deed as recorded in File No. 2015003051, Public Records, Titus County, Texas, said point being in the East line of Bass Creek Trail, (60' R.O.W. per plat of Mariner's Retreat Phase One, an addition to Titus County, Texas, as recorded in Plat File Nos. 390-392, Plat Records, Titus County, Texas;

THENCE, North 87 Degrees 30 Minutes 04 Seconds East, with a line common to the remainder of said 22.74 acre tract, and the South line of said 4.00 acre tract, and passing at a distance of 870.31 feet, a 1/2 inch iron rod found with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 893.37 feet to a point for corner in County Road No. 2360 at the Northeast corner of the remainder of said 22.74 acre tract;

THENCE, South 00 Degrees 39 Minutes 37 Seconds East, with the East line of the remainder of said 22.74 acre tract, and said County Road No. 2360, a distance of 96.11 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON);

THENCE, South 01 Degrees 00 Minutes 09 Seconds East, with the East line of the remainder of said 22.74 acre tract, and said County Road No. 2360, a distance of 940.00 feet to a 5/8 inch iron rod found with an aluminum cap stamped (TCFWSD) at a Northeast corner of said 7.67 acre easement;

THENCE, South 00 Degrees 07 Minutes 19 Seconds West, with the East line of the remainder of said 22.74 acre tract, and an East line of said 7.67 acre easement, a distance of 142.97 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Southern most Southeast corner of the remainder of said 22.74 acre tract, and the Northeast corner of a called 0.82 acre tract, called Second Tract, conveyed to Sherri Nomer, by deed as recorded in File No. 2015 3184, Real Property Records, Titus County, Texas;

THENCE, North 89 Degrees 56 Minutes 15 Seconds West, with a line commo to the remainder of said 22.74 acre tract, and said 0.82 acre tract, a distance of 100.69 feet to a point for corner at a corner common to the remainder of said 22.74 acre tract, and said 0.82 acre tract, said point being in a East line of said 7.67 acre easement, and an East line of the remainder of a called 2.33 acre tract, called Parcel 4B, conveyed to the Titus County Fresh Water Supply District, by deed as recorded in Volume 418, Page 334, Deed Records, Titus County, Texas;

THENCE, North 00 Degrees 15 Minutes 16 Seconds East, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 88.99 feet to a point for corner;

THENCE, South 79 Degrees 00 Minutes 39 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 152.00 feet to a point for corner;

THENCE, North 20 Degrees 24 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 196.00 feet to a point for corner;

THENCE, North 18 Degrees 69 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 116.00 feet to a point for corner;

THENCE, North 19 Degrees 24 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 106.00 feet to a point for corner;

THENCE, North 79 Degrees 49 Minutes 21 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 40.49 feet to a point for corner;

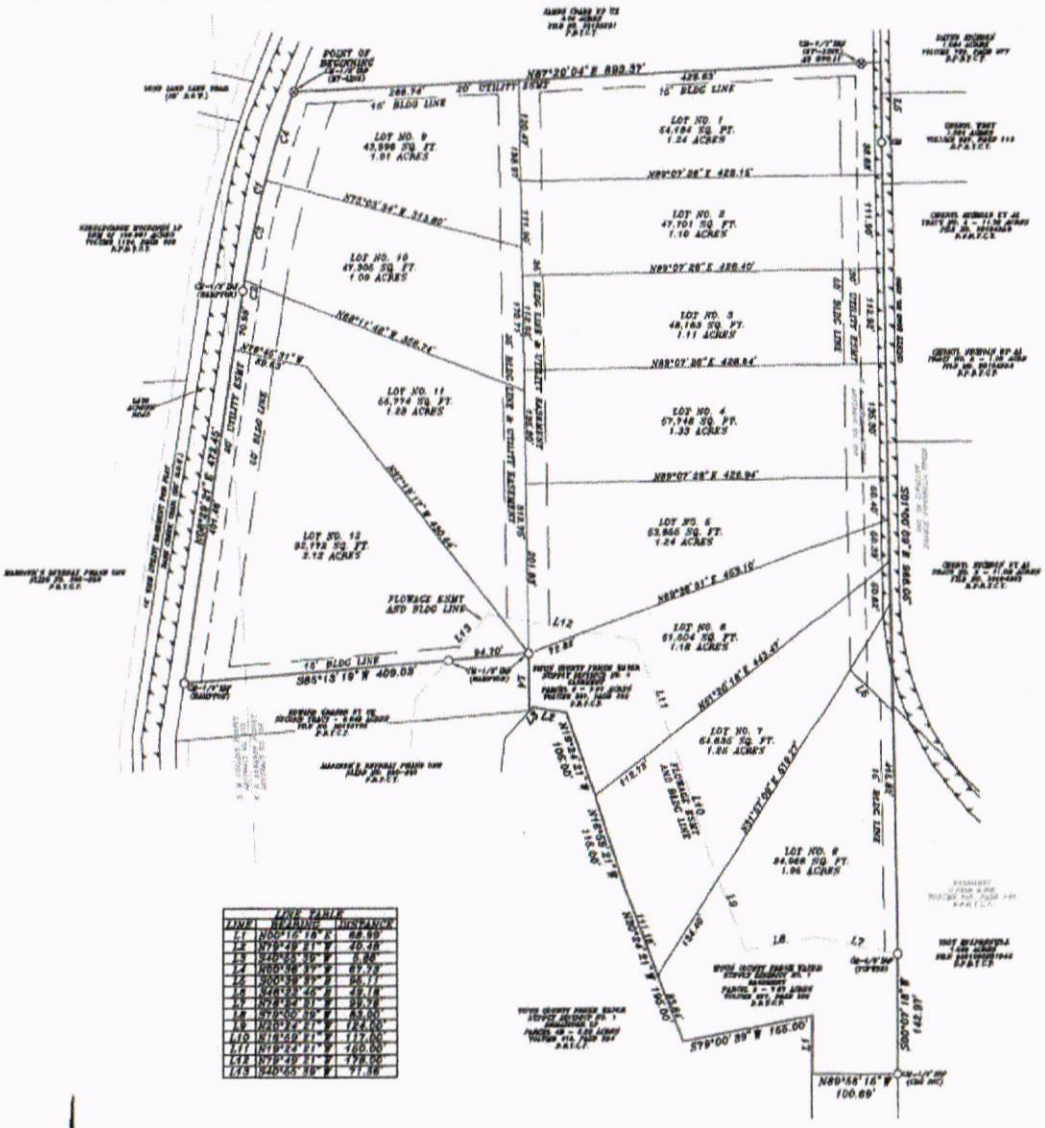
THENCE, South 46 Degrees 55 Minutes 39 Seconds West, with a line common to the remainder of said 22.74 acre tract, the remainder of said 2.33 acre tract, and said 7.67 acre easement, a distance of 6.86 feet to a point for corner at a Southwest corner of the remainder of said 22.74 acre tract, the Southeast corner of a called 0.649 acre tract, Second Tract, conveyed to Edward Gruner et ux, by deed as recorded in File No. 2016 3736, Public Records, Titus County, Texas, and a Northeast corner of said Mariner's Retreat;

THENCE, North 00 Degrees 36 Minutes 37 Seconds West, with a West line of the remainder of said 22.74 acre tract, and the East line of said 0.649 acre tract, a distance of 87.73 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at an ell corner of the remainder of said 22.74 acre tract, and the Northeast corner of said 0.649 acre tract;

THENCE, South 85 Degrees 18 Minutes 19 Seconds West, with a line common to the remainder of said 22.74 acre tract, and said 0.649 acre tract, and passing at a distance of 24.70 feet, a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the intersection of a South line of the remainder of said 22.74 acre tract, and a West line of said 7.67 acre easement, and continuing on for a total distance of 409.03 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at a Southwest corner of the remainder of said 22.74 acre tract, and the Northwest corner of said 0.649 acre tract, said point being in the East line of Bass Creek Trail;

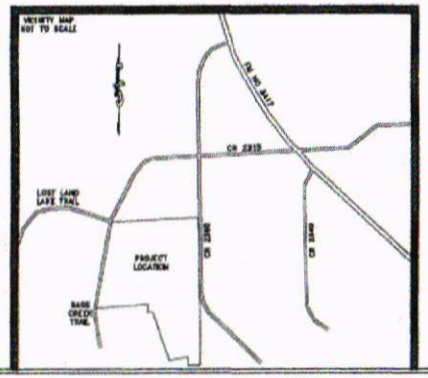
THENCE, North 08 Degrees 29 Minutes 31 Seconds East, with a line common to the remainder of said 22.74 acre tract, and said Bass Creek Trail, a distance of 478.46 feet to a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the beginning of a curve to the right, with a radius of 1,180.16 feet, a delta angle of 11 Degrees 43 Minutes 24 Seconds, the chord of which bears North 14 Degrees 28 Minutes 36 Seconds East, for a chord distance of 244.47 feet;

THENCE, along the arc of said curve, a line common to the remainder of said 22.74 acre tract, and said Bass Creek Trail, for an arc length of 244.91 feet to the POINT OF BEGINNING and CONTAINING 692,001 square feet or 15.89 acres of land.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°16'19"E	68.99'
L2	N19°49'21"W	40.49'
L3	S20°55'39"W	6.86'
L4	N00°36'37"W	87.73'
L5	N00°09'39"E	96.11'
L6	N79°00'39"W	40.17'
L7	N79°00'39"W	152.00'
L8	N79°00'39"W	83.00'
L9	N20°24'21"W	124.00'
L10	N18°69'21"W	117.00'
L11	N19°24'21"W	100.00'
L12	N19°49'21"W	178.00'
L13	S20°55'39"W	77.86'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	244.91'	1,180.16'	11°43'24"	N14°36'36"E	244.47'
C2	13.16'	2,932.00'	0°12'14"	N08°29'38"E	13.16'
C3	121.93'	1,180.16'	5°54'53"	N11°03'44"E	121.78'
C4	110.92'	1,180.16'	5°23'06"	N17°41'44"E	110.88'



SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83, TEXAS STATE CENTRAL AREA AS OBSERVED BY GPS.
2) NO ELEMENT RAILROAD SEARCH WAS MADE BY THIS OFFICE 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) NO FLOOD INFORMATION WAS DETERMINED REGARDING THIS TRACT.
5) ALL LOT CORNERS ARE 1/2 INCH IRON RODS SET WITH YELLOW PLASTIC CAPS STAMPED (BY-LINE) UNLESS OTHERWISE NOTED.
6) THERE IS A 10 FOOT SIDE BUILDING LINE FOR EACH LOT.
7) NOT ALL IMPROVEMENTS SHOWN HEREON.
8) PORTIONS OF BASS CREEK TRAIL MAY BE CLOSED TO PUBLIC ACCESS SOUTH OF A GATE THAT IS ACROSS THE ROAD.

LEGEND

LAWRENCE ADDITION
TITUS COUNTY, TEXAS

DATE	11/14/19
SCALE	1:600
JOB NO.	2019-0307
CREW	LAWRENCE
TECHNICIAN	JDK

BY-LINE SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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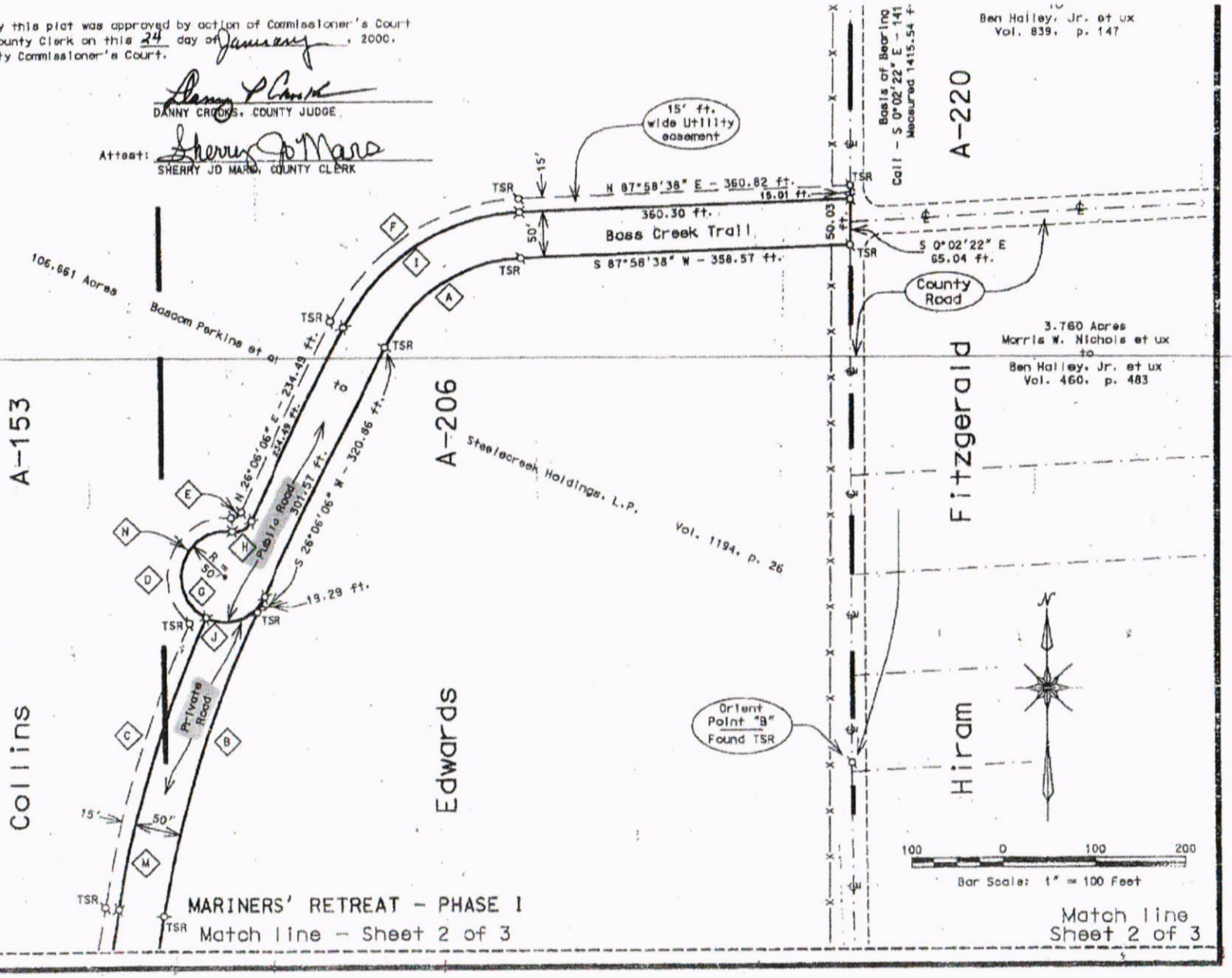
I hereby certify this plat was approved by action of Commissioner's Court for filing with County Clerk on this 24 day of January, 2000, by the Titus County Commissioner's Court.

DANNY CROOKS, COUNTY JUDGE

Attest: SHERRY JO MARO, COUNTY CLERK



MARINERS' RETREAT - PHASE I

Match line - Sheet 2 of 3

TABULATION OF COURSES

RSE BER	BEARING	DISTANCE
	S 1°36'24" E	1.32 ft.
	S 41°30'00" W	43.91 ft.
	S 37°45'00" E	70.00 ft.
	S 17°34'26" W	73.84 ft.
	N 81°40'00" W	67.31 ft.
	N 66°47'24" W	40.01 ft.
	N 32°57'56" W	32.97 ft.
	S 41°50'00" W	13.03 ft.
	S 12°04'06" W	46.37 ft.
	S 4°36'21" E	42.17 ft.
	S 36°19'52" W	42.14 ft.
	S 86°59'11" W	22.40 ft.
	N 67°43'24" W	31.06 ft.
	N 23°32'41" W	50.80 ft.
	N 54°27'10" W	56.93 ft.
	N 84°06'47" W	42.15 ft.
	N 12°49'41" W	55.76 ft.
	S 59°35'00" W	44.53 ft.
	S 24°03'53" E	23.53 ft.
	S 10°20'45" W	18.55 ft.
	S 86°48'28" W	51.22 ft.
	N 59°09'49" W	15.98 ft.
	S 59°35'00" W	37.53 ft.
	S 61°46'20" W	12.90 ft.
	N 50°25'44" W	39.11 ft.
	N 23°41'43" W	73.68 ft.
	N 1°04'06" E	49.00 ft.
	N 23°27'29" E	18.49 ft.
	N 65°01'24" W	32.27 ft.
	N 53°32'34" E	38.39 ft.
	N 7°42'00" W	26.36 ft.
	N 64°53'15" E	13.94 ft.
	N 19°49'33" W	43.29 ft.
	N 56°39'25" E	24.07 ft.

12/16/19

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted Plat and diagram of Lawrence Subdivision, with lots 1-8 being located on County Road 2360, and lots 9-12 being located on County Road 2315 (Bass Creek Trail), the Mt. Pleasant Fire Department is aware that you have proposed to add a new subdivision consisting 12 lots. All emergency services will be provided to this location.

Sincerely,

Larry McRae

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

PH 903-572-3676 FAX 903-572-4701

September 20, 2019

To Whom it May Concern:

We have completed an engineering study for customer Larry Lawrence regarding County Road 1123 and have determined water is available for these properties.

Mr. Lawrence is also requesting water service on County Road 2363. An engineering study will be required for this area as well, to determine availability with some improvements.

Aaron Gann
General Manager

Through Tax Year		Certificate #
2019	**TAX CERTIFICATE**	11156

Issued By:
Titus County Appraisal District
PO Box 528
Mount Pleasant, TX 75456-0528

Property Information

Property ID: 3000 Geo ID: 00206-00000-00150
Legal Acres: 13.6400
Legal Desc: EDWARDS, W R ABS 00206 TR 150 13.64 AC
Situs: CR 2360 TX
DBA:
Exemptions:

Owner ID: 127118 100.00%
LARRY LAWRENCE ENTERPRISES LLC
484 INTERSTATE 30 EAST
MT PLEASANT, TX 75455

For Entities	Value Information	
Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	3,312
	Land HS:	0
	Land NHS:	106,902
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	110,214

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2019	Mount Pleasant ISD	110,214	1,476.87	0.00	0.00	1,476.87
Totals:			**1,476.87**	**0.00**	**0.00**	**1,476.87**

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
12/12/2019	TAX CERTIFICATES	10.00
	Total Fees Due:	**10.00**

Effective Date: 12/12/2019 **Total Due if paid by: 12/31/2019** **1,486.87**

Tax Certificate Issued for:	Taxes Paid in 2019
Mount Pleasant ISD	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Kay Ross

Signature of Authorized Officer of Collecting Office

Date of Issue: 12/12/2019
Requested By: LARRY LAWRENCE
Fee Amount: 10.00
Reference #: REQUESTED