



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: 03192020

From: Sgt. Clint Bain

Reference: Survey Plat corrected Stafford Addition (Larry and Jerry Lawrence developers)

Sir,

On Thursday March 19, 2020 I was notified that Larry Lawrence had submitted a new survey plat for the Stafford Addition to the Titus County Clerk's Office. I then reviewed the new survey plat and found that it is now correct in that they all of the individual lots created or developed by Larry Lawrence in the Stafford Addition are identified.

As noted in my previous letter regarding the Stafford Addition, the Site Plan for On-site Sewage completed by George Sanford PE is satisfactory and the development of this property for housing **may continue**.

Though road construction does not fall under my list of duties, I do want to point out the poor condition of the existing avenue or trail into the proposed subdivision which does not come near to meeting the requirements laid out in the Titus County Development Procedures. I also want to remind the Commissioners' Court that these requirements and procedures were not put in place to prevent development, but to prevent **substandard development** from scarring this county.

Respectfully,

A handwritten signature in cursive script, appearing to read "Clint Bain", written over a horizontal line.

Sgt. Clint Bain

Titus County Sheriff's Office

Designated Representative for Titus County

Cc: Al Riddle, George Sanford, and Larry Lawrence

Clint



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Timothy C. Ingram, Sheriff

To: Judge Brian Lee and the Titus County Commissioners' Court
From: Sgt. Clint Bain
Reference: Stafford Addition (Larry and Jerry Lawrence developers)

Date: 01142020

On or about December 2, 2019 Professional Engineer George Sanford submitted to me the subdivision site plan for the Stafford Addition or subdivision on CR1123 and PR1121 developed by Larry and Jerry Lawrence. I have sense reviewed the site plan with copies of the proposed plat to be filed. The site plan meets the requirements listed in TAC 285.4; however I have some concerns and have found some discrepancies between the site plan design and the plat that is submitted.

First, in the site plan Mr. Sanford lists the parcels to be subdivided as 7384, 9191, 321866 and 323354. I do not feel that is entirely correct. Stafford property originally consisted on those parcels as well as 7385 (the original Stafford home), 318478 (originally part of 7385), and possibly 9192 (purchased from Darrell Voyles by Dean Kozel in 1993 and may have been purchased from Stafford prior to 1964).

Second, in the site plan drawing identified as Attachment A (Site Plan) Mr. Sanford identifies lots 1 and 2 which correspond with parcels 7384 and 323354 respectively. **These two parcels are not identified on the survey plat as submitted.** As of this time parcel 7384 is owned by Larry Lawrence, however parcel 323354 has been deeded from Larry Lawrence to Benjamin and Bethany Routamaa in April of 2018 in violation of Titus County Development Procedures and Texas Local Government Code Chapter 232.

Additionally parcels 7385 and 318478 were both deeded from Larry Lawrence to Bruce and Jenny Hansen on 10/29/2014. It should be noted that this is the same date listed for when Larry Lawrence received the parcels from the Bill Stafford estate. Whether this property was sold or gifted to Bruce and Jenny, it would not have met the exemptions for the subdivision process as listed in Texas Local Government Code Chapter 232.0015. These two parcels are not listed on George Sanford's Site Plan drawing, but are noted on the survey plat. They should be considered as part of the survey.

Parcel 321866 was deeded from the Bill Stafford estate to Jerry Lawrence on 12/12/2017 as a 2.37 acre parcel. It is noted on the survey plat as "Jerry Lawrence tract one" being 1.62 acres leading me to understand that part of it will be included or used for lot 3 on the site plan and survey plat. Jerry Lawrence's property and the property now owned by Bruce Hansen should be include in their entirety on both the survey plat and the site plan as part of the Stafford Addition.

Third, in the Site Plan George Sanford notes for the Drainage Plan that: "Drainage for the property consists of road ditches and natural overland drainage. Construction processes will not hamper proper drainage of the property." I believe this item should be more closely reviewed by the commissioner of

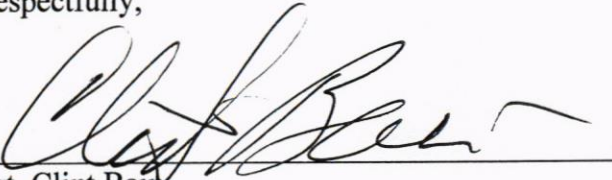
Precinct 1, as the adoption or approval of this road would be the decision of the commissioners' court. By my recollection the road ditches along the private road, and I use the term private road loosely, were nonexistent. Also when having patrolled this area checking the Kozel property I have found an area of the road to become flooded and impassable in an automobile. These issues may have since been addressed by Mr. Lawrence, however if not they should be before any further sales occur.

In closing, George Sanford's is correct in its conclusions for OSSF use in the proposed subdivision, however I feel the commissioners' court should require the survey plat to be redrawn to include all of the parcels created by the division of the Bill Stafford estate. I also encourage the commissioners' court to evaluate the condition and construction of PR1121. Whether viewed as a County Road, Public Road or Private Road its construction and condition affect the safety and wellbeing of those who traverse it.

Included with George Sanford's Site Plan I am attaching a copy of the Titus County Appraisal District map that shows the parcels as they are currently, along with an excerpt from the Texas Local Government Code 232.0015 regarding exemptions to platting and Texas Administrative Code 285.4 regarding exemptions to site plan requirement.

If the court has any questions feel free to contact me.

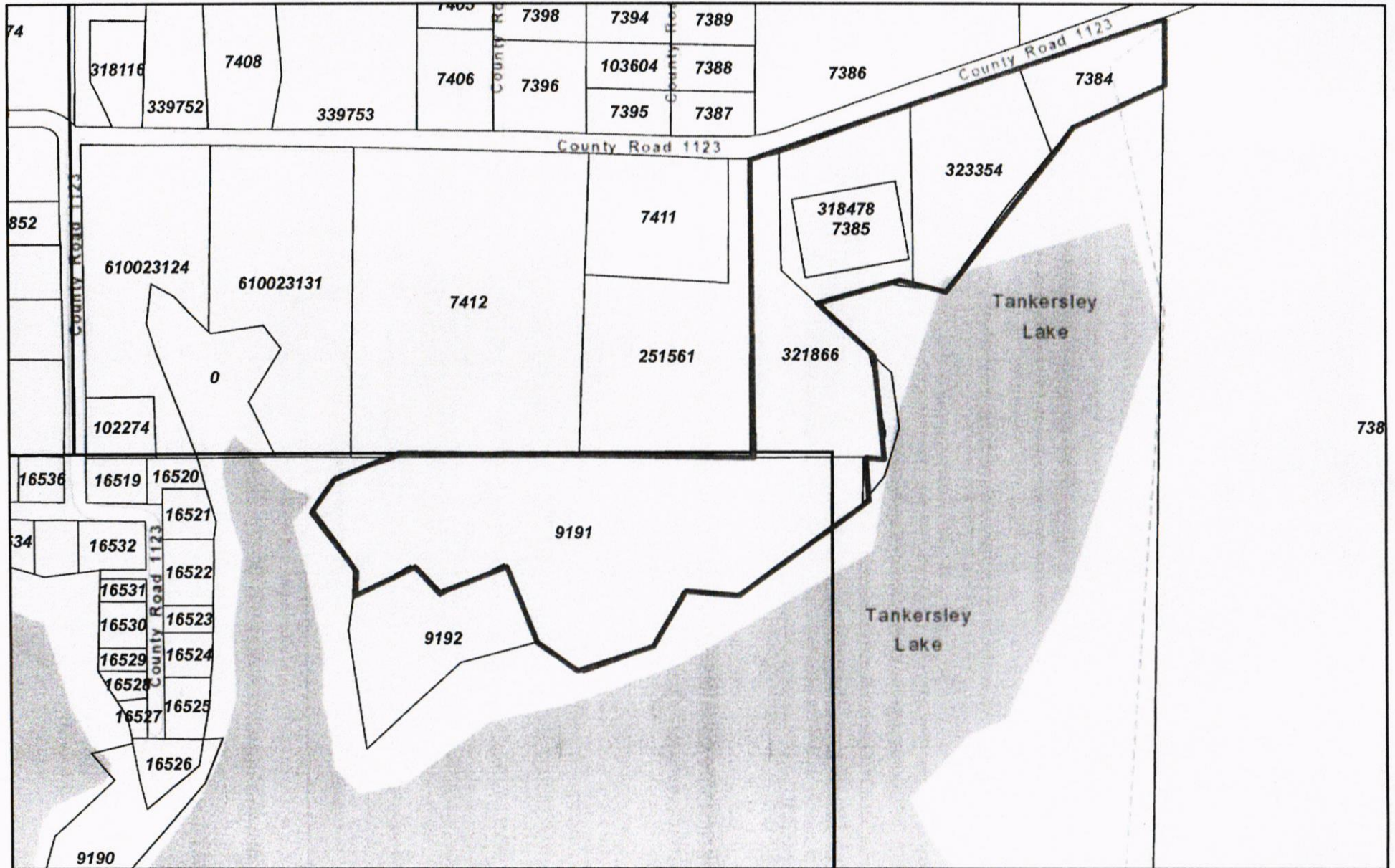
Respectfully,

A handwritten signature in black ink, appearing to read "Clint Bain", written over a horizontal line.

Sgt. Clint Bain

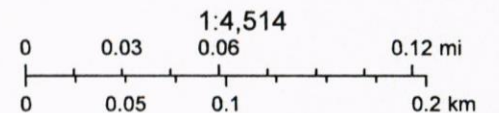
Cc: Larry Lawrence
George Earl Sanford

Titus CAD Web Map



1/15/2020, 9:22:38 AM

- Abstracts
- Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Titus County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Texas Local Government Code
Chapter 232

Sec. 232.0015. EXCEPTIONS TO PLAT REQUIREMENT. (a) To determine whether specific divisions of land are required to be platted, a county may define and classify the divisions. A county need not require platting for every division of land otherwise within the scope of this subchapter.

(b) Except as provided by Section 232.0013, this subchapter does not apply to a subdivision of land to which Subchapter B applies.

(c) 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 or more 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) the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution.

(d) If a tract described by Subsection (c) ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use, the platting requirements of this subchapter apply.

(e) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into four or fewer parts and does not lay out a part of the tract described by Section 232.001(a)(3) to have a plat of the subdivision prepared if each of the lots is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third

degree by consanguinity or affinity, the platting requirements of this subchapter apply.

(f) 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 or more parts to have a plat of the subdivision prepared if:

(1) all of the lots of the subdivision are more than 10 acres in area; and

(2) the owner does not lay out a part of the tract described by Section 232.001(a)(3).

(g) 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 or more parts and does not lay out a part of the tract described by Section 232.001(a)(3) to have a plat of the subdivision prepared if all the lots are sold to veterans through the Veterans' Land Board program.

(h) The provisions of this subchapter shall not apply to a subdivision of any tract of land belonging to the state or any state agency, board, or commission or owned by the permanent school fund or any other dedicated funds of the state unless the subdivision lays out a part of the tract described by Section 232.001(a)(3).

(i) 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 or more parts to have a plat of the subdivision prepared if:

(1) the owner of the land is a political subdivision of the state;

(2) the land is situated in a floodplain; and

(3) the lots are sold to adjoining landowners.

(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.

(k) 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 or more 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) all parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract.

Texas Administrative Code

Next Rule>>

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 285</u>	ON-SITE SEWAGE FACILITIES
<u>SUBCHAPTER A</u>	GENERAL PROVISIONS
<u>RULE §285.4</u>	Facility Planning

(a) Land planning and site evaluation. Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability. For property located on the Edwards Aquifer recharge zone, see §285.40 of this title (relating to OSSFs on the Recharge Zone of the Edwards Aquifer) for additional requirements. The following requirements apply to all sites where an OSSF may be located.

(1) Residential lot sizing.

(A) Platted or unplatted subdivisions served by a public water system. Subdivisions of single family dwellings platted or created after the effective date of this section, served by a public water supply and using individual OSSFs for sewage disposal, shall have lots of at least 1/2 acre.

(B) Platted or unplatted subdivisions not served by a public water system. Subdivisions of single family dwellings platted or created after the effective date of this section, not served by a public water supply and using individual OSSFs, shall have lots of at least one acre.

(C) A platted or unplatted subdivision where one tract is divided into four or fewer parts; where each tract is five acres or larger; and each tract is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Texas Government Code, Chapter 573 is exempt from submitting planning materials required in this section.

(2) Manufactured housing communities or multi-unit residential developments. The owners of manufactured housing communities or multi-unit residential developments that are served by an OSSF and rent or lease space shall submit a sewage disposal plan to the permitting authority for approval. The total anticipated sewage flow for the individual tract of land shall not exceed 5,000 gallons per day. The plan shall be prepared by a professional engineer or professional sanitarian. This plan is in addition to the requirements of subsection (c) of this section.

(b) Approval of OSSF systems on existing small lots or tracts.

(1) Existing small lots or tracts that do not meet the minimum lot size requirements under subsection (a)(1)(A) or (B) of this section, and were either subdivided before January 1, 1988, or had a site-specific sewage disposal plan approved between January 1, 1988, and the effective date of this section, are allowed to use OSSFs, but the OSSFs must comply with the requirements set forth in this Chapter.

(2) The owner of a single family dwelling on an existing small lot or tract (property 1) may transport the wastewater from the dwelling to an OSSF at another location (property 2) provided that:

(A) both properties (properties 1 and 2) are owned by the same person;

(B) the owner or owner's agent demonstrates that no OSSF authorized under these rules can be installed on the property which contains the single-family dwelling (property 1);

(C) if property not owned by the owner of properties 1 and 2 must be crossed in transporting the sewage, the application includes all right-of-ways and permanent easements needed for the sewage conveyance lines; and

(D) the application includes an affidavit indicating that the owner or the owner's agent recorded the information required by §285.3(b)(3) of this title (relating to General Requirements) on the real property deeds of both properties (properties 1 and 2). The deed recording shall state that the properties cannot be sold separately.

(c) Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

(1) The planning materials must be prepared by a professional engineer or professional sanitarian and must include:

(A) an overall site plan;

(B) a topographic map;

(C) a 100-year floodplain map;

(D) a soil survey;

(E) the locations of water wells;

(F) the locations of easements, as identified in §285.91(10) of this title (relating to Tables);

(G) a comprehensive drainage plan;

(H) a complete report detailing the types of OSSFs to be considered and their compatibility with area-wide drainage and groundwater; and

(I) other requirements, including Edwards Aquifer requirements that are pertinent to the proposed OSSF.

(2) If the proposed development includes restaurants or buildings with food service establishments, the planning materials must show adequate land area for doubling the land needed for the treatment units. The designer may consider increasing the amount of land area for the treatment units beyond doubling the minimum required area.

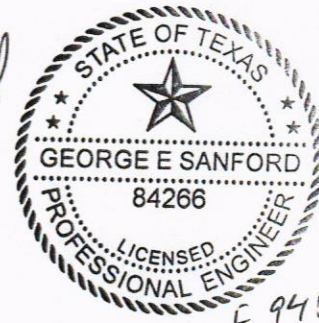
(3) The permitting authority will either approve or deny the planning materials, in writing, within 45 days of receipt.

George Sanford, P.E.
226 CR 4224
Mt Pleasant, Texas 75455

May 6, 2019

Site Address:
CR 1123
Mt Pleasant, Texas 75455

George Sanford
12/1/19



STAFFORD ADDITION

A) Site Plan

The attached site plan is for the following legal description:

Owners: Larry Lawrence and Jerry Lawrence

Parcel ID: 321866, 9191, 323354 and 7384

Legal Description: Thompson, John ABS and Porter, Reese ABS

Situs: CR 1123, PR 1121

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 an abandoned county road. Overhead line requires a 1 foot easement as described in Table 285.91(10). There is a 50 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

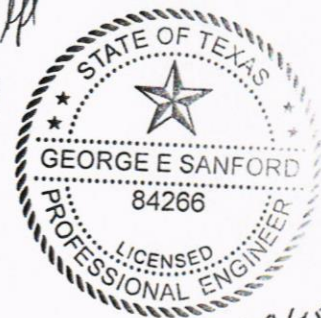
Surface application Secondary treatment

Surface application Non-standard treatment

The purposed un-plated subdivision is a 11.2 acre tract in Titus County. The property is accessed by US CR 1123 and PR 1121. 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.

George E Sanford
12/1/19



129457

Attachment D (Soil Survey)

Stafford Addition
173 CR 1123
Mt Pleasant, Texas 75455



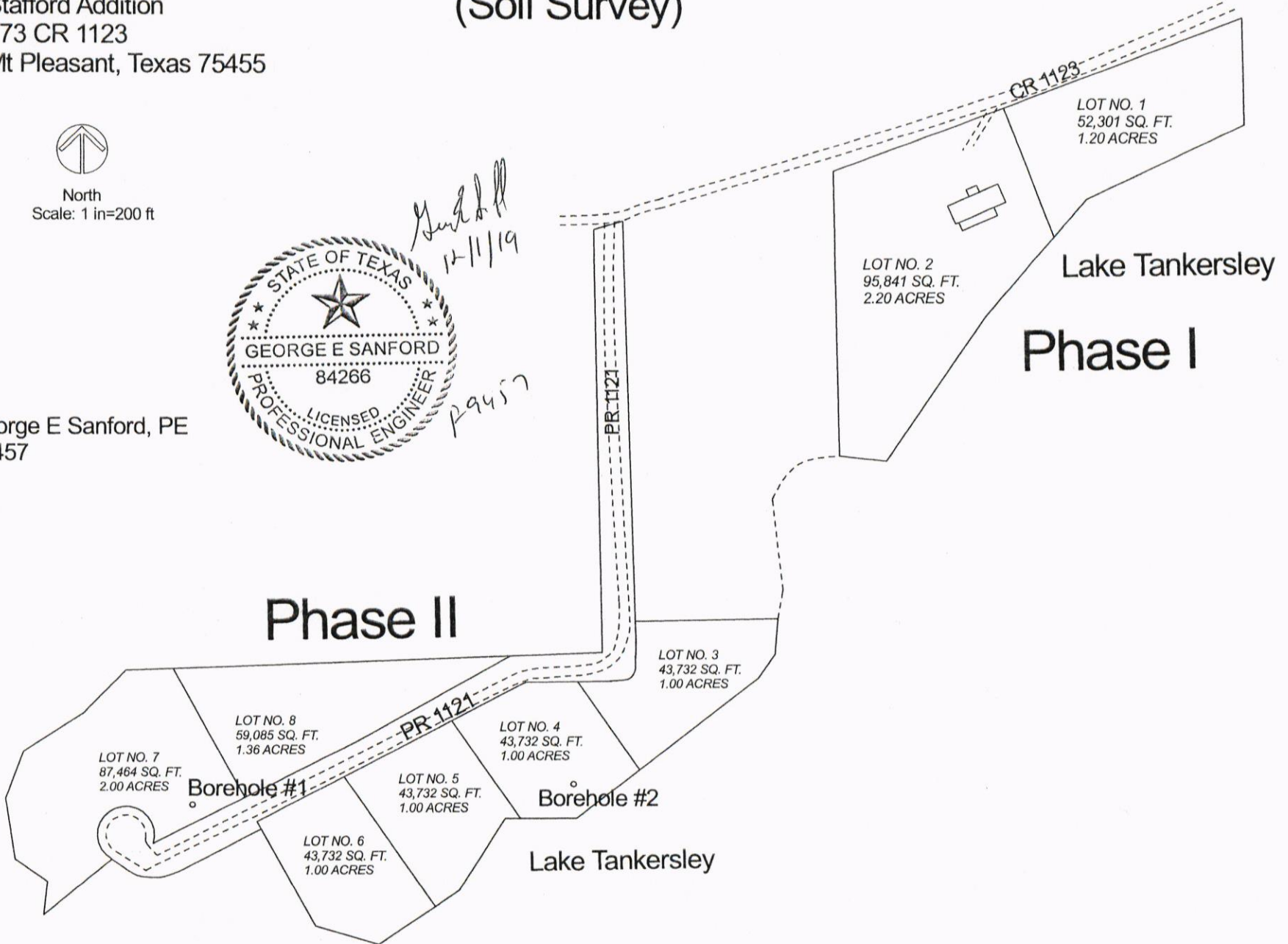
North
Scale: 1 in=200 ft



Sanford
12/11/19

F9457

George E Sanford, PE
F9457



CR 1123

LOT NO. 1
52,301 SQ. FT.
1.20 ACRES

LOT NO. 2
95,841 SQ. FT.
2.20 ACRES

Lake Tankersley

Phase I

PR 1121

LOT NO. 3
43,732 SQ. FT.
1.00 ACRES

Phase II

LOT NO. 8
59,085 SQ. FT.
1.36 ACRES

LOT NO. 4
43,732 SQ. FT.
1.00 ACRES

LOT NO. 7
87,464 SQ. FT.
2.00 ACRES

Borehole #1

LOT NO. 5
43,732 SQ. FT.
1.00 ACRES

Borehole #2

LOT NO. 6
43,732 SQ. FT.
1.00 ACRES

Lake Tankersley

PR 1121

STAFFORD ADDITION ATTACHMENT "B"

STAFFORD
ADDITION
ATTACHMENT "B"

STAFFORD
ADDITION

Co Rd 1123

Co Rd 1123

Co Rd 1123

Co Rd 1123

STAFFORD
ADDITION
ATTACHMENT "B"

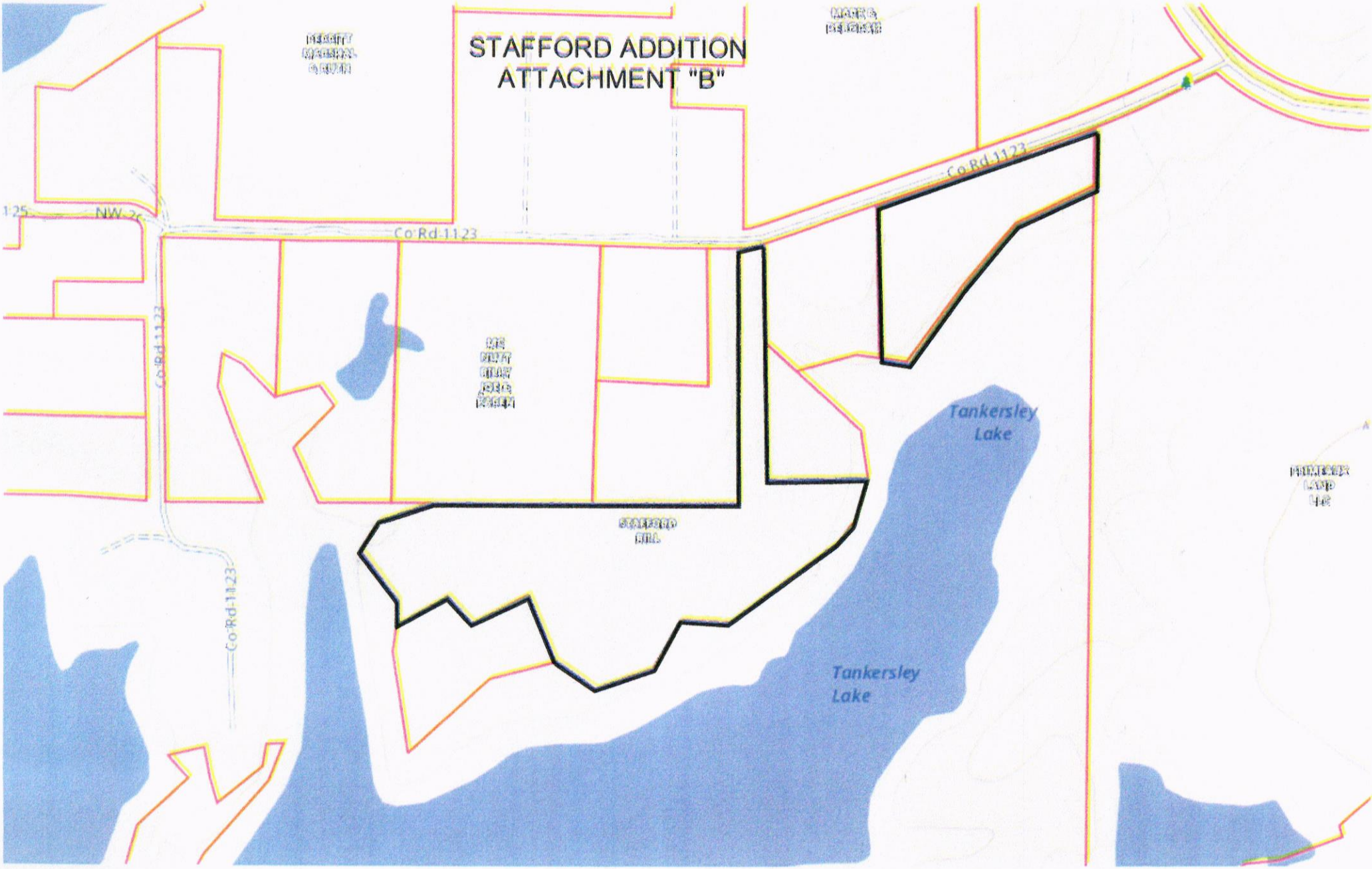
STAFFORD
ADDITION

Tankersley
Lake

Tankersley
Lake

STAFFORD
ADDITION

125 NW 20



National Flood Hazard Layer FIRMette



33° 10' 39.99" N



Legend

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

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, Y, AE</i> |
| | | With BFE or Depth <i>Zone AE, AD, AH, VE, AR</i> |
| | | 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 <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee, See Notes, <i>Zone X</i> |
| | | Area with Flood Risk due to Levee, See Notes, <i>Zone X</i> |
| OTHER AREAS | | Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRS |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| OTHER FEATURES | | Limit of Study |
| | | Jurisdiction Boundary |
| OTHER FEATURES | | Coastal Transect Baseline |
| | | Profile Baseline |
| OTHER FEATURES | | Hydrographic Feature |
| | | Digital Data Available |
| MAP PANELS | | 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 4/19/2019 at 8:57:43 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.

NFHL: The National Map of the United States Data retrieved October 2017

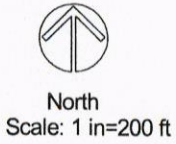
0 250 500 1,000 1,500 2,000 Feet 1:6,000

33° 10' 9.67" N

33° 10' 39.99" N

Attachment D (Soil Survey)

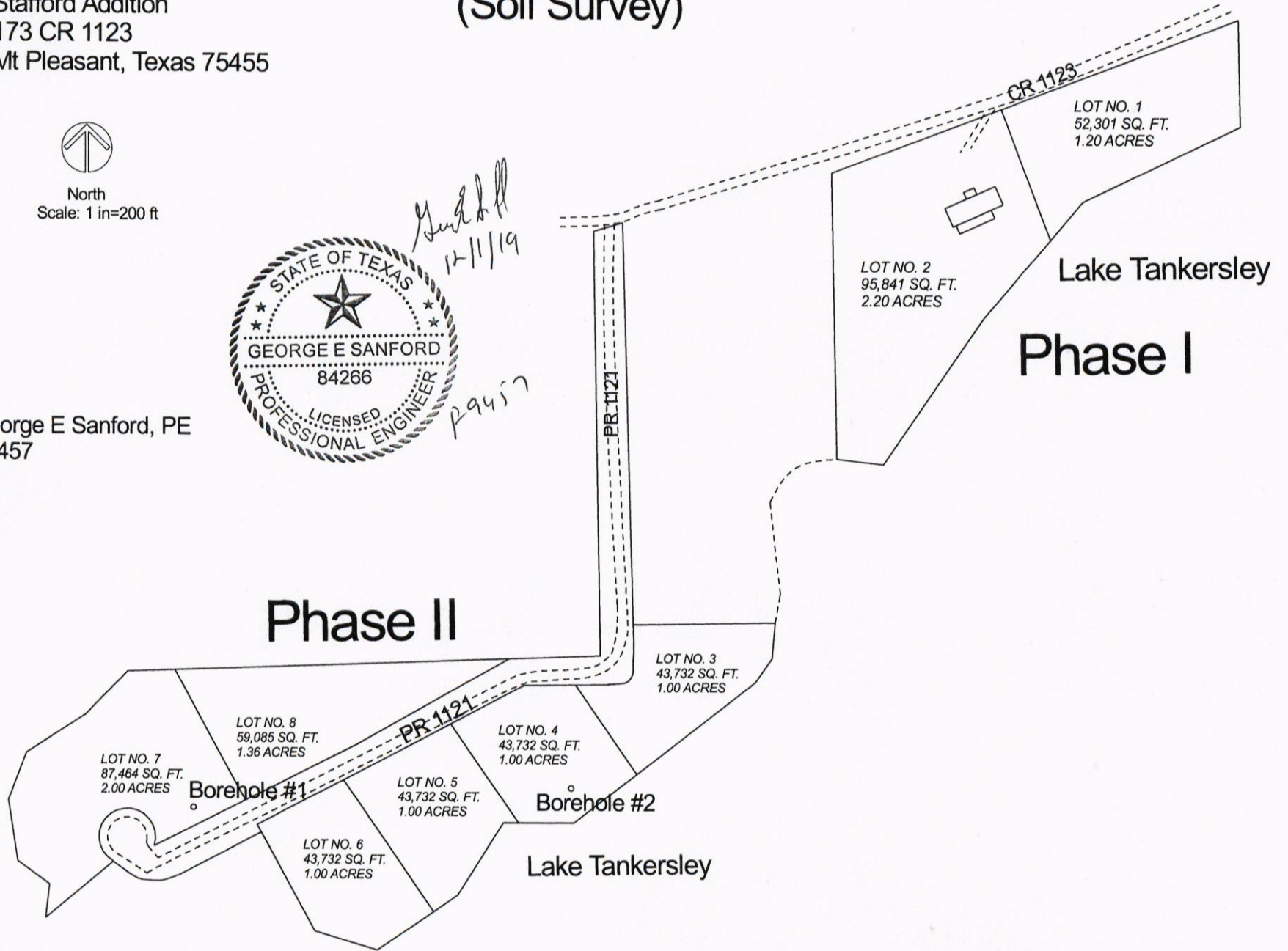
Stafford Addition
173 CR 1123
Mt Pleasant, Texas 75455



George E. Sanford
12/11/19

F9457

George E Sanford, PE
F9457



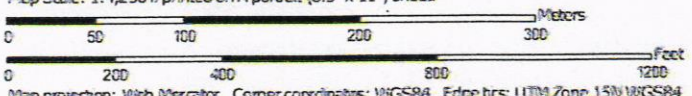
STAFFORD ADDITION

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(Attachment D (Soil Survey))



Soil Map may not be valid at this scale.


Map Scale: 1:4,250 if printed on A portrait (8.5" x 11") sheet.



Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(Attachment D (Soil Survey))

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: Feb 22, 2012—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	27.9	36.4%
TaA	Talco-Raino complex, 0 to 1 percent slopes	9.0	11.8%
W	Water	24.5	32.1%
WcE	Woodell fine sandy loam, 5 to 20 percent slopes	15.1	19.7%
Totals for Area of Interest		76.5	100.0%

OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF TITUS
I, Steve Lentz, do hereby adopt this plat, designating the hereinabove described property as EDGEMOOD PARK, and do accept this plat as my plan for dividing into lots and do dedicate to the public the streets, alleys and easements, if any, as shown.

Witness, my hand, this 11th day of November 2019.
By: Steve Lentz

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

Steve Lentz, 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 11th day of November 2019.

County Judge

Attest:
STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF ENVIRONMENTAL INSPECTOR
Approved by the Titus County Environment Inspector officer this 11th day of November 2019.

Environmental Inspection
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Mt. Pleasant, Texas, on this 11th day of November 2019, voted affirmatively to approve this plat.

Chairman

Date

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF MT. PLEASANT, TEXAS on this 11th day of November 2019.

Mayor, City of Mt. Pleasant

Date

ATTEST: City Secretary
STATE OF TEXAS
COUNTY OF TITUS

SURVEYOR'S CERTIFICATE
I, Justin Means, 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.

SMALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A MATTER OF PUBLIC RECORD.

Justin Means, R.L.S. 11711
DATE

LEGAL DESCRIPTION
Being a plat of part of land situated in the John Thompson Survey, Abstract No. 222, and the Davis Potter Survey, Abstract No. 441, Titus County, Texas, and being part of the remainder of that certain parcel of land...

BEING a 1/2 acre tract and part with plat cap changed (CR 112) as an old corner of the remainder of said 1/2 acre tract, the Southeast corner of said tract, and the Southeast corner of a certain 1/2 acre tract, called Tract 20A, conveyed to Jerry Lawrence, by deed as recorded in File No. 20194610, Titus County, Texas, and being more particularly described by notes and bounds as follows:

TRACT, South 05 Degrees 05 Minutes 05 Seconds East, with a true connection to the remainder of said 1/2 acre tract, and East Trenching Line, a distance of 140.00 feet to a 1/2 inch iron nail set with cap changed (CR-LINE).

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TRACT, South 05 Degrees 05 Minutes 05 Seconds East, with a true connection to the remainder of said 1/2 acre tract, and East Trenching Line, a distance of 140.00 feet to a 1/2 inch iron nail set with cap changed (CR-LINE).

MARK MILLER ET UX
10.01 ACRES
FILE NO. 20190205
R.P.R.C.T.
COUNTY ROAD NO. 1124

BRUCE HANSEN ET UX
2.46 ACRES
FILE NO. 20144307
R.P.R.C.T.
COUNTY ROAD NO. 1124

JERRY LAWRENCE
TRACT TWO - 0.75 ACRES
FILE NO. 20194610
R.P.R.C.T.
COUNTY ROAD NO. 1124

JERRY LAWRENCE
TRACT ONE - 1.03 ACRES
FILE NO. 20194610
R.P.R.C.T.
COUNTY ROAD NO. 1124

DILLY SECURITY ET UX
4.04 ACRES
VOLUME 1928, PAGE 477
R.P.R.C.T.
COUNTY ROAD NO. 1124

JEFF BRUNDT ET UX
3.06 ACRES
VOLUME 1871, PAGE 348
R.P.R.C.T.
COUNTY ROAD NO. 1124

TANKERSLEY LAKE
PLAT CABINET SLIDE NO. 139
PLAT CABINET SLIDE NO. 140
R.P.R.C.T.

CURVE TABLE
CURVE ARE LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH
C1 116.28 85.20 78°11'25" N77°11'10"W 107.46
C2 116.09 60.00 241°53'25" N77°01'39"E 85.76
C3 68.98 42.00 90°09'06" N43°51'40"E 59.28



LEGEND
STAFFORD ADDITION
MT. PLEASANT
TITUS COUNTY, TEXAS
DATE: 11/11/19
SCALE: 1"=100'
JOB NO.: 2019-1366
CLIENT: LAWRENCE
TECHNICIAN: J.B.K.



HY-111 SURVING, L.L.C.
1101 W. 8th St.
P.O. Box 842
Mt. Pleasant, TX 75456
Phone: 409-573-3333
www.hy-111.com

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

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

September 20, 2019

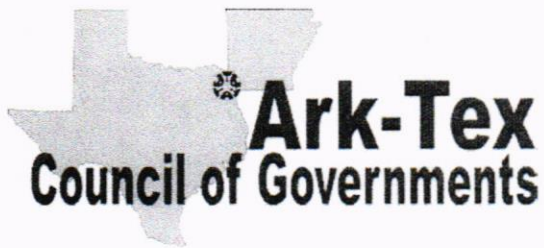
To Whom it May Concern:

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



TO: Larry Lawrence

FROM: Patricia Fleming, 9-1-1 Addressing Technician

DATE: December 13, 2019

SUBJECT: **9-1-1 Addresses – PR 1121, CR 2360, Bass Creek Trl**

The Ark-Tex Council of Governments (ATCOG) 9-1-1 Program is the designated 9-1-1 addressing authority for rural areas in Titus County. 9-1-1 addresses are used by emergency personnel to locate a residence in response to an emergency situation as quickly as possible. It is very important for roads and 9-1-1 addresses to be correct so that precious time is not spent searching for a residence or business in an emergency situation when every second counts.

Addresses are issued for structures that are existing, in the process of being built, or about to be built. Per guidelines, ATCOG does not issue addresses for raw land. Once a homeowner is going to build a home, they should contact ATCOG for an address and one will be issued at that time, based on where their driveway meets the road. 9-1-1 addresses are required for setting up utility services and for receiving mail.

As the addressing authority for rural areas in Titus County, we can issue addresses on Private Road 1121, County Road 2360 and Bass Creek Trail.

If you have any questions, please feel free to call the Emergency Communications personnel at the Ark-Tex Council of Governments at 888-373-9028 or (903) 832-3441 (fax).

Issued By:

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

Property Information

Property ID: 9191 Geo ID: 00566-00000-00100
Legal Acres: 8.2000
Legal Desc: THOMPSON, JOHN ABS 00566 TR 100 8.2 AC
Situs: PR 1121 TX
DBA:
Exemptions:

Owner ID: 147123 100.00%
LAWRENCE LARRY
434 I 30 EAST
MOUNT PLEASANT, TX 75455

For Entities

Value Information

For Entities	Value Information	
Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	0
	Productivity Market:	105,666
	Productivity Use:	1,323
	Assessed Value	1,323

Property is receiving Ag Use

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
Totals:			0.00	0.00	0.00	0.00

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

10.00

Tax Certificate Issued for: Taxes Paid in 2019
Mount Pleasant ISD 17.73

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.

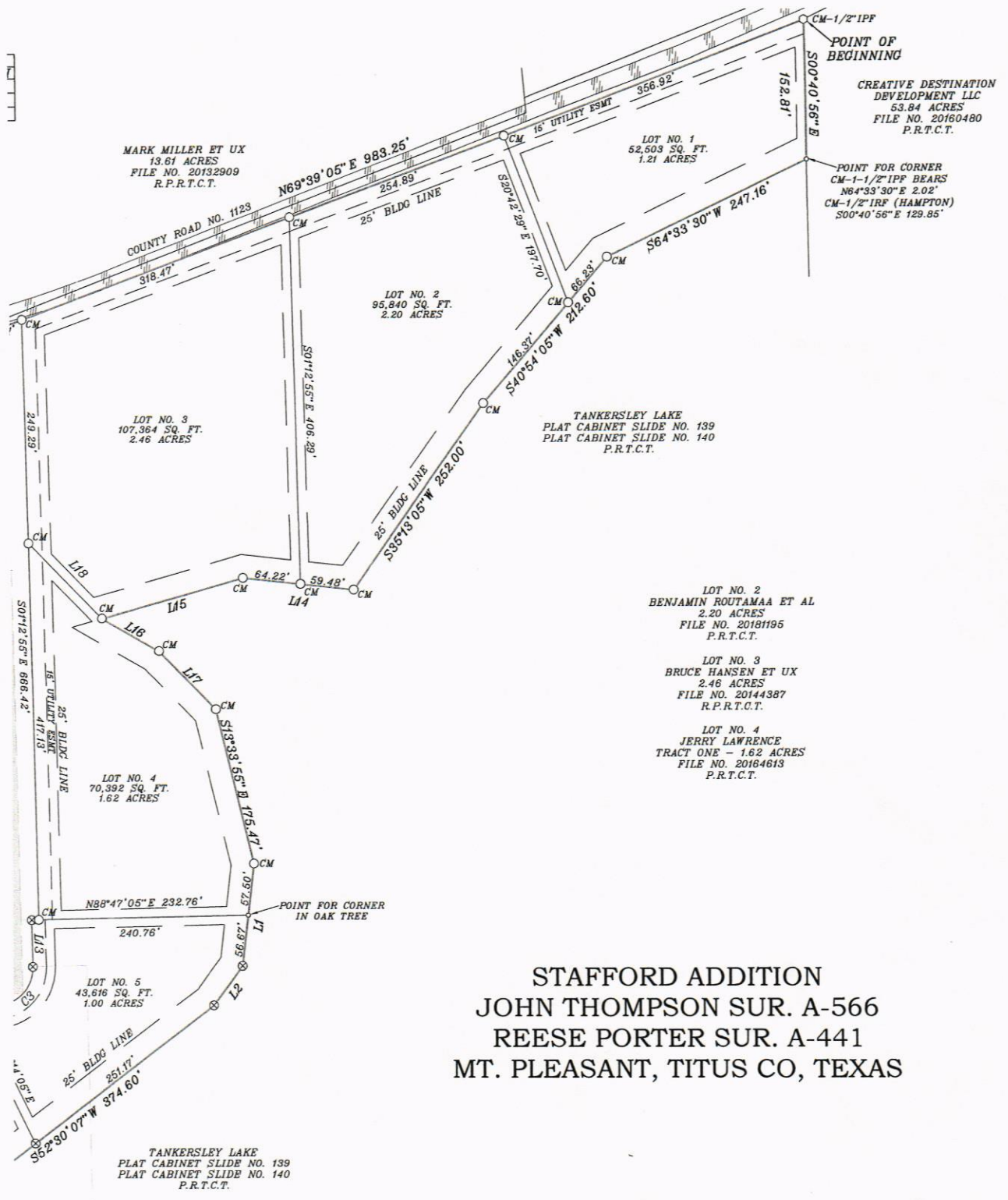
This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

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

Signature of Authorized Officer of Collecting Office

#623



STAFFORD ADDITION
 JOHN THOMPSON SUR. A-566
 REESE PORTER SUR. A-441
 MT. PLEASANT, TITUS CO, TEXAS

LOT NO. 2
 BENJAMIN ROUTAMAA ET AL
 2.20 ACRES
 FILE NO. 20181195
 P.R.T.C.T.

LOT NO. 3
 BRUCE HANSEN ET UX
 2.46 ACRES
 FILE NO. 20144387
 R.P.R.T.C.T.

LOT NO. 4
 JERRY LAWRENCE
 TRACT ONE - 1.62 ACRES
 FILE NO. 20164613
 P.R.T.C.T.



SON SURVEY REESE PORTER SURVEY
 NO. 566 ABSTRACT NO. 441

REV 03/06/20 - J.B.K.

PAGE 1 OF 2

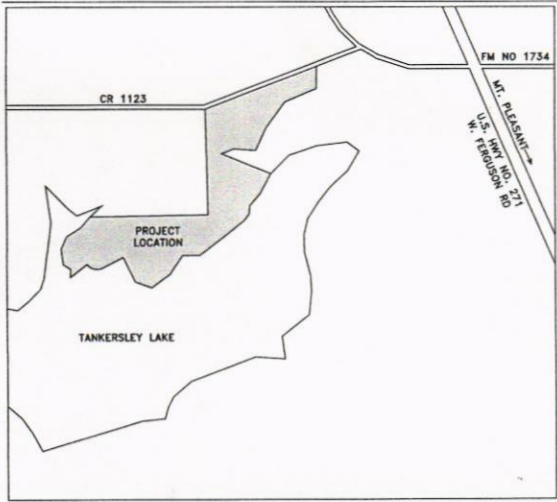
TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. MADE BY THIS OFFICE CONCERNING THIS PROPERTY. BE BENEFIT OF A CURRENT TITLE COMMITMENT, AND WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY. REGARDING THIS TRACT. IN RODS SET WITH YELLOW PLASTIC CAPS STAMPED WITH THE NUMBER OF THE POINT. CHECK BUILDING LINE AND 10 FOOT SIDE BUILDING LINES. BEON. POINT OF WAY BASEMENT DESCRIBED AS BEING 30 VOLUME 508, PAGE 206, D.R.T.C.T. AND IS ALSO ORDERED IN FILE NO. 20200815, P.R.T.C.T. AND ANOTHER FILE NO. 20164613, P.R.T.C.T. AS SHOWN HEREON.

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND (C&G INC)
⊙	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
⊕	800 MAIL FOUND
⊕	" FOUND IN CONCRETE
⊕	UNDERGROUND ELECTRIC
⊕	FH FIRE HYDRANT
⊕	GAS METER
⊕	WATER VALVE
▨	CONCRETE
▨	WOOD
▨	COVERED CARPORT, PORCH, DECK, ETC
○	OH - OVERHEAD TELEPHONE
○	OHP - OVERHEAD ELECTRIC
—	PIPE FENCE
—	METAL FENCE
—	WOOD FENCE
—	BARBED WIRE FENCE
—	CHAINLINK FENCE
△	OVERHEAD ELECTRIC
—	GUT WIRE
⊕	ELECTRIC PEDESTAL
⊕	TELEPHONE PEDESTAL
⊕	CLEANOUT
⊕	SEPTIC TANK
—	ASPHALT PAVING
—	GRAVEL/ROCK
—	ROAD OR DRIVE

STAFFORD ADDITION MT. PLEASANT TITUS COUNTY, TEXAS	
DATE:	11/11/19
SCALE:	1:100
JOB NO.:	2019-1366
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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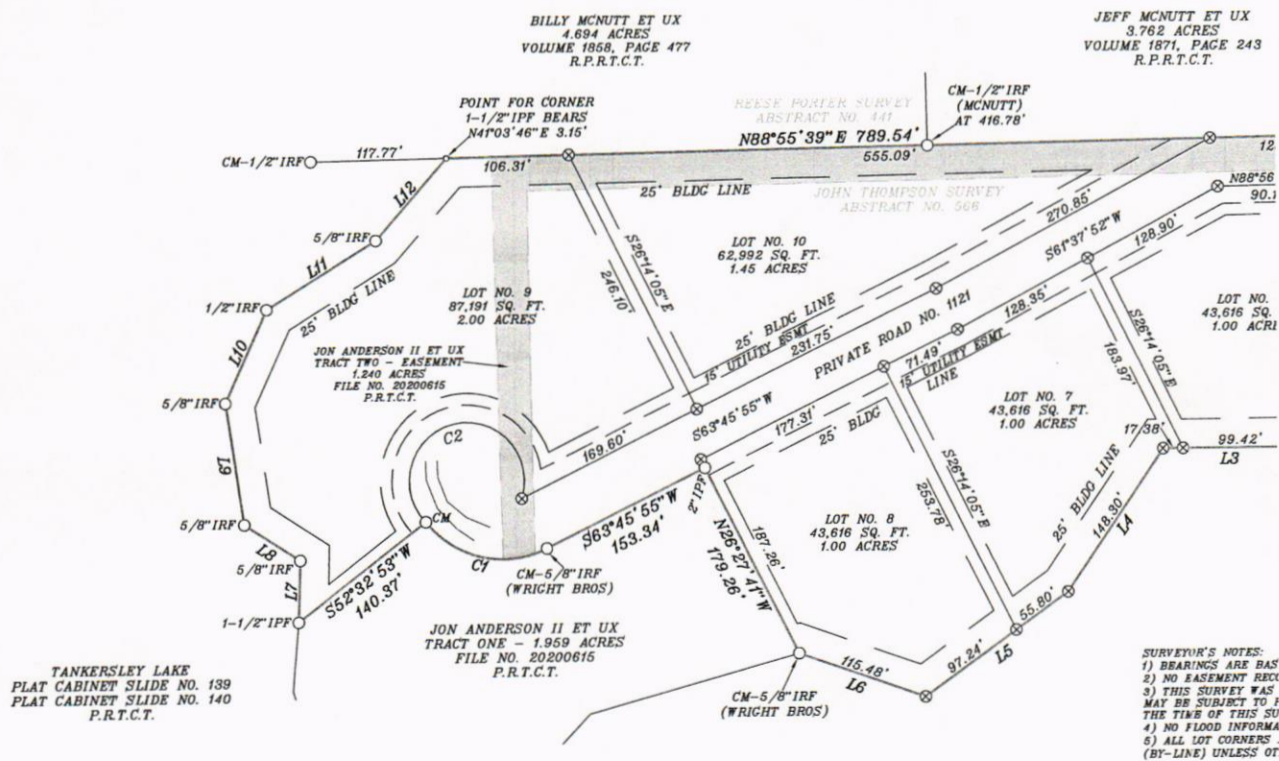
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	116.28'	85.20'	78°11'45"	N77°12'10"W	
C2	211.09'	50.00'	241°53'45"	N77°01'39"E	
C3	66.08'	42.00'	90°09'06"	N43°51'40"E	

POINT FOR COR
1/2" IRF (DCA 1
N01°14'21" W 0.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°25'33"W	114.17'
L2	S36°21'07"W	54.34'
L3	S89°49'07"W	116.80'
L4	S34°17'07"W	148.30'
L5	S54°14'07"W	153.04'
L6	N70°32'53"W	115.48'
L7	N02°04'48"E	53.28'
L8	N57°04'05"W	57.56'
L9	N08°41'10"W	104.63'
L10	N24°31'38"E	88.42'
L11	N58°20'11"E	112.56'
L12	N41°03'46"E	93.97'
L13	N01°12'54"W	51.91'
L14	N83°37'55"W	123.70'
L15	S74°12'05"W	162.80'
L16	S59°55'55"E	72.50'
L17	S44°05'55"E	90.00'
L18	S44°19'02"E	116.59'

JERRY LAWRE!
TRACT TWO - 0.72
EASEMENT
FILE NO. 20164
P.R.T.C.T.

JON ANDERSON II
TRACT TWO - EAS
1.240 ACRES
FILE NO. 20204
P.R.T.C.T.



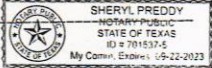
LEGAL DESCRIPTION

number of Lot No. 4, do hereby signifying the hereinabove described RD ADDITION, and do accept this...

this the 13th day of 2020.

signed, a Notary Public in and as, on this day personally

the person whose names is appearing instrument, and that he executed the same for the intentions therein expressed.



COMMISSIONER'S COURT

Commissioner's Court of Titus

Handwritten signatures and the official seal of the Titus County Commissioners' Court.

AS TITUS COUNTY ENVIRONMENTAL INSPECTOR, on this the 13th day of 2020.

ZONING COMMISSION, and Zoning Commission of the City of Texas, on this the 13th day of 2020, voted to approve this plat.

D ACCEPTED BY THE CITY COUNCIL OF TEXAS on this 13th day of 2020.

Secretary

Secretary

AS TITUS

CERTIFICATE

I, m, Registered Professional Land Surveyor hereby certify that this Plat was made on the ground survey under my hand the month of November 2019.



Being a lot, tract or parcel of land situated in the John Thompson Survey, Abstract No. 566, and the Reese Porter Survey, Abstract No. 441, Titus County, Texas, and being all of the remainder of that certain called 16.72 acre tract of land conveyed from the Estate of Bill Stafford to Larry Lawrence, by Warranty Deed, as recorded in File No. 20181194, Public Records, Titus County, Texas, also being all of that certain called 1.62 acre tract, called Tract One, and a called 0.75 acre tract, called Tract Two as a 50 foot access easement, conveyed from the Estate of Bill Stafford to Jerry Lawrence, by Warranty Deed with Vendor's Lien, as recorded in File No. 20164613, Public Records, Titus County, Texas, also being all of that certain called 2.20 acre tract conveyed from Larry Lawrence to Benjamin Roumama et ux, by Warranty Deed with Vendor's Lien, as recorded in File No. 20181195, Public Records, Titus County, Texas, also being all of that certain called 2.46 acre tract conveyed from Larry Lawrence to Bruce Hansen et ux, by Warranty Deed with Vendor's Lien, as recorded in File No. 201443875, Public Records, Titus County, Texas, and also being part of that certain called 1.240 acre tract, called Tract Two - Access Easement, conveyed to Jon Anderson II et ux, by deed as recorded in File No. 20200615, Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found at the Northeast corner of the remainder of said 16.72 acre tract, and the Northwest corner of a called 53.84 acre tract conveyed to Creative Destination Development LLC, by deed as recorded in File No. 20160480, Public Records, Titus County, Texas, said point being on the South side of County Road No. 1123;

THENCE, South 00 Degrees 40 Minutes 56 Seconds East, with a line common to the remainder of said 16.72 acre tract, and said 53.84 acre tract, a distance of 152.81 feet to a point for corner at a Southeast corner of the remainder of said 16.72 acre tract, and a Northeast corner of Tankersley Lake as shown on plat recorded in Slide Nos. 139 & 140, Plat Records, Titus County, Texas, from said point, a one and one half inch iron pipe found in a large tree, bears North 64 Degrees 33 Minutes 30 Seconds East, a distance of 2.02 feet, and a 1/2 inch iron rod found with plastic cap stamped (HAMPTON), bears South 00 Degrees 40 Minutes 56 Seconds East, a distance of 129.85 feet;

THENCE, South 40 Degrees 54 Minutes 05 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, and passing at a distance of 65.23 feet, a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at a Southwest corner of the remainder of said 16.72 acre tract, and the Southeast corner of said 2.20 acre tract, and continuing on for a total distance of 212.60 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, South 35 Degrees 13 Minutes 05 Seconds West, with a line common to said 2.20 acre tract, and said Tankersley Lake, a distance of 252.00 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, North 83 Degrees 37 Minutes 55 Seconds West, with a line common to said 2.20 acre tract, and said Tankersley Lake, and passing at a distance of 59.48 feet, a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Southwest corner of said 2.20 acre tract, and the Southeast corner of said 2.46 acre tract, and continuing on for a total distance of 123.70 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, South 74 Degrees 12 Minutes 05 Seconds West, with a line common to said 2.46 acre tract, and said Tankersley Lake, a distance of 162.80 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the South corner of said 2.46 acre tract, a West corner of said Tankersley Lake, and an angle point in the Northeast line of said 1.62 acre tract;

THENCE, South 58 Degrees 55 Minutes 55 Seconds East, with a line common to said 1.62 acre tract, and said Tankersley Lake, a distance of 72.50 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, South 44 Degrees 05 Minutes 55 Seconds East, with a line common to said 1.62 acre tract, and said Tankersley Lake, a distance of 90.00 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, South 13 Degrees 33 Minutes 55 Seconds East, with a line common to said 1.62 acre tract, and said Tankersley Lake, a distance of 175.47 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, South 06 Degrees 25 Minutes 33 Seconds West, with a line common to said 1.62 acre tract, and said Tankersley Lake, and passing at a distance of 57.50 feet, a point for corner in an oak tree at the Southeast corner of said 1.62 acre tract, and a Northeast corner of the remainder of said 16.72 acre tract, and continuing on for a total distance of 114.17 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE);

THENCE, South 36 Degrees 21 Minutes 07 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 54.34 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE);

THENCE, South 52 Degrees 30 Minutes 07 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 374.60 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE);

THENCE, South 88 Degrees 49 Minutes 07 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 116.80 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE);

THENCE, South 34 Degrees 17 Minutes 07 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 148.30 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE);

THENCE, South 54 Degrees 14 Minutes 07 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 153.04 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE);

THENCE, North 70 Degrees 32 Minutes 53 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 115.48 feet to a 5/8 inch iron rod found with a plastic cap stamped (WRIGHT BROS) at an angle point in a West line of the remainder of said 16.72 acre tract, and the Southeast corner of a called 1.959 acre tract, called Tract One, conveyed to Jon Anderson II et ux, by deed as recorded in File No. 20200615, Public Records, Titus County, Texas;

THENCE, North 26 Degrees 27 Minutes 41 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said 1.959 acre tract, a distance of 179.26 feet to a two inch iron pipe found at an ell corner of the remainder of said 16.72 acre tract, and the Northeast corner of said 1.959 acre tract;

THENCE, South 63 Degrees 45 Minutes 55 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said 1.959 acre tract, a distance of 153.34 feet to a 5/8 inch iron rod found with a plastic cap stamped (WRIGHT BROS) at the beginning of a curve to the right, with a radius of 85.20 feet, a delta angle of 78 Degrees 11 Minutes 45 Seconds, the chord of which bears North 77 Degrees 12 Minutes 10 Seconds West, for a chord distance of 107.46 feet;

THENCE, along the arc of said curve, and a line common to the remainder of said 16.72 acre tract, and said 1.240 acre easement, for an arc length of 116.28 feet to a 1/2 inch iron rod found at an ell corner of the remainder of said 16.72 acre tract, and a North corner of said 1.959 acre tract;

THENCE, South 52 Degrees 32 Minutes 53 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said 1.959 acre tract, a distance of 140.37 feet to a 1-1/2 inch iron pipe found at a Southwest corner of the remainder of said 16.72 acre tract, and a Northwest corner of said 1.959 acre tract, said point being in an East line of said Tankersley Lake;

THENCE, North 02 Degrees 04 Minutes 48 Seconds East, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 53.28

feet to a 5/8 inch iron rod found;

THENCE, North 08 Degrees 41 Minutes 10 Seconds West, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 104.63 feet to a 5/8 inch iron rod found;

THENCE, North 24 Degrees 31 Minutes 38 Seconds East, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 88.42 feet to a 1/2 inch iron rod found;

THENCE, North 58 Degrees 20 Minutes 11 Seconds East, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 112.56 feet to a 5/8 inch iron rod found;

THENCE, North 41 Degrees 03 Minutes 46 Seconds East, with a line common to the remainder of said 16.72 acre tract, and said Tankersley Lake, a distance of 93.97 feet to a point for corner at a Northwest corner of the remainder of said 16.72 acre tract, and an East corner of said Tankersley Lake, said point being in the South line of a called 4.694 acre tract conveyed to Billy McVuit et ux, by deed as recorded in Volume 1858, Page 477, Real Property Records, Titus County, Texas, from said point, a 1-1/2 inch iron pipe found, bears North 41 Degrees 03 Minutes 46 Seconds East, a distance of 3.15 feet, and a 1/2 inch iron rod found, bears South 88 Degrees 55 Minutes 39 Seconds West, a distance of 117.77 feet;

THENCE, North 88 Degrees 55 Minutes 39 Seconds East, with a line common to the Northwest corner of said 1.240 acre easement, and continuing on and passing at a distance of 416.78 feet, a 1/2 inch iron rod found with a plastic cap stamped (MCNUTT) at the Southeast corner of said 4.694 acre tract, and the Southwest corner of a called 3.762 acre tract conveyed to Jeff McVuit et ux, by deed as recorded in Volume 1871, Page 243, Real Property Records, Titus County, Texas, and continuing on for a total distance of 789.54 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE) at an ell corner of the remainder of said 16.72 acre tract, the Southeast corner of said 3.762 acre tract, and an ell corner of said 1.240 acre easement;

THENCE, North 01 Degree 14 Minutes 21 Seconds West, with a line common to the remainder of said 16.72 acre tract, said 3.762 acre tract, and said 1.240 acre easement, and passing the Southwest corner of said 0.75 acre easement, and continuing on for a total distance of 700.63 feet to a point for corner on the South side of County Road No. 1123 at a Northwest corner of the remainder of said 16.72 acre tract, and the Northwest corner of said 0.75 acre easement, from said point, a 1/2 inch iron rod found with a plastic cap stamped (DCA INC), bears North 01 Degree 14 Minutes 21 Seconds West, a distance of 0.25 feet;

THENCE, North 69 Degrees 39 Minutes 05 Seconds East, with a North line of the remainder of said 16.72 acre tract, the North line of said 0.75 acre easement, and said County Road No. 1123, and passing at a distance of 52.987 feet, a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Northeast corner of said 0.75 acre easement, and the Northwest corner of said 2.46 acre tract, and continuing on and passing at a distance of 371.44 feet, a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Northeast corner of said 2.46 acre tract, and the Northwest corner of said 2.20 acre tract, and continuing on and passing at a distance of 626.33 feet, a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Northeast corner of said 2.20 acre tract, and a Northwest corner of the remainder of said 16.72 acre tract, and continuing on for a total distance of 993.25 feet to the POINT OF BEGINNING and CONTAINING 730.039 square feet or 16.76 acres of land.

SURVEYOR'S NOTES:

- 1) READINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4002, 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 25 FOOT FRONT AND BACK BUILDING LINE AND 10 FOOT SIDE BUILDING LINES FOR EACH LOT.
7) NOT ALL IMPROVEMENTS SHOWN HEREON.
8) THIS PLAT MAY BE SUBJECT TO A RIGHT OF WAY EASEMENT DESCRIBED AS BEING 30 FEET WIDE THAT IS NOT PERTINENT IN YOURS. SEE PAGE 208, S.R.T.C.T. AND IS ALSO SUBJECT TO AN ACCESS EASEMENT RECORDED IN FILE NO. 20200615, P.R.T.C.T. AND ANOTHER ACCESS EASEMENT RECORDED IN FILE NO. 20184613, P.R.T.C.T. AS SHOWN HEREON.

LEGEND table with symbols for CONCRETE, WOOD, POWER POLE, WATER METER, etc.

REV 03/06/20 - J.B.K.

PAGE 2 OF

STAFFORD ADDITION MT. PLEASANT TITUS COUNTY, TEXAS. DATE: 11/11/19. SCALE: 1"=100'. JOB NO.: 2019-1366. CLIENT: LAWRENCE. TECHNICIAN: J.B.K.



BY-LINE SURVEYING I. P.O. BOX 834. Emory, TX 75640. Ph: (903) 473-5151. Fax: (903) 473-5152. www.bylinesurveying.com

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OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TITUS

I, Larry Lawrence, owner of Lot Nos. 1 & 5-10, do hereby adopt this plat, designating the hereinabove described property as STAFFORD 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 18th day of March, 2020.

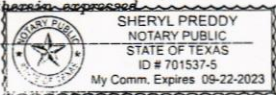
By: Larry Lawrence
Larry Lawrence

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 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.

By: Sheryl Preddy
Notary Public



STATE OF TEXAS
COUNTY OF TITUS

We, Benjamin and Bethany Routamaa, owners of Lot No. 2, do hereby adopt this plat, designating the hereinabove described property as STAFFORD ADDITION, and do accept this plat as our 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 18th day of March, 2020.

By: Benjamin Routamaa
Benjamin Routamaa

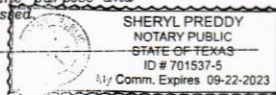
By: Bethany Routamaa
Bethany Routamaa

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 Benjamin Routamaa & Bethany Routamaa

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

By: Sheryl Preddy
Notary Public



STATE OF TEXAS
COUNTY OF TITUS

We, Bruce and Jenny Hansen, owners of Lot No. 3, do hereby adopt this plat, designating the hereinabove described property as STAFFORD ADDITION, and do accept this plat as our 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 18th day of March, 2020.

By: Bruce Hansen
Bruce Hansen

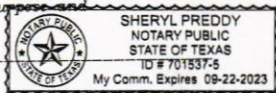
By: Jenny Hansen
Jenny Hansen

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 Bruce Hansen & Jenny Hansen

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

By: Sheryl Preddy
Notary Public



STAFFORD ADDITION
JOHN THOMPSON SUR. A-566

STATE OF TEXAS
COUNTY OF TITUS

I, Jerry Lawrence, owner of Lot No. 4, do hereby adopt this plat, designating the hereinabove described property as STAFFORD 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 13th day of March, 2020.

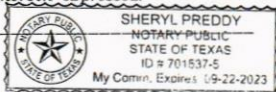
By: Jerry Lawrence
Jerry Lawrence

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 Jerry 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.

By: 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 13th day of April, 2020.

By: Brian Lee
County Judge



Attest: Jan Newman
STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environmental Inspector officer this the 18th day of April, 2020.

By: Clint Bern
Environmental Inspector

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission of the City of Mt. Pleasant, Texas, on this the 18th day of April, 2020, voted affirmatively to approve this plat.

Chairman

Date

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF MT. PLEASANT, TEXAS on this

the 18th day of April, 2020.

Mayor, City of Mt. Pleasant

Date

ATTEST: City Secretary

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.

By: Justin Kleam
DATE: _____



LEGAL DESCRIPTION

Being a lot, tra Abstract No. 566 Texas, and bein land conveyed f Deed, as recorde being all of the 0.75 acre tract, the Estate of Bi Lien, as recorde being all of the Benjamin Rouda File No. 2018119 certain called 2 ux, by Warrant Public Records, 1.240 acre tract, II et ux, by det County, Texas, c follows:

BEGINNING at a remainder of so acre tract conve in File No. 2016 the South side

THENCE, South the remainder c 152.81 feet to a 16.72 acre tract, recorded in Slic point, a one an Degrees 33 Min iron rod found Minutes 56 Sec

THENCE, South the remainder c 247.16 feet to a

THENCE, South the remainder c at a distance o stamped (CBG I tract, and the total distance o stamped (CBG I

THENCE, South said 2.20 acre 1/2 inch iron r

THENCE, North said 2.20 acre 59.48 feet, a 1/2 inch iron r 2.46 acre tract, inch iron rod J

THENCE, South said 2.46 acre 1/2 inch iron r corner of said angle point in

THENCE, South said 1.62 acre 1/2 inch iron r

THENCE, South said 1.62 acre 1/2 inch iron r

THENCE, South said 1.62 acre 1/2 inch iron r

THENCE, South said 1.62 acre 57.50 feet, a p 1.62 acre tract, and cont. rod set with ca

THENCE, South the remainder 54.34 feet to a

THENCE, South the remainder 374.60 feet to

THENCE, South the remainder 116.80 feet to a

THENCE, South the remainder 148.30 feet to c

- SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ()
2) NO EASEMENT RECORD
3) THIS SURVEY WAS MADE MAY BE SUBJECT TO RECORD THE TIME OF THIS SURVEY
4) NO FLOOD INFORMATION
5) ALL LOT CORNERS ARE (BY-LINE) UNLESS OTHERWISE NOTED
6) THERE IS A 25 FOOT I

FILED AND RECORDED

Instrument Number: 20201235

Filing and Recording Date: 04/22/2020 02:15:59 PM Pages: 5 Recording Fee: \$121.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



Joan Newman

Joan Newman, County Clerk
Titus County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.