

#667

REDUCED

# The Peninsulas at Lake Bob Sandlin - Phase Two

(Being a replat of Lot Nos. 96 & 97)

20221927 PLAT 04:20:19 PM Total Pages: 2 Fee: 121.00  
04/25/2022 04:20:19 PM Total Pages: 2 Fee: 121.00  
Joan Newman, County Clerk - Titus County, Texas



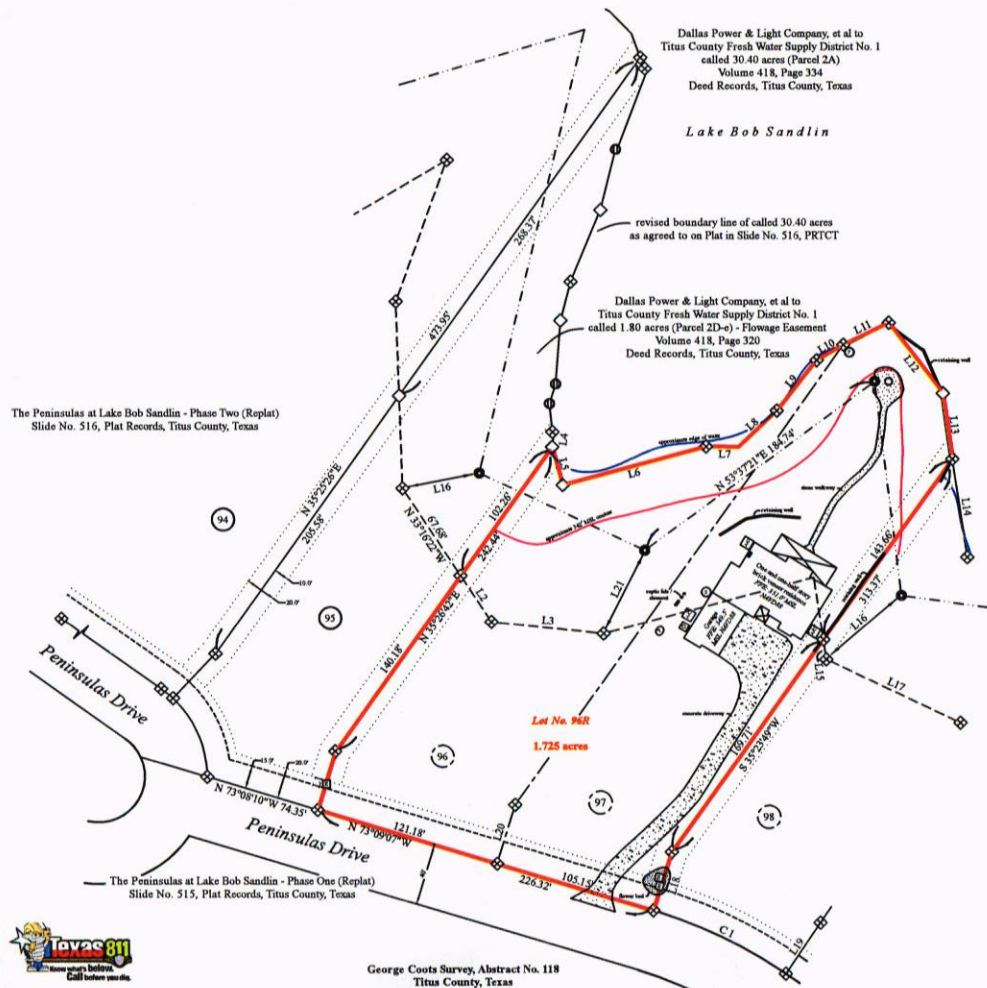
Scale: 1" = 60'

- ◆ 1/2" iron rod with an aluminum cap marked "DCA" found
- ◆ 1/2" iron rod with a cap marked "CBG" found
- 1/2" iron rod with a cap marked "10024400" found
- ◇ 1/2" iron rod found
- 5/8" iron rod with a cap marked "TCPWSD" found
- Pump
- Electric pedestal
- Septic
- Air conditioner
- Generator
- Propane tank

- - - - - Flowage easement boundary line shown on noted subdivision plat
- - - - - Original flowage easement boundary line
- - - - - Building setback line (called for on noted plat)
- - - - - Utility easement boundary line (called for on noted plat)
- - - - - Lot line to be abandoned (by this plat)

Course	Bearing	Distance
L1	N 16°41'10" E	39.98'
L2	S 33°16'22" E	36.31'
L3	S 83°48'38" E	72.61'
L4	N 07°53'46" E	5.13'
L5	S 15°02'50" E	25.68'
L6	N 74°52'00" E	95.87'
L7	S 89°24'22" E	20.74'
L8	N 46°41'04" E	34.31'
L9	N 38°24'26" E	41.38'
L10	N 59°52'25" E	20.03'
L11	N 64°04'07" E	32.55'
L12	S 37°09'22" E	57.48'
L13	S 07°55'20" E	42.83'
L14	S 08°26'56" E	64.47'
L15	S 08°09'43" E	13.27'
L16	N 49°21'04" E	63.91'
L17	S 64°28'52" E	95.31'
L18	S 17°22'58" W	39.97'
L19	N 34°12'23" E	39.99'
L20	N 16°50'35" E	40.02'
L21	N 26°13'45" E	60.30'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	320.00'	47.92'	95.13'	17°01'58"	17°54'23"	94.78'	S 64°20'37" E



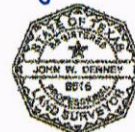
STATE OF TEXAS  
COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat was prepared from an actual survey made on the ground during the month of April, A.D. 2022.

DESCRIPTION OF PROPERTY

Being a 1.725 acre tract of land located in the George Coats Survey, Abstract No. 118, Titus County, Texas, and being all of Lot Nos. 96 and 97 of Phase Two (Replat) of The Peninsulas at Lake Bob Sandlin as shown on Slide No. 516 of the Plat Records of Titus County, Texas.

*John W. Denney*  
John W. Denney  
Registered Professional Land Surveyor No. 6516  
Licensed State Land Surveyor  
Denney Land Surveying, LLC  
Firm Registration No. 10194010  
PO Box 451  
Mount Pleasant, TX 75456  
Office: 903-577-0424  
Fax: 903-577-0425  
Email: john@denneylandsurveying.com  
Job No. 2022-D066  
CRD 2015-D164



Owner's Dedication:

We, David L. Dawson and Sheila B. Dawson, the undersigned owners of the land shown on this plat as Lot No. 96R, and whose names are subscribed hereto, do hereby accept this plat as a plan for re-subdividing same, and hereby offer the same for recording in the Plat Records of Titus County, Texas.

*David L. Dawson* 4/20/22  
David L. Dawson  
*Sheila B. Dawson*  
Sheila B. Dawson

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David L. Dawson and Sheila B. Dawson, known to me to be the persons whose names are subscribed to the foregoing instrument, acknowledged to me that they executed the same for the purpose and considerations therein expressed.

*David W. Buchanan* 4/20/2022  
Notary Public in and for the State of Texas Date 4/20/2022

STATE OF TEXAS  
COUNTY OF TITUS

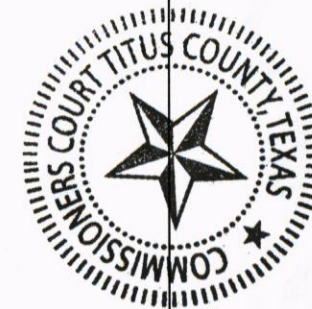
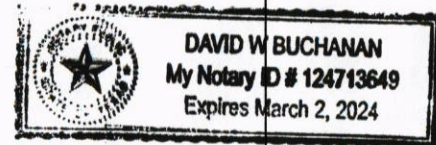
Approved by The Peninsulas at Lake Bob Sandlin HOA/POA this 20 day of April, A.D. 2022

*David W. Buchanan*  
The Peninsulas at Lake Bob Sandlin

STATE OF TEXAS  
COUNTY OF TITUS

Approved by the Commission's Court of Titus County, Texas this 25 day of Apr, A.D. 2022

County Judge  
*Joan Newman*  
County Clerk



Notes:  
 (1) No underground utilities shown. Other than the shown flowage easement and street-side utility easement, no easement research was performed and no easements are shown.  
 (2) The subject property was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of the whole or any part of the subject.  
 (3) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS.  
 (4) Controlling monuments are all 1/2" iron rods with aluminum cap marked "DCA" shown as found.  
 (5) Street location and width and building setbacks are as shown on the noted subdivision plats.



## FILED AND RECORDED

**Instrument Number: 20221927**

Filing and Recording Date: 04/25/2022 04:20:19 PM Pages: 2 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*

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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.