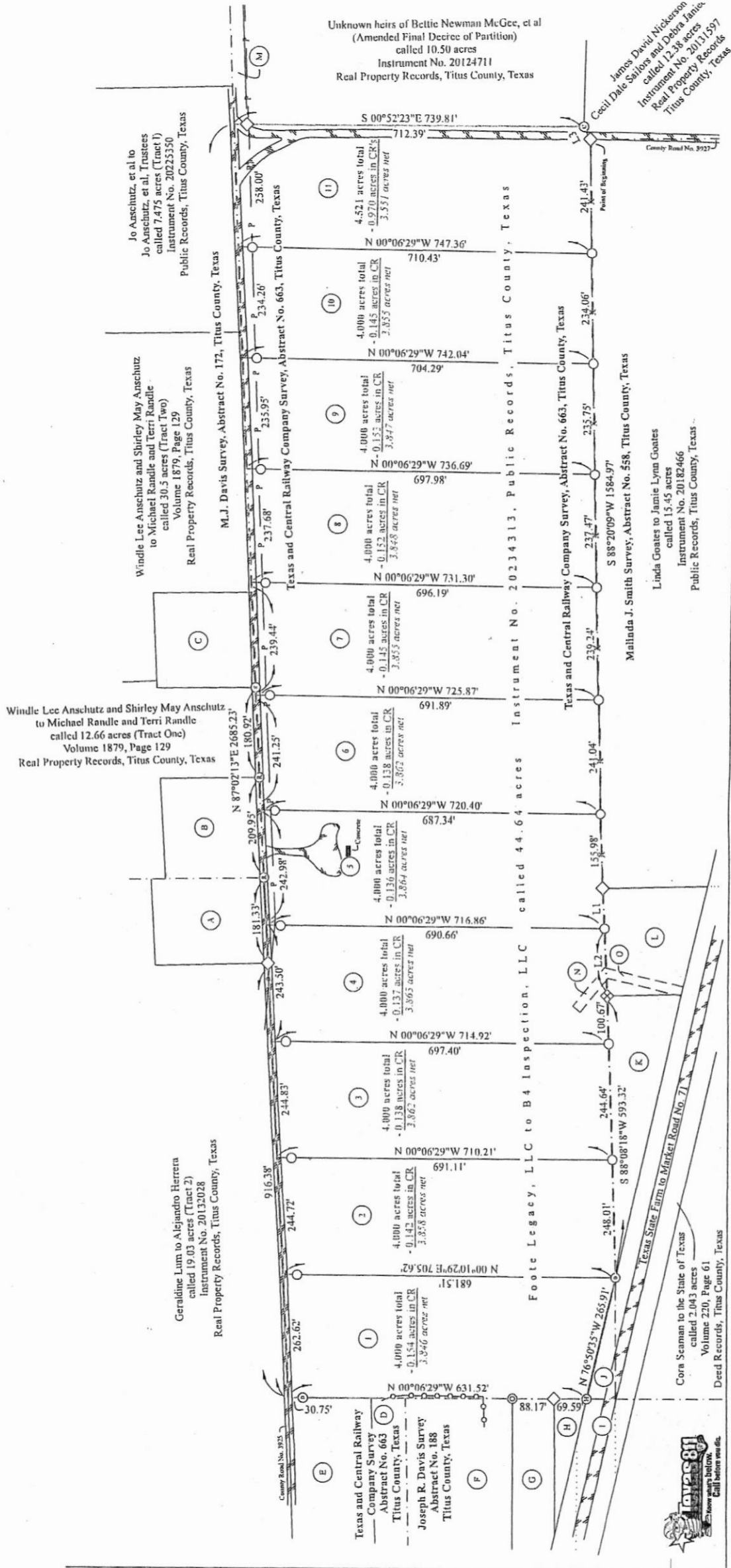


# Banks Subdivision #1 (Revised)

# 720

20234628 PLAT 12/27/2023 11:27:56 AM Total Pages: 4 Fee: 121.00  
 Leslie Brosnan, County Clerk - Titus County, Texas

(Being a subdivision of called 44.64 acres described in Instrument No. 20234313 of the Public Records of Titus County, Texas)



STATE OF TEXAS  
COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the months of July and August, A.D. 2023.

DESCRIPTION OF PROPERTY

Being a tract of land located in the Texas and Central Railway Company Survey, Abstract No. 663, Titus County, Texas, and being all of a called 44.64 acre tract conveyed to B4 Inspection, LLC in a Deed known as Instrument No. 20234313 of the Public Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at an angle point in the south line of said 44.64 acre tract, an ell corner of said Railway Survey, the northeast corner of the Malinda J. Smith Survey, Abstract No. 558, Titus County, Texas, the northeast corner of a called 15.45 acre tract conveyed to Jamie Lynn Goates in a Deed known as Instrument No. 20182466 of the Public Records of Titus County, Texas, and a northwest corner of a called 12.38 acre tract conveyed to Cecil Dale Sailors and Debra Janiece Sailors in a Deed known as Instrument No. 20131597 of the Real Property Records of Titus County, Texas, the same lying near the western edge of the pavement of County Road No. 3927;

Thence South 88°20'09" West along the south line of said 44.64 acre tract and north line of said 15.45 acre tract, and along or nearly along a south line of said Railway Survey and the north line of said Smith Survey for a distance of 1584.97 feet to a 1/2" iron rod found at the northwest corner of said 15.45 acre tract and the northeast corner of a called 1.007 acre tract (Exhibit "A") conveyed to Steven Ray Thompson in a Deed found in Volume 1064, Page 40 of the Real Property Records of Titus County, Texas;

Thence South 87°02'15" West along the north line of said 1.007 acre tract (Exhibit "A") and the south line of said 44.64 acre tract, and along or nearly along a south line of said Railway Survey and the north line of said Smith Survey for a distance of 229.61 feet to a 3/4" iron rod found at the northwest corner of said 1.007 acre tract (Exhibit "A") and the northeast corner of a called 1.007 acre tract (Tract Two) conveyed to Steve Thompson in a Deed found in Volume 1603, Page 201 of the Real Property Records of Titus County, Texas;

Thence South 88°08'18" West along the north line of said 1.007 acre tract (Tract Two) and the south line of said 44.64 acre tract, and along or nearly along a south line of said Railway Survey and the north line of said Smith Survey for a distance of 593.32 feet to a 1/2" iron rod with a cap marked "DCA" found at the western corner of said 1.007 acre tract (Tract Two), an angle point in the south line of said 44.64 acre tract, a northeast corner of a called 2.043 acre tract conveyed to the State of Texas in a Deed found in Volume 220, Page 61 of the Deed Records of Titus County, Texas, and the eastern corner of a called 0.360 acre tract (Tract No. 1) conveyed to the State of Texas in a Deed found in Volume 220, Page 313 of the Deed Records of Titus County, Texas, the same lying in the northern right-of-way line of Texas State Farm to Market Road No. 71;

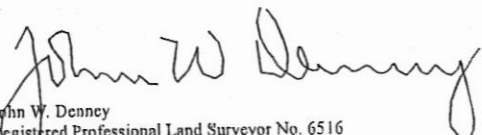
Thence North 76°50'35" West along the south line of said 44.64 acre tract, north line of said right-of-way, and north line of said 0.360 acre tract for a distance of 265.91 feet to a 1/2" iron rod with a cap marked "Hampton" found at the southwest corner of said 44.64 acre tract, the northwest corner of said 0.360 acre tract, the northeast corner of a called 0.597 acre tract conveyed to the State of Texas in a Deed found in Volume 220, Page 247 of the Deed Records of Titus County, Texas, and the southeast corner of the remainder of a called 0.50 acre tract (more fully described in Volume 636, Page 127 of the Deed Records of Titus County, Texas) conveyed to Anthony Cooper in a Deed known as Instrument No. 20202764 of the Public Records of Titus County, Texas, the same lying in a west line of said Railway Survey and the east line of the Joseph R. Davis Survey, Abstract No. 188, Titus County, Texas;

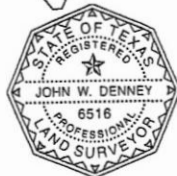
Thence North 00°06'29" West along the west line of said 44.64 acre tract, a west line of said Railway Survey, the east line of said 0.50 acre tract, and the east line of said Joseph R. Davis Survey, and at a distance of 69.59 feet passing a 1/2" iron rod found at the northeast corner of said 0.50 acre tract and the southeast corner of a called 0.947 acre tract conveyed to Anthony Cooper in a Deed known as Instrument No. 20192498 of the Public Records of Titus County, Texas, then continuing on along the east line of said 0.947 acre tract, and at a distance of 157.76 feet passing a 3/4" iron pipe found at the northeast corner of said 0.947 acre tract and the southeast corner of a called 2 1/2 acre tract conveyed to the Trustees of Common School District No. 15 in a Deed found in Volume 46, Page 170 of the Deed Records of Titus County, Texas, then continuing on along the east line of said 2 1/2 acre tract, then passing the northeast corner of said 2 1/2 acre tract, the northeast corner of said Joseph R. Davis Survey, an ell corner of said Railway Survey, and the southeast corner of the First Tract conveyed to the Sugar Hill Community Center, Inc. in a Deed found in Volume 1133, Page 107 of the Real Property Records of Titus County, Texas, then continuing on along the east line of said First Tract, then passing the northeast corner of said First Tract and the southeast corner of the Second Tract described in last said Deed, then continuing on along the east line of said Second Tract, and at a distance of 600.77 feet passing a 1/2" iron rod with a cap marked "DCA" found, then continuing on for a total distance of 631.52 feet to a point at the northwest corner of said 44.64 acre tract and the northeast corner of said Second Tract, the same lying in a south line of a called 19.03 acre tract (Tract 2) conveyed to Alejandro Herrera in a Deed known as Instrument No. 20132028 of the Real Property Records of Titus County, Texas, and near the centerline of County Road No. 3925;

Thence North 87°02'13" East along the north line of said 44.64 acre tract and a south line of said 19.03 acre tract, generally along the centerline of CR 3925, and at a distance of 916.38 feet passing a 1/2" iron rod found at a southeast corner of said 19.03 acre tract and the southwest corner of a called 1.000 acre tract conveyed to the Church of God of Prophecy in a Deed found in Volume 1132, Page 93 of the Real Property Records of Titus County, Texas, then continuing on along the south line of said 1.000 acre tract, and at a distance of 1097.71 feet passing a railroad spike found at the southeast corner of said 1.000 acre tract and the southwest corner of a tract conveyed to C.H. Harris, et al as Trustees for the Church of God of Prophecy at Harris Chapel, Texas in a Deed found in Volume 194, Page 323 of the Deed Records of Titus County, Texas, the same being at or near an ell corner of said Railway Survey and the southwest corner of the M.J. Davis Survey, Abstract No. 172, Titus County, Texas, then continuing on along the south line of said Church Tract (V194, P323), and along or nearly along the south line of said M.J. Davis Survey and a north line of said Railway Survey, and at a distance of 1307.66 feet passing a railroad spike found at the southeast corner of said Church Tract (V194, P323) and a southwest corner of a called 12.66 acre tract (Tract One) conveyed to Michael Randle and Terri Randle in a Deed found in Volume 1879, Page 129 of the Real Property Records of Titus County, Texas, then continuing on along a south line of said 12.66 acre tract and at a distance of 1488.58 feet passing a spindle found at a southeast corner of said 12.66 acre tract and the southwest corner of a tract conveyed to Pleas A. Anschutz and wife, Ruth Arlene Anschutz in a Deed found in Volume 229, Page 367 of the Deed Records of Titus County, Texas, then continuing on along the south line of said tract (V229, P367), then passing the southeast corner of said tract (V229, P367) and a southwest corner of a called 30.5 acre tract (Tract Two) described in next to last said Deed, then continuing on along a south line of said 30.5 acre tract and then the south line of a called 7.475 acre tract (Tract 1) conveyed to Jo Anschutz, et al, Trustees in a Deed known as Instrument No. 20225350 of the Public Records of Titus County, Texas for a total distance of 2685.23 feet to a point at the northeast corner of said 44.64 acre tract and a northwest corner of the remainder of a called 67.83 acre tract (Tract No. 1) conveyed to James David Nickerson in an Amended Final Decree of Partition known as Instrument No. 20124711 of the Real Property Records of Titus County, Texas, the same lying at or near the centerline intersection of CR 3925 with the centerline intersection of the eastern "Y" of CR 3927;

Thence South 00°52'23" East along the east line of said 44.64 acre tract and a west line of the remainder of said 67.83 acre tract, and at a distance of 27.42 feet passing a 1/2" iron rod found at a southwest corner of the remainder of said 67.83 acre tract and the northwest corner of a called 10.50 acre tract conveyed to the Unknown heirs of Bettie Newman McGee, et al in said Decree, then continuing on along the west line of said 10.50 acre tract, generally along the east side of CR 3927, for a total distance of 739.81 feet to a 1/2" iron rod with a cap marked "CBG" found at the southwest corner of said 10.50 acre tract and an angle point in the north line of said 12.38 acre tract;

Thence South 61°57'14" West along the south line of said 44.64 acre tract and north line of said 12.38 acre tract, crossing CR 3927, for a total distance of 29.68 feet to the place of beginning, and containing 44.521 acres of land.

  
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. 2023-D172 Rev 2  
Date of plat: August 2, 2023 (Revised November 27, 2023)



Owner's Dedication:

B4 Inspection, LLC, the undersigned owner of the land shown on this plat as Lot Nos. 1 through 11, within the area described by metes and bounds hereon, and designated as shown, and whose name is subscribed hereto, do hereby accept this plat as a plan for subdividing same, and hereby offer the same for recording in the Plat Records of Titus County, Texas.

*Chantz Banks*  
 B4 Inspection, LLC  
 by: Chantz Banks, Managing Member



STATE OF TEXAS  
 COUNTY OF CAMP

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Chantz Banks, Managing Member of B4 Inspection, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purpose and considerations therein expressed.

*Amy Harrel*  
 Notary Public in and for the State of Texas  
 11-28-23  
 Date

STATE OF TEXAS  
 COUNTY OF TITUS

Approved by the Titus County Environmental Inspector officer this 21<sup>st</sup> day of December, A.D. 2023.

*Chantz Banks*  
 Titus County Environmental Inspector

STATE OF TEXAS  
 COUNTY OF TITUS

Approved by the Commissioner's Court of Titus County, Texas this 21<sup>st</sup> day of Dec, A.D. 2023.

*John Cooper*  
 County Judge  
*Leslie Bryson*  
 County Clerk



- 1/2" iron rod with a cap marked "Denney" set
- ⊙ 1/2" iron rod with a cap marked "DCA" found
- ⊙ 1/2" iron rod with a cap marked "CBG" found
- ⊙ Spindle found
- ⊙ Railroad spike found
- ⊙ 1/2" iron rod with a cap marked "Hampton" found
- ◇ 1/2" iron rod found
- ◇ 3/4" iron rod found
- ⊙ 3/4" iron pipe found

- x — Wire fence line
- o — o — o — Chain link fence line
- — — — — Easement boundary line (approximate)
- · — · — · — Original land grant boundary line (approximate)
- · · · · Prior tract boundary line
- + — + — Edge of pavement
- p — Power line (overhead)

Notes:  
 (1) No underground utilities shown. No easement research performed and other easements (not shown) may exist and be in use. No flood information researched.  
 (2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202) as observed by GNSS.  
 (3) The property shown 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 all or any part of the subject. This survey was made without the benefit of a title commitment or policy, and there may exist un-considered documents affecting the subject.  
 (4) Controlling monuments are the: 1/2" iron rod with a cap marked "Hampton" shown as found; (b) railroad spikes shown as found; (c) spindle shown as found; (d) 3/4" iron pipe shown as found; (e) 1/2" iron rod with a cap marked "CBG" shown as found; (f) 1/2" iron rods shown as found (except in the west line of the subject).



Course	Bearing	Distance
L1	S 87°02'15" W	86.86'
L2	S 87°02'15" W	142.75'
L3	S 61°57'14" W	29.68'

- (A) Anna Jean Riddle Moore to the Church of God of Prophecy called 1.000 acres Volume 1132, Page 93 Real Property Records, Titus County, Texas
- (B) John A. Stubbs, Trustee to C.H. Harris, et al as Trustees for the Church of God of Prophecy at Harris Chapel, Texas Volume 194, Page 323 Deed Records, Titus County, Texas
- (C) F.H. Anschutz and wife, Bennie Anschutz to Pleas A. Anschutz and wife, Ruth Arlene Anschutz Volume 229, Page 367 Deed Records, Titus County, Texas
- (D) Mt. Pleasant Independent School District Public Facility Corporation to Sugar Hill Community Center, Inc. First Tract Second Tract Volume 1133, Page 107 Real Property Records, Titus County, Texas
- (E)
- (F) Pad Harris and W.T.L. Harris to the Trustees of Common School District No. 15 called 2 1/2 acres Volume 46, Page 170 Deed Records, Titus County, Texas
- (G) Danny Brownlee to Anthony Cooper called 0.947 acres Instrument No. 20192498 Public Records, Titus County, Texas
- (H) Mary Martin to Anthony Cooper remainder of called 0.50 acres (see Volume 636, Page 127 DRTCT) Instrument No. 20202764 Public Records, Titus County, Texas
- (I) C.B. Harris to the State of Texas called 0.597 acres Volume 220, Page 247 Deed Records, Titus County, Texas
- (J) Sam Williams to the State of Texas called 0.360 acres (Tract No. 1) Volume 220, Page 313 Deed Records, Titus County, Texas
- (K) Connie Terry to Steve Thompson called 1.007 acres (Tract Two) Volume 1603, Page 201 Real Property Records, Titus County, Texas
- (L) Richard Tommie Thompson to Steven Ray Thompson called 1.007 acres (Exhibit "A") Volume 1064, Page 40 Real Property Records, Titus County, Texas
- (M) James David Nickerson (Amended Final Decree of Partition) remainder of called 67.83 acres (Tract No. 1) Instrument No. 20124711 Real Property Records, Titus County, Texas
- (N) Sam Williams to the State of Texas called 0.068 acres (Channel Easement) Volume 220, Page 311 Deed Records, Titus County, Texas
- (O) Cora Seaman to the State of Texas called 0.047 acres (Channel Easement) Volume 220, Page 63 Deed Records, Titus County, Texas

## FILED AND RECORDED

**Instrument Number: 20234628**

Filing and Recording Date: 12/27/2023 11:27:56 AM Pages: 4 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.



*Leslie Brosnan*

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Leslie Brosnan, 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.