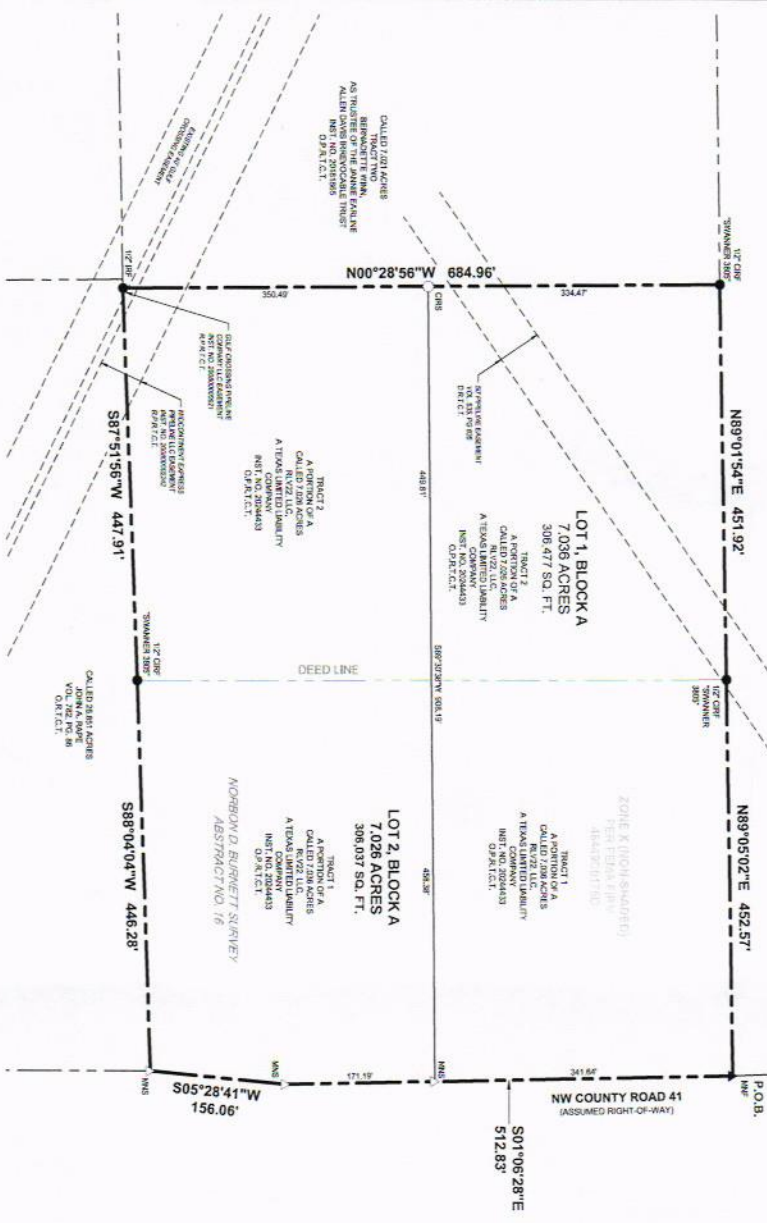
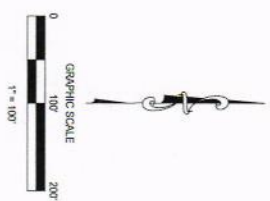


#759



- GENERAL NOTES**
1. Bearing based on Texas State Plane Coordinates, Central Zone, 4003 NAD83 Survey Net, derived from GPS observations and NGS Opus solution.
  2. The Purpose of this plat is to make two Lots out of two recorded deeds.
  3. Each lot center is monumented by a 1/2" iron rod with blue plastic cap stamped 'RPL'S 6677' unless otherwise indicated.
  4. Blocking the flow of water or construction of improvements in drainage easements, filling or construction of the floodway, interfering with a drainage pattern or natural flow of surface water is prohibited.
  5. Title County will not be responsible for the maintenance and operation of said drainage ways or the condition of erosion.
  6. Title County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
  7. This plat does not alter or remove existing deed restrictions, if any, on this property.
  8. Notice - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of salaries and building permits.
  9. The owner agrees to comply with the development agreement.

**FLOOD STATEMENT**

This site is situated in Non-Shaded Zone 'X', in the City of Mt. Pleasant, Title County, Texas according to FEMA map number 46460170D, dated September 29, 2010. Warning: This flood damage determination is based on the best available information and is not a guarantee of flood damage. This determination has been made by locating the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

**LEGEND / ABBREVIATIONS**

●	IRON ROD FOUND
▲	MAG NAIL FOUND
○	CAVEDED IRON ROD SET
△	MAG NAIL SET
OP.R.T.C.T.	OFFICIAL PUBLIC RECORD, TITLE COUNTY, TEXAS
R.P.R.T.C.T.	RECORDED PUBLIC RECORD, TITLE COUNTY, TEXAS
CH.F	CHAINED IRON ROD FOUND
CH.F	CHAINED IRON ROD SET
CH.F	MAG NAIL FOUND
CH.F	MAG NAIL SET
CH.F	POINT OF BEGINNING

**20250767 PLAT**  
03/10/2025 10:00:36 AM Total Pages: 3 Fee: 120.00  
Leslie Brosnan, County Clerk - Titus County, Texas

**FINAL PLAT**  
**ALLEN ADDITION**  
BEING 14.001 ACRES (612,514 SQUARE FEET)  
IN THE NORBOND, BURNETT SURVEY  
ABSTRACT NO. 16  
TITUS COUNTY, TEXAS  
DATE OF PREPARATION: 02/20/2024

**OWNER**  
RPL'S 6677  
a Texas Limited Liability Company  
6115 Owens Street, Ste 201,  
Dallas, TX 75235  
Title: RPL Manager, LLC, RPL Manager  
Phone: 214-556-3399

**SURVEYOR**  
Chisholm Trail Surveying  
1700 Turntable Court  
Caretta, TX 76210  
Contact: Michael R. Kersten, RPLS  
Phone: (850) 307-2166



PROJECT NO. 24-0562 | DRAWN BY: AL | SCALE: 1" = 100' | DATE: 02/20/2025 | SHEET: 1 OF 2

# 760

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF TITUS §  
WHEREAS RLYZZ, LLC, A TEXAS LIMITED LIABILITY COMPANY, is the legal owner of that tract of land situated in the Northern D. Burnett Survey, Akinah, Tr. 18, Title County, Texas, and being all or a part of a certain 7.028 acre tract of land, more particularly described as follows:

BEING a map of said tract of land, recorded in the Public Records of this County, Texas, and being more particularly described as follows:

20221516. Official Public Records of this County, Texas, and in the certificate of Title of said County, Texas, and being more particularly described as follows:

20221516. Official Public Records of this County, Texas, and in the certificate of Title of said County, Texas, and being more particularly described as follows:

1. South 01° 00' 20" East, a distance of 512.83 feet to a mag nail set for corner.

2. South 05° 20' 41" West, a distance of 150.00 feet to a mag nail set at the southeast corner of said 7.028 acre tract.

THENCE South 89° 04' 04" West, with the south line of said 7.028 acre tract and the north line of a certain 26.851 acre tract, a distance of 446.28 feet to a 1/2-inch capped iron rod stamped "SWANMER 3805" found at the southwest corner of said 7.028 acre tract and the southeast corner of said 7.028 acre tract.

THENCE South 87° 51' 59" West, with the south line of said 7.028 acre tract and the north line of said 26.851 acre tract, a distance of 447.81 feet to a 1/2-inch iron rod found at the southwest corner of said 7.028 acre tract and the southeast corner of a certain 1.021 acre tract described as Tract 2, in deed to Burnetts, Wm., as Trustee of the Austin Electric & Light Company, Inc., recorded in Instrument No. 20101065, said Official Public Records, and in the south line of said 26.851 acre tract.

THENCE North 00° 28' 59" West, with the west line of said 7.028 acre tract, a distance of 884.86 feet to a 1/2-inch corner of said 7.021 acre tract and in the north line of said 7.028 acre tract and the south line of said 13.33 acre tract.

THENCE North 89° 01' 54" East, with the north line of said 7.028 acre tract and the south line of said 13.33 acre tract, a distance of 446.28 feet to a 1/2-inch capped iron rod stamped "SWANMER 3805" found at the southwest corner of said 7.028 acre tract and the southeast corner of said 7.028 acre tract.

THENCE North 89° 05' 07" East, with the north line of said 7.028 acre tract and the south line of said 13.33 acre tract, a distance of 422.57 feet to the POINT OF BEGINNING and enclosing 14.081 acres (613,514 square feet) of land, more or less.

KNOW THESEONE KNOW ALL MEN BY THESE PRESENTS

THAT RLYZZ, LLC, A TEXAS LIMITED LIABILITY COMPANY, being the owner of the hereinabove described property hereby assigns the part comprising said property as LOTS 1 & 2, BLOCK R, ALLEN ADDITION, Title County, Texas, and being all or a part of a certain 7.028 acre tract of land, more particularly described as follows:

BEING a map of said tract of land, recorded in the Public Records of this County, Texas, and being more particularly described as follows:

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20221516. Official Public Records of this County, Texas, and in the certificate of Title of said County, Texas, and being more particularly described as follows:

STATE OF TEXAS §  
COUNTY OF TITUS §

Approved by the Title County Environmental Inspector office this 28 Day of February 2025.

Michael R. Kersten  
Title County Environmental Inspector

STATE OF TEXAS §  
COUNTY OF TITUS §

Approved by the County Clerk's Office of this County, Texas this 10 Day of March 2025.

Michael R. Kersten  
County Clerk

SURVEYOR CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS §  
COUNTY OF DEBON §

I, Michael R. Kersten, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of this County, Texas.

Michael R. Kersten  
Registered Professional Land Surveyor  
Texas Registration No. 66177



STATE OF TEXAS §  
COUNTY OF TITUS §  
BEFORE ME, the undersigned authority, on this day personally appeared Robert O. Dow, 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 purposes and consideration therein stated. I gave him the name of the County and State for the purposes of the same under my hand and seal of office this 26 Day of February 2025.  
NOTARY PUBLIC  
Karen M. Lewis

OWNER  
RLYZZ, LLC  
a Texas Limited Liability Company  
8115 Owens Street, Ste 201,  
Dallas, TX 75235  
Contact: Robert O. Dow, Jr.  
Phone: 214-555-3309

SURVEYOR  
Chisholm Trail Land Surveying  
1700 Tondale Court  
Coppell, TX 75010  
Contact: Michael R. Kersten, RP/LS  
Phone: (849) 867-7166

FINAL PLAT  
ALLEN ADDITION  
LOTS 1 & LOT 2, BLOCK A  
BEING 14.081 ACRES (612,514 SQUARE FEET)  
IN THE NORTHERN D. BURNETT SURVEY  
ABSTRACT NO. 16  
TITUS COUNTY, TEXAS  
DATE OF PREPARATION: 02/20/2025



CHISHOLM TRAIL  
LAND SURVEYING  
TX PERM #1019A767  
MICHAEL R. KERSTEN, RP/LS 0677  
HAYWOODCTLS-LLC.COM  
940.806.3577

PROJECT NO. 24080 | DRAWN BY: AK | SCALE: N/A | DATE: 02/20/2025 | SHEET 2 OF 2

## FILED AND RECORDED

**Instrument Number: 20250767**

Filing and Recording Date: 03/10/2025 10:00:36 AM Pages: 3 Recording Fee: \$120.00

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.



A handwritten signature in cursive script that reads "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.