

Yepetz Subdivision #1

#761



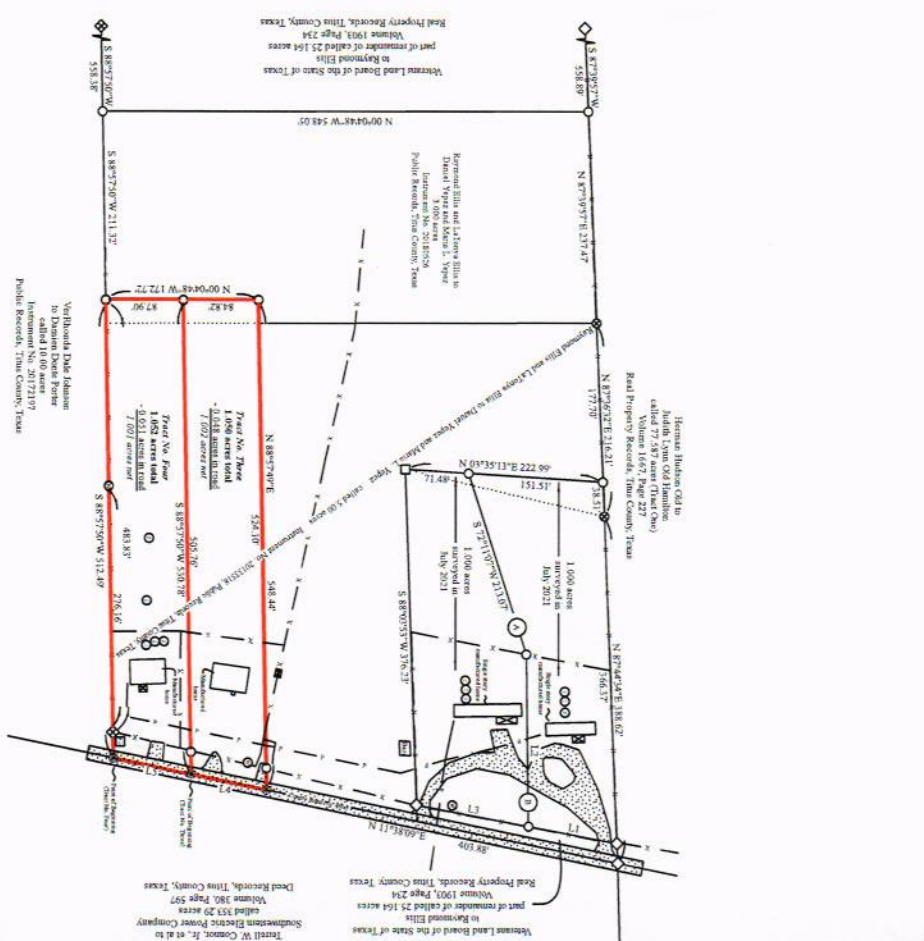
Scale 1" = 100'

REDUCED

- 1/2" iron rod with a cap marked "Denny" approximately set
- 5/8" iron rod found
- 1/2" iron rod with a cap marked "C997" found
- Concrete monument found
- 1/2" iron rod with a cap marked "TCKA" found
- 1/2" steel rod found
- Bridge nail approximately set
- 5/8" iron rod with a cap marked "Machinist" found
- Staple
- Water meter valve
- Pipes optic, horizontal
- Power line
- Power line (overhead)
- Power line (overhead)
- Power line (overhead)

Corner	Bearing	Distance
1-1	S 10° 12' 00" W	101.18'
1-2	S 89° 46' 45" W	192.45'
1-3	S 10° 12' 00" W	138.46'
1-4	S 11° 18' 00" W	90.08'

Note:
(1) No underground utilities shown. No easement research was performed and no easements are shown. No flood information furnished.
(2) The subject property was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been made without the benefit of a title commitment or policy and there may exist an unrecorded claim or interest affecting the subject.
(3) Bearings are based on grid north in NAD83(2011). Texas Coordinate System, North Central Zone (the 4202), as obtained by GNSS.
(4) Conveying monument are (a) 1/2" iron rod with a cap marked "C997" shown as found (b) 1/2" iron rod with a cap marked "TCKA" shown as found



20250768 PLAT
03/10/2025 10:13:34 AM Total Pages: 2 Fee: 120.00
Leslie Brosnan, County Clerk - Titus County, Texas

James Chaguan Survey, Abstract No. 210
Titus County, Texas

STATE OF TEXAS
COUNTY OF TITUS

Denny Land Surveying, LLC, a Texas limited liability company, certifies that the following plat and description were prepared from an actual survey made on the ground during the months of May, A.D. 2021 and February, A.D. 2023.

DESCRIPTION OF PROPERTY

Tract No. Three
Being a tract of land located in the James Chaguan Survey, Abstract No. 210, Titus County, Texas, and being part of a 1,000 acre tract conveyed to Daniel Yepetz and Maria L. Yepetz in a Deed known as Instrument No. 20135311 of the Public Records of Titus County, Texas, and part of a 1,000 acre tract conveyed to Daniel Yepetz and Maria L. Yepetz in a Deed known as Instrument No. 20135311 of the Public Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a bridge and previously set at the northeast corner of a 1,000 acre tract and being part of a 1,000 acre tract conveyed to Daniel Yepetz and Maria L. Yepetz in a Deed known as Instrument No. 20135311 of the Public Records of Titus County, Texas, and being part of a 1,000 acre tract conveyed to Daniel Yepetz and Maria L. Yepetz in a Deed known as Instrument No. 20135311 of the Public Records of Titus County, Texas, and being more particularly described as follows:

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FILED AND RECORDED

Instrument Number: 20250768

Filing and Recording Date: 03/10/2025 10:13:34 AM Pages: 2 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".

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.