

LEGEND

CM CONTROLLING MONUMENT

1/2" IRON ROD FOUND

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

60D NAIL FOUND

4" FOUND IN CONCRETE

UNDERGROUND ELECTRIC

F.H FIRE HYDRANT

GAS METER

S.E.T. SAFETY END TREATMENT

CONCRETE

WOOD

COVERED CARPORT, PORCH, DECK, ETC

OHT - OVERHEAD TELEPHONE

OHP - OVERHEAD ELECTRIC

PIPE FENCE

METAL FENCE

WOOD FENCE

BARBED WIRE FENCE

CHAINLINK FENCE

OVERHEAD ELECTRIC

GUY WIRE

ELECTRIC PEDESTAL

TELEPHONE PEDESTAL

CLEANOUT

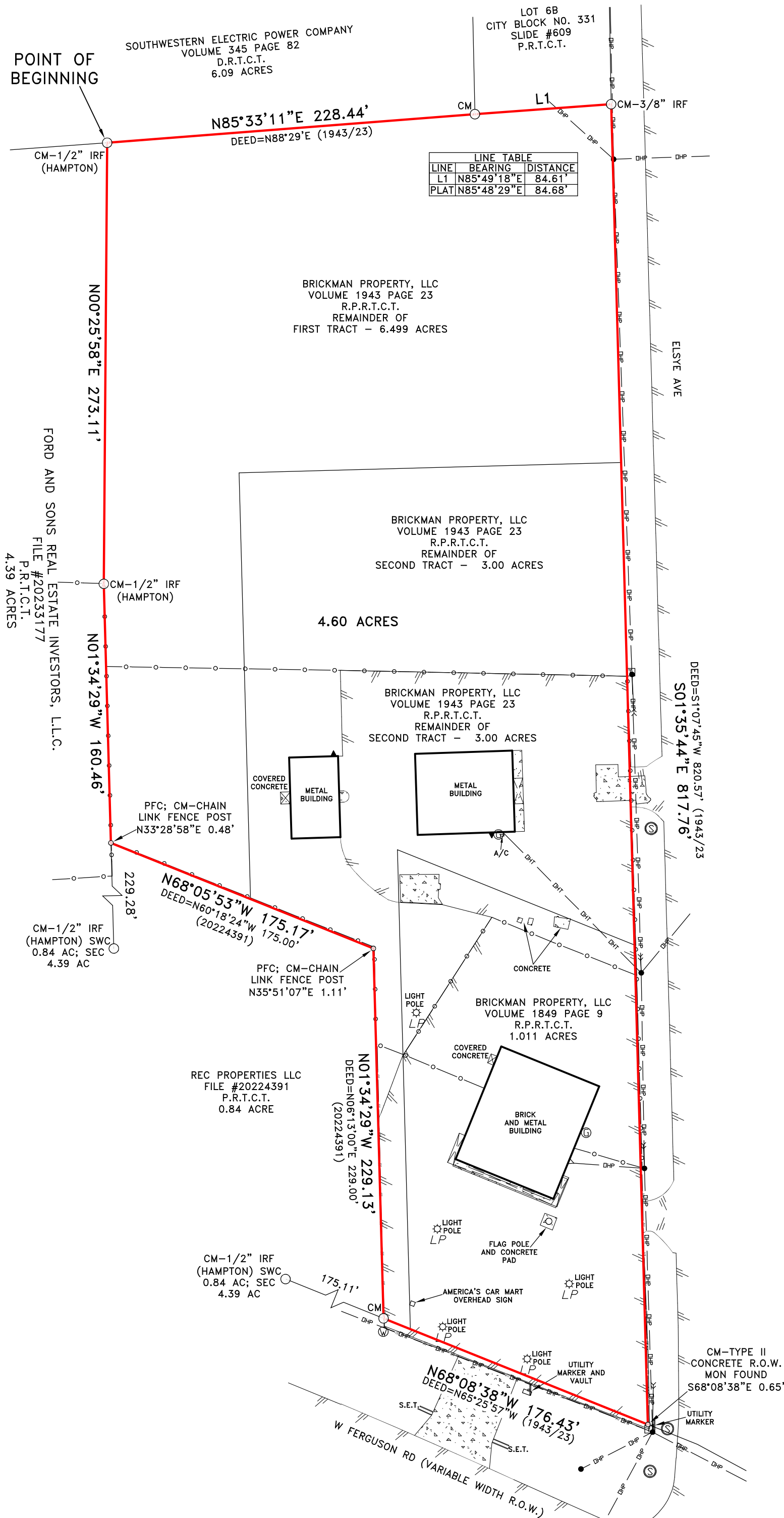
SANITARY SEWER MANHOLE

ASPHALT PAVING

GRAVEL/ROCK

ROAD OR DRIVE

APPROVED BY:



SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
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) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the A. Ripley Survey, Abstract No. 478, Titus County, Texas, and being all of that certain called 1.011 acre tract of land conveyed from Brickman Development, Inc. to Brickman Property, LLC, by Assumption Deed, as recorded in Volume 1849, Page 9, Real Property Records, Titus County, Texas, and also being all of the remainder of that certain called 6.499 acre tract of land, called First Tract, and being all of the remainder of that certain called 3.00 acre tract of land, called Second Tract, conveyed from Brickman Development, Inc. to Brickman Property, LLC, by Warranty Deed, as recorded in Volume 1943, Page 23, Real Property Records, Titus County, Texas, (Bearings are based on NAD 83 (2011)), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the Northwest corner of the remainder of said 6.499 acre tract, and the Northeast corner of a called 4.39 acre tract of land conveyed to Ford and Sons Real Estate Investors, L.L.C., by deed as recorded in File #20233177, Public Records, Titus County, Texas, said point lying in the South line of a called 6.09 acre tract of land conveyed to Southwestern Electric Power Company, by deed as recorded in Volume 345, Page 82, Deed Records, Titus County, Texas;

THENCE, North 85 Degrees 33 Minutes 11 Seconds East, with a line common to the remainder of said 6.499 acre tract, and said 6.09 acre tract, a distance of 228.44 feet to a 1/2 inch iron rod found at the Southeast corner of said 6.09 acre tract, and the Southwest corner of Lot 6B, City Block No. 331, as recorded in Slide #609, Plat Records, Titus County, Texas;

THENCE, North 85 Degrees 49 Minutes 18 Seconds East, with a line common to the remainder of said 6.499 acre tract, and said Lot 6B, a distance of 84.61 feet to a 3/8 inch iron rod found at the Northeast corner of the remainder of said 6.499 acre tract, and the Southeast corner of said Lot 6B, said point lying in the West line of Elsy Ave;

THENCE, South 01 Degrees 35 Minutes 44 Seconds East, with a line common to the remainder of said 6.499 acre tract, and said Elsy Ave, and passing the Northern most Southeast corner of the remainder of said 6.499 acre tract, and the Northeast corner of the remainder of said 3.00 acre tract, and continuing the same course, and passing the Northern most Southeast corner of the remainder of said 3.00 acre tract, and the Northeast corner of said 1.011 acre tract, and continuing the same course in all a total distance of 817.76 feet to a point for corner at the Southeast corner of said 1.011 acre tract, said point lying at the intersection of the West line of said Elsy Ave, with the North line of said W Ferguson Rd, (Variable Width R.O.W.), from said point, a Type II concrete right of way monument found, bears South 68 Degrees 08 Minutes 38 Seconds East, a distance of 0.65 feet;

THENCE, North 68 Degrees 08 Minutes 38 Seconds West, with a line common to said 1.011 acre tract, and said W Ferguson Rd, and passing the Southwest corner of said 1.011 acre tract, and the Southern most Southeast corner of the remainder of said 3.00 acre tract, and continuing the same course in all a total distance of 176.43 feet to a 1/2 inch iron rod found at the Southern most Southwest corner of the remainder of said 3.00 acre tract, and the Southeast corner of a called 0.84 acre tract of land conveyed to REC Properties LLC, by deed as recorded in File #20224391, Public Records, Titus County, Texas, from said point, a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the Southwest corner of said 0.84 acre tract, and the Southeast corner of said 4.39 acre tract, bears North 68 Degrees 08 Minutes 38 Seconds West, a distance of 175.11 feet;

THENCE, North 01 Degrees 34 Minutes 29 Seconds West, with a line common to the remainder of said 3.00 acre tract, and said 0.84 acre tract, a distance of 229.13 feet to a point for corner at an the Western most ell corner of the remainder of said 3.00 acre tract, and the Northeast corner of said 0.84 acre tract, from said point, a chain link fence post, bears North 35 Degrees 51 Minutes 07 Seconds East, a distance of 1.11 feet;

THENCE, North 68 Degrees 05 Minutes 53 Seconds West, with a line common to the remainder of said 3.00 acre tract, and said 0.84 acre tract, and passing the Northern most Southwest corner of the remainder of said 3.00 acre tract, and the Southern most Southeast corner of the remainder of said 6.499 acre tract, and continuing the same course in all a total distance of 175.17 feet to a point for corner at the Southwest corner of the remainder of said 6.499 acre tract, and the Northwest corner of said 0.84 acre tract, said point lying in the East line of said 4.39 acre tract, from said point, a 1/2 inch iron rod found with plastic cap stamped (HAMPTON) at the Southwest corner of said 0.84 acre tract, and the Southeast corner of said 4.39 acre tract, bears South 01 Degrees 34 Minutes 29 Seconds East, a distance of 229.28 feet;

THENCE, North 01 Degrees 34 Minutes 29 Seconds West, with a line common to the remainder of said 6.499 acre tract, and said 4.39 acre tract, a distance of 160.46 feet to a 1/2 Inch iron rod found with plastic cap stamped (HAMPTON) for corner;

THENCE, North 00 Degrees 25 Minutes 58 Seconds East, with a line common to the remainder of said 6.499 acre tract, and said 4.39 acre tract, a distance of 273.11 feet to the POINT OF BEGINNING and CONTAINING 4.60 acres of land.

I, Justin Klean RPLS No. 5871, do hereby certify to: Mayben Realty, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY:

JUSTIN KLEAN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

STATE OF TEXAS
REGISTERED
JUSTIN KLEAN
5871
PROFESSIONAL
LAND SURVEYOR

4.60 ACRES
A. RIPLEY SURVEY, ABSTRACT NO. 478
MT. PLEASANT, TITUS COUNTY, TEXAS
ELSYE AVE AND W FERGUSON RD

DATE:

03/18/26

SCALE:

1" = 60'

JOB NO.:

2026-245

CLIENT:

MAYBEN REALTY

TECHNICIAN:

LER

BY-LINE
SURVEYING LLC

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