



VICINITY MAP
(NOT TO SCALE)

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- IRON ROD FOUND
- MAG NAIL FOUND
- CAPPED IRON ROD SET
- MAG NAIL SET
- O.P.R.T.C.T.
- R.P.R.T.C.T.
- IRF
- CRF
- CRS
- MNF
- MNS
- POB
- OFFICIAL PUBLIC RECORDS, TITUS COUNTY, TEXAS
- REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS
- IRON ROD FOUND
- CAPPED IRON ROD SET
- MAG NAIL FOUND
- MAG NAIL SET
- POINT OF BEGINNING

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- The Purpose of this plat is to make two Lots out of two recorded deeds.
- Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 0677" unless denoted otherwise.
- 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.
- Titus County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.
- Titus County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- 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 utilities and building permits.
- 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, Titus County, Texas according to FEMA map number 48449C0175D, dated September 29, 2010. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling 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.

OWNER
RLV22, LLC,
a Texas Limited Liability Company
6115 Owens Street, Ste 201,
Dallas, Tx 75235
Contact: Robert O. Dow
Title: RLV Manager, LLC, it's Manager
Phone: 214-556-3309

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Court
Corinth, Tx 76210
Contact: Michael R. Kersten, RPLS
Title: President
Phone: (940) 367-7188

FINAL PLAT
ALLEN ADDITION
LOTS 1 & LOT 2, BLOCK A
BEING 14.061 ACRES (612,514 SQUARE FEET)
IN THE NORBON D. BURNETT SURVEY
ABSTRACT NO. 16
TITUS COUNTY, TEXAS
DATE OF PREPARATION: 12/04/2024



**CHISHOLM TRAIL
LAND SURVEYING**
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 0677
INFO@CTL5-LLC.COM
940.806.3577

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TITUS §

WHEREAS RLV22, LLC, A TEXAS LIMITED LIABILITY COMPANY, is the rightful owner of that tract(s) of land situated in the Norbon D. Burnett Survey, Abstract No. 16, Titus County, Texas, and being all of a called 7.036 acre tract of land described as Tract 1 and all of a called 7.026 acre tract of land described as Tract 2, in deed to RLV22, LLC, a Texas Limited Liability Company, recorded in Instrument No. 220244433, Official Public Records of Titus County, and being more particularly described as follows:

BEGINNING at a mag nail found at the northeast corner of said 7.036 acre tract, and at the southeast corner of a called 13.33 acre tract described in deed to Jose Santillano, Married and Rosalinda Rivera, Married, recorded in Instrument No. 20221516, Official Public Records of Titus County, Texas, and in the centerline of NW County Road 41;

THENCE with the east line of said 7.036 acre tract and the centerline of NW County Road 41, the following courses:

1. South 01° 06' 28" East, a distance of 512.83 feet to a mag nail set for corner;
2. South 05° 28' 41" West, a distance of 156.06 feet to a mag nail set at the southeast corner of said 7.036 acre tract;

THENCE South 88° 04' 04" West, with the south line of said 7.036 acre tract and the north line of a called 26.851 acre tract described in deed to John A. Rape, recorded in Volume 782, Page 86, said Official Public Records, a distance of 446.28 feet to a 1/2-inch capped iron rod stamped "SWANNER 3805" found at the southwest corner of said 7.036 acre tract and the southeast corner of said 7.026 acre tract;

THENCE South 87° 51' 56" West, with the south line of said 7.026 acre tract and the north line of said 26.851 acre tract, a distance of 447.91 feet to a 1/2-inch iron rod found at the southwest corner of said 7.026 acre tract and the southeast corner of a called 7.021 acre tract described as Tract 2, in deed to Bernadette Winn, as Trustee of the Jamie Earline Allen Davis Irrevocable trust, recorded in Instrument No. 20181865, said Official Public Records, and in the south line of said 26.851 acre tract;

THENCE North 00° 28' 56" West, with the west line of said 7.026 acre tract, a distance of 664.96 feet to a 1/2-inch capped iron rod stamped "SWANNER 3805" found at the northwest corner of said 7.026 acre tract and at the northeast corner of said 7.021 acre tract and in the south line of said 13.33 acre tract;

THENCE North 89° 01' 54" East, with the north line of said 7.026 acre tract and the south line of said 13.33 acre tract, a distance of 451.92 feet to a 1/2-inch capped iron rod stamped "SWANNER 3805" found at the northeast corner of said 7.026 acre tract and the northwest corner of said 7.036 acre tract;

THENCE North 89° 05' 02" East, with the north line of said 7.036 acre tract and the south line of said 13.33 acre tract, a distance of 452.57 feet to the POINT OF BEGINNING and enclosing 14.061 acres (612,514 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT RLV22, LLC, A TEXAS LIMITED LIABILITY COMPANY, being the owner of the hereinabove described property hereby adopt this plat designating said property as LOTS 1 & 2, BLOCK A, ALLEN ADDITION, Titus County, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed any if part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all time have the right to ingress and egress to, from and upon the said easement strips for the purposes of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the Titus County, Texas.

WITNESS MY HAND this _____ day of _____, 2024.

RLV22, LLC

By: Robert O. Dow
Title: RLV Manager, LLC, it's Manager

STATE OF TEXAS §
COUNTY OF _____ §

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 considerations therein stated.

Given under my hand and seal of office this _____ Day of _____, 2024.

NOTARY PUBLIC

ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS:

I, KENT COOPER, County Judge of Titus County, Texas do hereby certify that this Final Plat, with field notes hereon, having been fully presented to the Commissioner's Court of Titus County and the said court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Titus County, Texas.

KENT COOPER, County Judge, Titus County, Texas

SURVEYOR CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF DENTON §

That 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 Titus County, Texas.


Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677



OWNER
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a Texas Limited Liability Company
6115 Owens Street, Ste 201,
Dallas, Tx 75235
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