

STATE OF TEXAS

COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description prepared from an actual survey made on the ground in the months of June, A.D. 2016, August A.D. 2025 and September, A.D. 2025.

DESCRIPTION OF PROPERTY

Being a tract of land located in the G.W. Graves Survey, Abstract No. 246, Titus County, Texas, and the Richard Moore Survey, Abstract No. 390, Titus County, Texas, and in the City of Mount Pleasant, and being part of a called 0.467 acre tract conveyed to Danny Crump in a Deed found in Volume 1153, Page 263 of the Real Property Records of Titus County, Texas, part of a called 0.914 acre tract conveyed to Danny Crump in a Deed known as Instrument No. 20134611 of the Public Records of Titus County, Texas, and all of Lot 1, Block "A" of Crump Addition as shown on Slide No. 724 of the Plat Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the southeast corner of Lot 1, Block "A" and the northwest corner of the intersection of the rights-of-way of West Pecan Street and U.S. Highway No. 271 Business (a/k/a South Jefferson Avenue) as shown on first said plat, and the plat of Block No. 254C found on Slide No. 550 of the Plat Records of Titus County, Texas, the same lying in the west line of a called 0.211 acre tract conveyed to the State of Texas in a Deed found in Volume 264, Page 304 of the Deed Records of Titus County, Texas, from which a 1/2" iron rod with a cap marked "Hampton" found at the southwest corner of first said intersection and the northeast corner of Lot No. 5R as shown on second said plat bears South 09°00'35" East 50.05 feet;

Thence along lines common with Lot 1, Block "A" and the northern right-of-way of West Pecan Street as shown on said plats the following courses: South 75°50'37" West 140.89 feet to a 1/2" iron rod with a cap marked "Hampton" found; South 88°07'34" West 205.87 feet to a 1/2" iron rod with a cap marked "JPH" found at the southwest corner of Lot 1, Block "A" and the southeast corner of Lot No. 6 in Block No. 7 of Henderson Heights (Third Addition) as shown on Slide No. 71 of the Plat Records of Titus County, Texas, the same lying in or near a west line of said Graves Survey and the east line of the Walter H. Gilbert Survey, Abstract No. 232, Titus County, Texas, from which a 1/2" iron rod found bears South 87°45'38" West 220.44 feet;

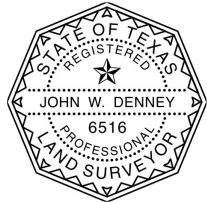
Thence North 01°51'54" West along the west line of Lot 1, Block "A", the east line of Lot No. 6, Block No. 7 and along or nearly along a west line of said Graves Survey and the east line of said Gilbert Survey, and at a distance of 149.68 feet passing a chain link fence corner at the northwest corner of Lot 1, Block "A", the southwest corner of said 0.914 acre tract, and at or near the northwest corner of said Graves Survey and the northeast corner of said Gilbert Survey, the same lying in or near the south line of said Moore Survey, then continuing on along the west line of said 0.914 acre tract and at a distance of 164.83 feet passing a chain link fence corner at or near the northeast corner of Lot No. 6, Block No. 7 and the southeast corner of Lot No. 3 in Block No. 7 as shown on last said plat, then continuing on along the east line of Lot No. 3, Block No. 7 for a total distance of 324.67 feet to a 1" iron rod found at the northeast corner of Lot No. 3, Block No. 7, the same lying in the southern right-of-way line of MacKinnon Street as shown on last said plat, from which a 1/2" iron rod with a cap marked "DCA" found bears South 89°11'12" West 108.71 feet;

Thence North 89°11'12" East across said 0.914 acre tract and along the apparent extended southern right-of-way line of MacKinnon Street, and at a distance of 200.91 feet passing a 1/2" iron rod with a cap marked "Denney" set in the east line of said 0.914 acre tract and the west line of said 0.467 acre tract, from which a hole found drilled in concrete bears North 08°25'09" West 4.66 feet, then continuing on across said 0.467 acre tract for a total distance of 307.35 feet to a 1/2" iron rod with a cap marked "Denney" set at the southwest corner of the apparent intersection of the rights-of-way of MacKinnon Street and South Jefferson Avenue, the same lying in the east line of said 0.467 acre tract and the west line of a called 0.262 acre tract conveyed to the State of Texas in a Deed found in Volume 263, Page 379 of the Deed Records of Titus County, Texas, from which a cut "X" found bears North 05°40'03" West 6.74 feet, a P/K nail found bears North 07°33'35" West 21.34 feet, and a concrete monument (Type 1) found bears North 09°00'35" West 110.27 feet;

Thence South 09°00'35" East along the east line of said 0.467 acre tract, the west line of said 0.262 acre tract, and the western right-of-way line of South Jefferson Avenue, and at a distance of 169.74 feet passing a 1/2" iron rod with a cap marked "JPH" found at the southeast corner of said 0.467 acre tract, the southwest corner of said 0.262 acre tract, and the northwest corner of said 0.211 acre tract, the same lying in or near the south line of said Moore Survey and the north line of said Graves Survey, then continuing on along the east line of Lot 1, Block "A" and the west line of said 0.211 acre tract for a total distance of 291.27 feet to the place of beginning, and containing 2.368 acres of land.

John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor
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Job No. 2025-D218c
CRD 2016-D045
Date of plat: September 11, 2025

COPY



- Water meter/valve
- Cleanout
- Electric pedestal
- Storm drain
- Traffic signal box
- Light pole
- Air conditioner
- Fence - chain link
- Fence - wood
- Fence - steel
- Power line (overhead)
- Cable line (overhead)
- Prior tract line
- Original land grant boundary line (approximate)
- Edge of pavement
- Concrete



Notes:
(1) No underground utilities are shown. No easement research performed and no easements are shown. 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: (a) 1/2" iron rods with a cap marked "JPH" shown as found; (b) 1/2" iron rod shown as found at the southeast corner of the subject; (c) 1/2" iron rod with a cap marked "Hampton" shown as found at the northeast corner of Lot No. 5R.
(5) West Pecan Street and MacKinnon Street are shown as found on the noted plats.