

AUG 13 1995

Sherry Mars
Titus County Clerk

plat # 338

UNION HOLLOW

Henry W. Culp A-136

Kendall Lewis A-334

Note: Temporary Street Easements will be
extinguished by future street development.

Future Development

Future

Three Tracts

Temporary
Street
Easement

Temporary
Street
Easement

99.154 Acres

Tract A

Tract C

1.723 Acres

1.759 Acres

1.750 Acres

1.783 Acres

1.768 Acres

1.794 Acres

1.711 Acres

1.645 Acres

LC = S 45°01'43" W -
35.28 ft.
R = 25.00 ft.
Δ = 89°44'33"
L = 39.16 ft.

LC = S 44°52'17" E -
35.44 ft.
R = 25.00 ft.
Δ = 90°15'27"
L = 39.38 ft.

LC = S 44°55'44" W -
35.40 ft.
R = 25.00 ft.
Δ = 90°08'32"
L = 39.33 ft.

LC = S 53°25'40" E -
29.79 ft.
R = 25.00 ft.
Δ = 73°08'41"
L = 31.92 ft.

Set 40d nail in
6" red bud tree

S 0°15'27" W - 31.56 ft.

S 5°58'04" W - 100.50 ft.

S 5°27'12" E - 100.50 ft.

Orient
Point "B"

S 0°15'27" W - 600.00 ft.

F M 2 3 4 B

S 0°08'32" E - 309.38 ft.

18.55 ft.

Point of
Beginning of
Field Notes

10" blackjock tree
with corner wire

Orient
Point "A"

1.082 Acres - Correction Warranty Deed
Gary S. Smith et ux
to



14.964 Acre tract: All that certain tract or parcel of land situated in Titus County, State of Texas, a part of the Henry W. Culp Survey A-136 and a part of the George Lewis Survey A-348 and being a part of that 99.154 acre Tract A and that 1.101 acre Tract C both conveyed by David Lester Player et al to John T. Lettwich et ux as recorded in Vol. 866, p. 120 of the Deed Records of said County and bounded as follows: BEGINNING at a typical steel rod set for corner (typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Hampton") in the east boundary line of the Culp Survey and the west boundary line of the Kendall Lewis Survey A-334 at a point which bears North, 40.70 ft. of the occupied southeast corner of the Culp Survey, said beginning corner bears North, 120.00 ft. of the fenced southeast corner of the aforementioned 99.154 acre tract, said beginning corner lays in a west boundary line of that 1.082 acre tract described in that Correction Warranty Deed from Gary B. Seain et ux to John T. Lettwich et ux (Vol. 887, p. 1381); THENCE S 67°43'11" W, 317.29 ft. to a 1/2" steel surveyor's rod found for corner in the fenced south boundary line of the 99.154 acre tract and in the north boundary line of that 46.698 acre tract conveyed by Shelia Seain, Administratrix to John T. Lettwich et ux (Vol. 856, p. 320), said corner being the most westerly northwest corner of the aforementioned 1.082 acre tract; THENCE S 89°56'31" W along the said south boundary line of the 99.154 acre tract and the north boundary line of the aforementioned 46.698 acre tract, 82.49 ft. to a typical steel rod set for called angle point; THENCE S 89°45'38" W continuing along the fenced common boundary line, 121.62 ft. to a typical steel rod set for corner; THENCE North, 1475.72 ft. to a typical steel rod found for corner, the northwest corner of the aforementioned 1.101 acre Tract C, said corner being also the southeast corner of that 6.879 acre Tract B conveyed to John T. Lettwich et ux (Vol. 866, p. 120), said corner being also an occupied southwest corner of that 54.673 acre tract conveyed by Mildred Rust Cook et al to G. W. Rust et ux (Vol. 513, p. 831); THENCE N 83°25'11" E along the said north boundary line of the 1.101 acre Tract C and the apparent south boundary line of the aforementioned Rust tract, 447.18 ft. to a 40d nail set in a 6" Redbud tree for the called northwest corner of the 1.101 acre tract and the southwest corner of the Rust tract, said corner lays in the west right-of-way line of FM 2348; THENCE in a southerly direction along the west right-of-way line of FM 2348 and the east boundary line of the 1.101 acre tract and continuing the same course along the east boundary line of the 99.154 acre tract, the following courses and distances to typical steel rod is found at the end of each course: S 0°15'27" W, 31.56 ft.; S 5°58'04" W, 100.50 ft.; S 5°27'12" E, 100.50 ft.; S 0°15'27" W, 600.00 ft.; S 0°08'32" E, 309.38 ft.; S 16°51'19" E, 184.59 ft. to a typical steel rod found for corner in the east boundary line of the 99.154 acre tract and lays in an occupied west boundary line of the 1.082 acre tract; THENCE South along the common Survey line and the east boundary line of the 99.154 acre tract and the west boundary line of the 1.082 acre tract, 41.76 ft. to the place of beginning and containing 14.964 acres of land.

STATE OF TEXAS)
COUNTY OF TITUS) CERTIFICATE OF SURVEYOR

I, Dan Hampton, Registered Professional Land Surveyor 3889, do hereby certify the Plot and field notes shown hereon represent a survey made by me on the ground.

Given under my hand and seal this 22 day of June, 1995.

Subscribed and sworn to before me, a Notary Public in and for the State of Texas, this 23rd day of June, 1995.

Rebecca Riel
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires 12-23-98

This plat, having been filed as required by law, is hereby approved for filing in the plat records of Titus County, Texas, by Commissioners Court of Titus County, Texas this 14 day of August, 1995.

Danny Clark
COUNTY JUDGE

Accepted by the Titus County Health Officer this 8 day of August, 1995.

Donna H. Lettwich
TITUS COUNTY HEALTH OFFICER

STATE OF TEXAS) OWNER'S ACKNOWLEDGEMENT
COUNTY OF TITUS) AND DEDICATION

We, the undersigned owners of the land shown on this plat within the area described by the metes and bounds description shown hereon, and designated herein as

Union Hollow - Phase I

and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, rights-of-way, utility area and public places shown hereon.

John T. Lettwich
Donna H. Lettwich

STATE OF TEXAS)
COUNTY OF TITUS)

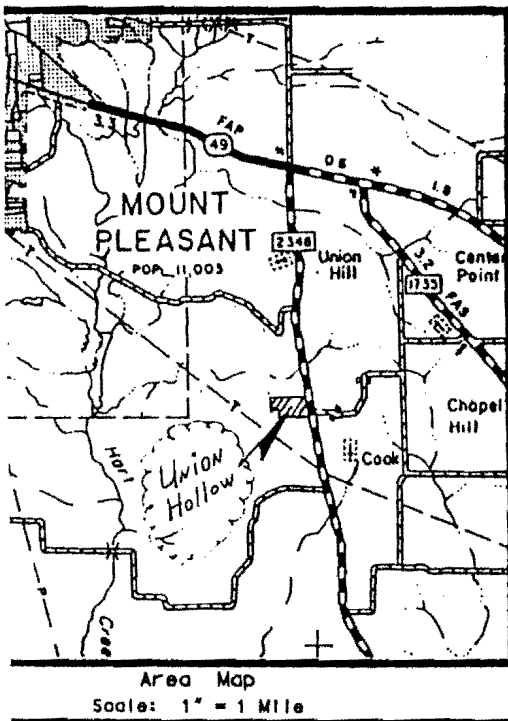
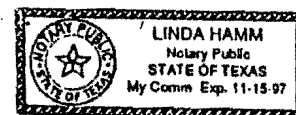
Before me, the undersigned authority, on this day personally

appeared John T. Lettwich & Donna

H. Lettwich, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein stated.

Given under my hand and seal of office this 7th day of August, 1995.

Linda Hamm
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires



Legend

- TSR Typical steel rod set or as noted
- TSR Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Hampton"
- Found steel rod
- No rod set
- Tree in line
- Wire fence

Base of Bearing
Match Deed of Record
Vol. 866, P. 120 of
Orient Points "A" and "B"
Shown Hereon

100 0 100 200
Bar Scale: 1" = 100 Feet

UNION HOLLOW - PHASE I
A SUBDIVISION OF 14.964 ACRES
A PART OF THE
HENRY W. CULP SURVEY A-136 AND
THE GEORGE LEWIS SURVEY A-349
TITUS COUNTY, TEXAS

SCALE: 1" = 100 FEET

DAN HAMPTON & ASSOCIATES, INC.

NOTOH NO/NI

