

LEGEND

CM - CONTROLLING MONUMENT
 ○ 1/2" IRON ROD FOUND (HAMPTON)
 ⊗ 1/2" IRON ROD SET (BY-LINE)
 ○ POINT FOR CORNER
 ○ 1/2" IRON ROD FOUND (BY-LINE)
 ○ 5/8" IRON ROD FOUND
 W/ ALUMINUM CAP

--- FLOODPLAIN
 --- ASPHALT



**FINAL PLAT OF
 BASS CREEK COVE**
 AN ADDITION TO TITUS COUNTY, TEXAS
 JOSEPH MUCHIN SURVEY ABST. NO. 356
 R.M. COLLINS SURVEY ABST. NO. 153

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the R. M. Collins Survey, Abstract No. 153, and the Joseph Muchin Survey, Abstract No. 356, Titus County, Texas, and being all of that certain called 6.17 acre tract of land, described as Tract 2, conveyed from KRB Investments, LLC to Keith Vierra, et al., by Special Warranty Deed, as recorded in File No. 20212156, Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the Southwest corner of said 6.17 acre tract and the Northwest corner of Lot 20, Mariners' Retreat - Phase II, as recorded in Plat Cabinet Slide No. 417, Plat Cabinet Slide No. 418, and Plat Cabinet Slide No. 419, Plat Records, Titus County, Texas, said point lying in the East line of Private Road No. 2367, (A.K.A. Lost Land Lake Trail), (50' R.O.W.), from said point, a 60D nail found for witness, bears North 21 Degrees 31 Minutes 02 Seconds East, a distance of 0.29 feet;

THENCE, with the common line of said Private Road No. 2367 and said 6.17 acre tract, the following courses and distances: North 21 Degrees 31 Minutes 02 Seconds East, a distance of 192.54 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at the beginning of a curve to the right, with a radius of 215.00 feet, a delta angle of 67 Degrees 48 Minutes 00 Seconds, the chord of which bears North 55 Degrees 27 Minutes 19 Seconds East, for a chord distance of 239.83 feet;

Along the arc of said curve, for an arc length of 254.42 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at the end of said curve;

North 89 Degrees 21 Minutes 19 Seconds East, a distance of 119.60 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at the beginning of a curve to the right, with a radius of 400.00 feet, a delta angle of 32 Degrees 31 Minutes 38 Seconds, the chord of which bears South 74 Degrees 25 Minutes 30 Seconds East, for a chord distance of 224.05 feet, from said point, a 1/2 inch iron rod found marked (Hampton) for witness, bears South 01 Degrees 11 Minutes 43 Seconds East, a distance of 14.98 feet;

Along the arc of said curve, for an arc length of 227.08 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at the beginning of a reverse curve to the left, with a radius of 230.00 feet, a delta angle of 19 Degrees 00 Minutes 02 Seconds, the chord of which bears South 67 Degrees 39 Minutes 40 Seconds East, for a chord distance of 75.92 feet, from said point, a 60D nail found for witness, bears South 60 Degrees 39 Minutes 55 Seconds West, a distance of 0.14 feet, and a 1/2 inch iron rod found marked (Hampton) for witness, bears South 31 Degrees 50 Minutes 21 Seconds West, a distance of 15.00 feet;

Along the arc of said curve, for an arc length of 76.27 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at the end of said curve, from said point, a 60D nail found for witness, bears South 50 Degrees 00 Minutes 29 Seconds East, a distance of 0.50 feet, and a 1/2 inch iron rod found marked (Hampton) for witness, bears South 12 Degrees 52 Minutes 03 Seconds West, a distance of 15.00 feet; South 77 Degrees 07 Minutes 57 Seconds East, a distance of 121.00 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at the intersection of the South line of said Private Road No. 2367, with the West line of Bass Creek Trail, (50' R.O.W.), and the Northeast corner of said 6.17 acre tract, said point lying in a curve to the left, with a radius of 1,230.16 feet, a delta angle of 09 Degrees 16 Minutes 45 Seconds, the chord of which bears South 13 Degrees 07 Minutes 48 Seconds West, for a chord distance of 199.01 feet, from said point, a 1/2 inch iron rod found marked (Hampton) for witness, bears South 60 Degrees 17 Minutes 10 Seconds West, a distance of 22.17 feet;

THENCE, along the West line of said Bass Creek Trail and the East line of said 6.17 acre tract, the following courses and distances:

Along the arc of said curve, for an arc length of 199.23 feet to a 1/2 inch iron rod found marked (Hampton) at the end of said curve; South 08 Degrees 32 Minutes 47 Seconds West, a distance of 115.74 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) at the Southeast corner of said 6.17 acre tract and the Northeast corner of Lot 19, Mariners' Retreat - Phase I, as recorded in Plat Cabinet Slide No. 390, Plat Cabinet Slide No. 391, and Plat Cabinet Slide No. 392, Plat Records, Titus County, Texas, said point lying in the West line of said Bass Creek Trail, from said point, a 1/2 inch iron rod found marked (Hampton) at the Southeast corner of said Lot 19, bears South 08 Degrees 32 Minutes 47 Seconds West, a distance of 101.88 feet;

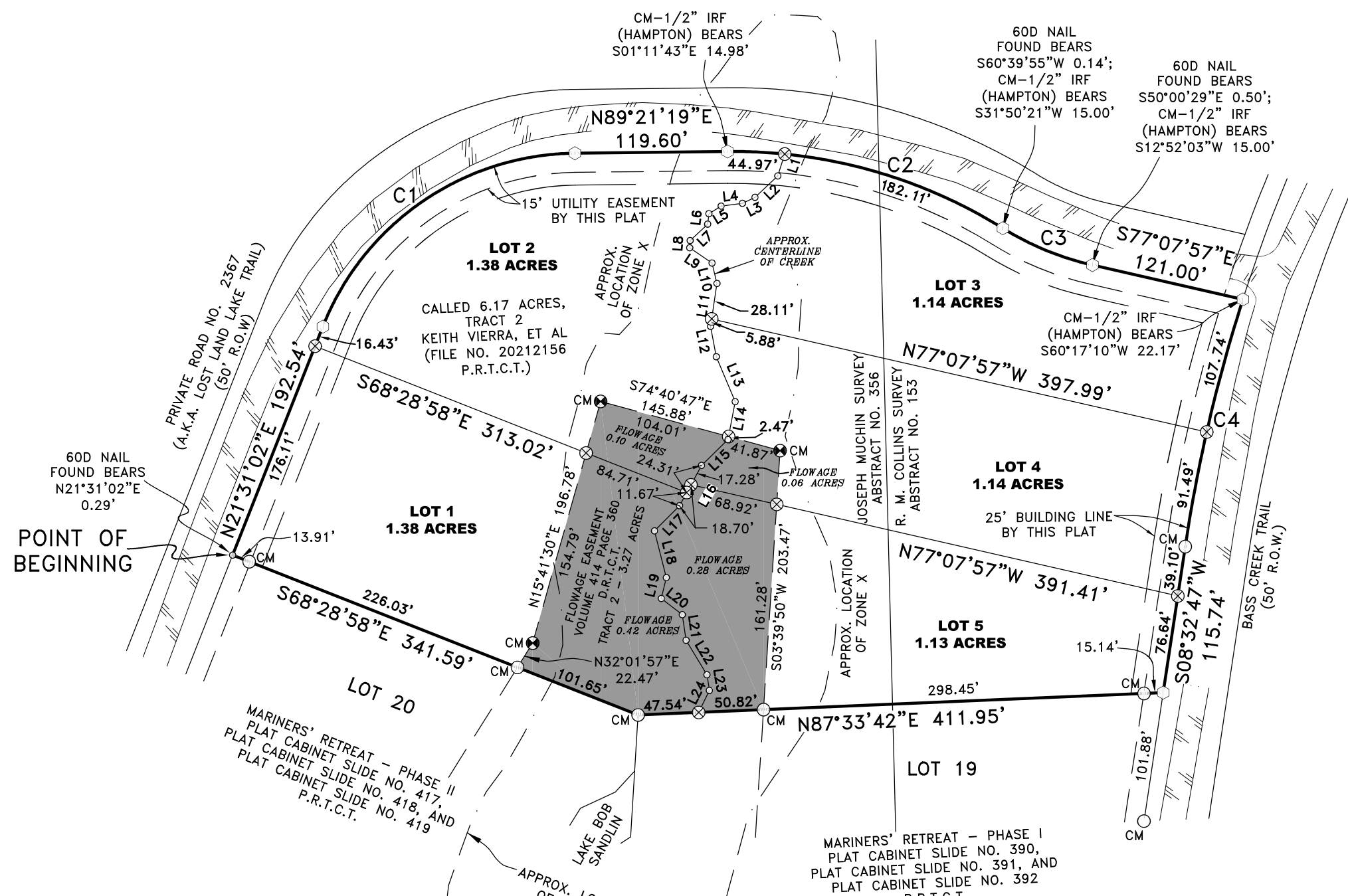
THENCE, South 87 Degrees 33 Minutes 42 Seconds West, along the South line of said 6.17 acre tract and the North line of said Lot 19, passing at a distance of 15.14 feet, a 1/2 inch iron rod found marked (Hampton) at an ell corner of said Mariners' Retreat - Phase I, passing at a distance of 313.59 feet to a 1/2 inch iron rod found marked (Hampton) for witness, and continuing the same course along the South line of said 6.17 acre tract and the North line of said Lot 19 in all a total distance of 411.95 feet to a 1/2 inch iron rod found marked (Hampton) at an angle point in a South line of said 6.17 acre tract, the Northwest corner of said Lot 19, and the Northeast corner of said Lot 20;

THENCE, North 68 Degrees 28 Minutes 58 Seconds West, along the South line of said 6.17 acre tract and the North line of said Lot 20, passing at a distance of 101.65 feet, a 1/2 inch iron rod found marked (Hampton) for witness, passing at a distance of 327.68 feet, a 1/2 inch iron rod found marked (Hampton) for witness, and continuing the same course along the South line of said 6.17 acre tract and the North line of said Lot 20 in all a total distance of 341.59 feet to the POINT OF BEGINNING and CONTAINING or 6.17 acres of land.

Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances shown hereon are at grid.

NOTES:

- THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48449C0350D DATED 9/29/2010. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDED BY 100-YEAR FLOOD.
- BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
- SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY TITUS COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- THERE SHALL BE A 15' DRAINAGE & UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG THE REAR AND SIDE LINES OF ALL LOTS.



LINE	BEARING	DISTANCE
L1	S17°31'14"W	17.98'
L2	S46°55'04"W	24.55'
L3	S64°20'15"W	10.88'
L4	S82°40'53"W	16.84'
L5	S58°05'05"W	11.30'
L6	S06°25'17"W	8.22'
L7	S46°52'13"W	18.87'
L8	S03°24'53"W	5.68'
L9	S55°42'31"E	21.16'
L10	S13°42'29"E	16.51'
L11	S08°30'07"W	33.99'
L12	S10°37'53"E	24.24'
L13	S22°48'17"E	38.20'
L14	S10°40'53"W	30.29'
L15	S45°43'12"W	29.00'
L16	S28°38'51"W	35.98'
L17	S44°46'30"W	27.81'
L18	S14°13'27"E	37.79'
L19	S13°34'38"W	16.84'
L20	S52°20'49"E	20.77'
L21	S08°22'30"E	20.26'
L22	S31°07'06"E	31.61'
L23	S09°00'09"E	12.41'
L24	S25°48'52"W	19.17'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	254.42'	215.00'	67°48'00"	N55°27'19"E	239.83'
C2	227.08'	400.00'	32°31'38"	S74°25'30"E	224.05'
C3	76.27'	230.00'	19°00'02"	S67°39'40"E	75.92'
C4	199.23'	1,230.16'	09°16'45"	S13°07'48"W	199.01'

- NOTES CONTINUED:
- NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
 - ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
 - WATER SERVICE PROVIDER: TRI-SPECIAL UTILITY DISTRICT, 300 W. 16TH ST., MT. PLEASANT, TX 75455, 903-572-3676
 - ELECTRIC SERVICE PROVIDER: BOWIE CASS ELECTRIC, 116 S. MAIN ST., LONE STAR, TX 75668, 903-656-3251

STATE OF TEXAS
 COUNTY OF TITUS

CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environment Inspector officer this the _____ day of _____, 2022.

Environmental Inspector

OWNER'S STATEMENT:

We, KEITH VIERRA AND JILL VIERRA, do hereby adopt this plat, designating the hereinabove described property as BASS CREEK COVE, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____, 2022.

By: _____
 Keith Vierra

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for

the State of Texas, this the _____ day of _____, 2022.

Notary Public

Witness, my hand, this the _____ day of _____, 2022.

By: _____
 Jill Vierra

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for

the State of Texas, this the _____ day of _____, 2022.

Notary Public

SURVEYOR'S CERTIFICATE:

I, Tina Ballard, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision.

Tina Ballard
 Tina Ballard, R.P.L.S. 6746

DATE: 03/02/2022



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, _____, County Judge of Titus County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioner Court of Titus County, Texas, and by 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.

APPROVED this the _____ day of _____, 2022, by the Commissioners Court of Titus County, Texas.

County Judge

Date: _____

County Clerk

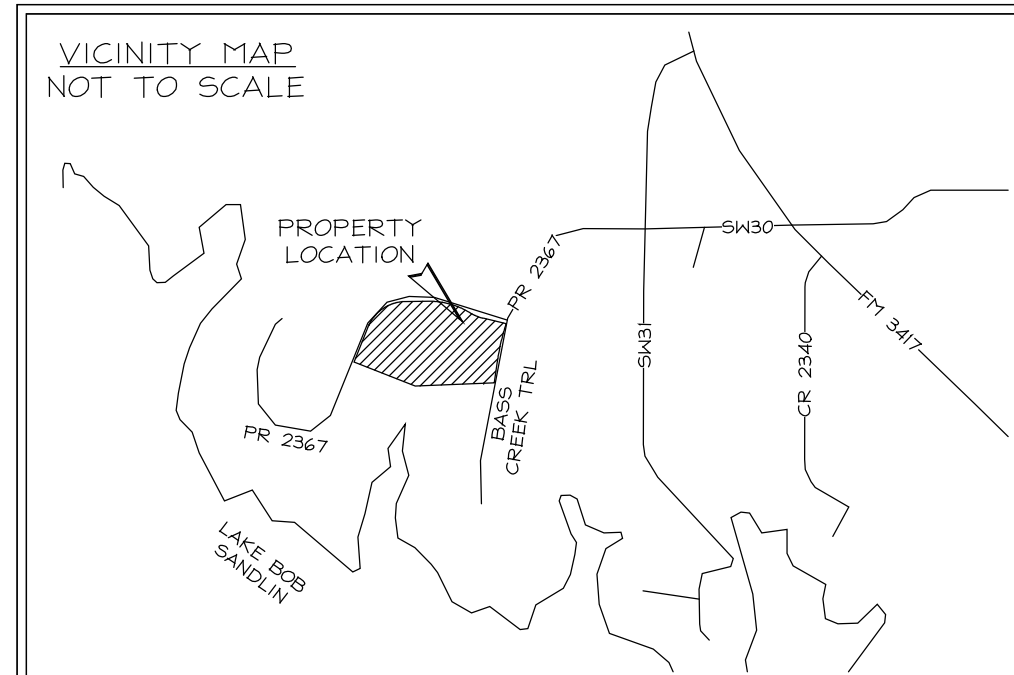
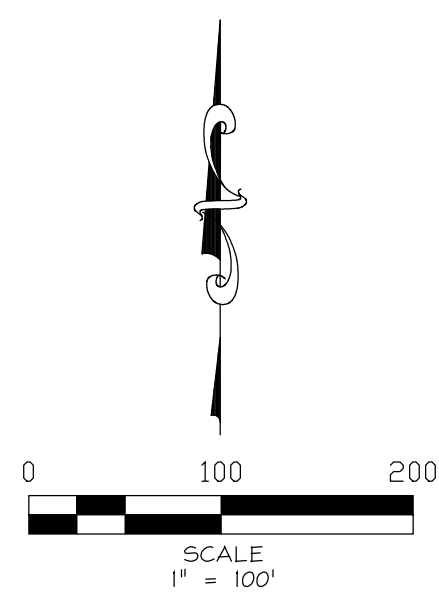
STATE OF TEXAS
 COUNTY OF TITUS

I hereby certify that the forgoing instrument of writing with its Certificate of Authentication was filed for record in my office on this the _____ day of _____, 2022, at _____ o'clock ____M. as Slide No. _____ of the Plat Records of Titus County, Texas.

Give under my hand and seal of office on the date last written above.

County Clerk

By _____, Deputy



PRIVATE ROAD 2367 MOUNT PLEASANT TITUS COUNTY, TEXAS		<p>BY-LINE SURVEYING LLC P.O. BOX 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com</p>
DATE:	03/02/2022	
SCALE:	1:100	
JOB NO.:	2021-1902	
CLIENT:	KEITH VIERRA	
TECHNICIAN:	AMN	