

Brian Lee

From: David Bain <dbain@co.titus.tx.us>
Sent: Monday, September 10, 2018 12:04 PM
To: Brian Lee
Subject: Sandlin Ranch #2 Subdivision
Attachments: Doc - Jul 27 2018 - 1-25 PM.pdf

Flag Status: Flagged

Sir,

As I had mentioned in the previous emails from July 23rd and July 26, 2018, I have been contacted by Youssef "Joe" Zouen , who owns lots 12 and 19 in Sandlin Ranch #2, and also by Jonathan Boggan, who is one of the developers of Sandlin Ranch. It appears that when the lots were being divided in Sandlin Ranch #2, lots 12 and 19 were surveyed as approximately 2 acre lots each rather than 1 acre each as was done in the majority of the other lots. Youssef purchased these lots I presume for speculator purposes and now wishes to divide the two lots into four lots with each being a minimum of one acre. A copy of the surveyed property identifying the four lots as 12A, 12B, 19A, and 19B is attached to this email. There no needing for road construction for this change as two of the lots have road frontage on CR2720 and the other two lots have frontage on CR2724. The one acre lot size should be adequate for on-site sewage and meet the requirements in the local orders. Provided this increase in the number of lots does not exceed the number of water meters available, I feel we should allow this amendment to the original plat to proceed. I have looked over the existing plat and I do not see where this type of situation would arise again as the remaining lots are all less than 1.5 acres.

Sgt. Clint Bain
Environmental Investigator
Titus County Sheriff's Office
304 S. Van Buren
Mt. Pleasant, TX 75455
(903)572-6641 ext. 5606
Fax (903)577-8038

The documents contained in this transmission contain confidential information, belonging to the sender that is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this transmission in error, please notify us by telephone immediately to arrange for the return of the documents.



618

STATE OF TEXAS
COUNTY OF TITUS Denton

BEFORE ALL MEN BY THESE PRESENTS:

that We, YOUSSEF ZOUEN AND DALIA ZOUEN, are the sole owners of the herein described tract of land, and I hereby accept this plat as an addition to TITUS County, Texas. I hereby offer the same herein for recording in the plat records of Titus County, Texas. This plat approved shall be subject to all platting ordinances, rules, and regulations of Titus County, Texas.

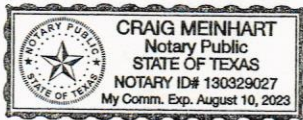
Youssef Zouen
OWNER

Dalia Zouen
OWNER

STATE OF TEXAS
COUNTY OF TITUS Denton

Before me the undersigned, a Notary Public in and for the State of Texas, Titus County, on this day personally appeared YOUSSEF ZOUEN AND DALIA ZOUEN, 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 purpose and considerations therein expressed.

Craig Meinhart
Notary Public, State of Texas.



STATE OF TEXAS
COUNTY OF TITUS Denton

BEFORE ME, the undersigned, a Notary Public in and for said County and on this day appears Youssef Zouen known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

BEFORE ME UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of December, 2019.

Craig Meinhart
Notary Public in and for Titus County, Texas.
Denton

STATE OF TEXAS
COUNTY OF TITUS Denton

BEFORE ME, the undersigned, a Notary Public in and for said County and on this day appears Dalia Zouen known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

BEFORE ME UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of December, 2019.

Craig Meinhart
Notary Public in and for Titus County, Texas.
Denton

SURVEYOR'S STATEMENT:

Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and the monumentation shown hereon as either found or placed in compliance with the Regulations of the Texas Board of Professional Land Surveying, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Witnessed this the 5th day of Dec, 2019.

Bryan Connally
Bryan Connally
as Registered Professional Land Surveyor No. 5513

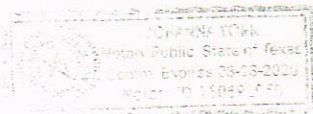


STATE OF TEXAS
COUNTY OF TITUS

BEFORE ME, the undersigned, a Notary Public in and for the said County and on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

BEFORE ME UNDER MY HAND AND SEAL OF OFFICE this 5th day of Dec, 2019.

Adam York
Notary Public in and for the State of Texas



OWNER: YOUSSEF ZOUEN AND DALIA ZOUEN

STATE OF TEXAS
COUNTY OF TITUS

WHEREAS, Youssef Zouen and Dalia Zouen, are the sole owners of a lot, tract, or parcel of land situated in the Joseph Reed 3197 Acre Survey, Abstract No. 461, Titus County, Texas, same being all of Lot 12 and Lot 19, Sandlin Ranch No. 2, a subdivision to Titus County, Texas, according to the plat thereof recorded in Instrument No. 20171480, Plat Records, Titus County, Texas,

BEGINNING, at a 100d nail set for corner, same corner being the Northeast corner of Lot 11, said Sandlin Ranch No. 2, same point lying in the approximate centerline of County Road No. 2720 (a public right-of-way);

THENCE, South 66 degrees 02 minutes 23 seconds East, along the approximate centerline of County Road No. 2720, a distance of 155.75 feet, to a 100d nail set for corner;

THENCE, South 65 degrees 07 minutes 50 seconds East, along the approximate centerline of County Road No. 2720, a distance of 69.011 feet, to a 100d nail set for corner, same corner being the Northwest corner of Lot 13, said Sandlin Ranch No. 2;

THENCE, South, along the West line of said Lot 13, a distance of 434.31 feet, to a 1/2-inch iron rod with cap stamped "CBG SURVEYING", set for corner, same corner being the Southwest corner of said Lot 13, same being the Northwest corner of Lot 16, said Sandlin Ranch No. 2, same corner being the Northeast corner of Lot 17, said Sandlin Ranch No. 2;

THENCE, West, along the north line of said Lot 17, a distance of 138.16 feet, to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" set for corner, same corner being the Northwest corner of said Lot 17, same being the northeast corner of Lot 18, said Sandlin Ranch No. 2;

THENCE, South 57 degrees 26 minutes 56 seconds West, along the Southerly line of said Lot 18, a distance of 281.17 feet, to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" set for corner, same corner being the Northwest corner of said Lot 18, same corner lying in the East line of Private Road No. 2724;

THENCE, North 15 degrees 22 minutes 21 seconds West, along the East line of Private Road No. 2724, a distance of 232.18 feet, to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" set for corner, same corner being at the beginning of a curve to the right, having a delta angle of 17 degrees 55 minutes 36 seconds, having a radius of 380.00 feet, and a chord bearing and distance of North 06 degrees 24 minutes 33 seconds West, 118.41 feet;

THENCE, in a Northwesterly direction, with said curve to the right, along the East line of Private Road No. 2724, an arc distance of 118.89 feet, to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" set for corner, same corner being the Southwest corner of said Lot 11;

THENCE, East, along the South line of said Lot 11, a distance of 172.49 feet, to a 1/2-inch iron rod with cap stamped "CBG SURVEYING", set for corner, same corner being the Southeast corner of said Lot 11;

THENCE, North 12 degrees 14 minutes 07 seconds East, along the East line of said Lot 11, a distance of 344.47 feet, to the POINT OF BEGINNING and containing 176,543 square feet or 4.053 acres of land, more or less.

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 4) ALL LOT CORNERS ARE MONUMENTED WITH 1/2 INCH IRON RODS WITH YELLOW PLASTIC CAPS STAMPED (CBG INC) UNLESS OTHERWISE NOTED.

BEING A REPLAT OF
SANDLIN RANCH NO. 2
LOT 12A, LOT 12B, LOT 19A AND LOT 19B, BLOCK A
176,543 SQ.FT. / 4.053 ACRES
BEING A REPLAT OF
LOT 12 AND LOT 19
SANDLIN RANCH NO. 2
JOSEPH REED 3197 ACRE SURVEY, ABSTRACT NO. 461
TITUS COUNTY, TEXAS



CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216

LEGEND

- CM CONTROLLING MONUMENT
- ⊗ 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED (CBG INC)
- ⊙ 100d NAIL SET
- "NTS" = NOT TO SCALE

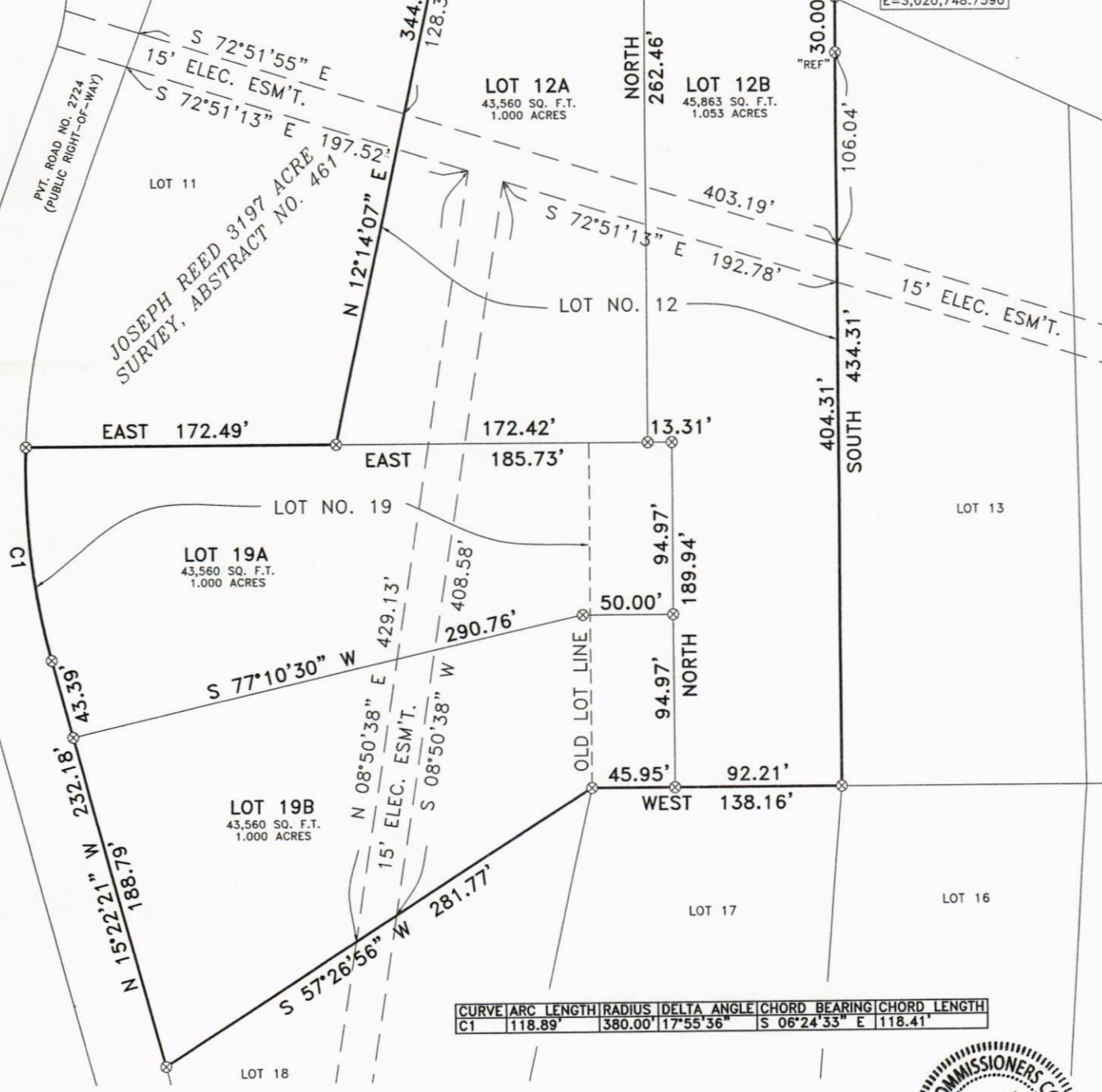


POINT OF BEGINNING

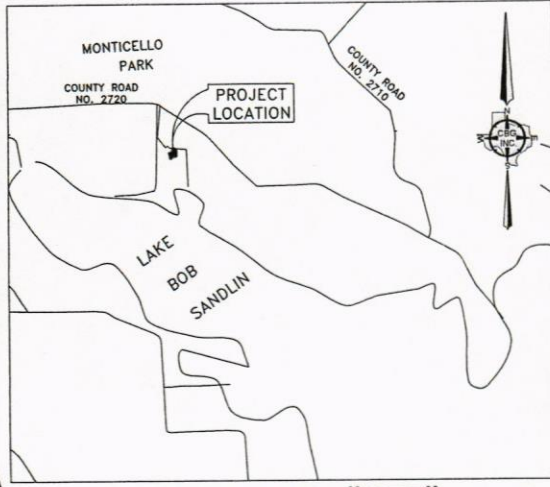
GPS COORDINATES
 N=7,093,068.9214
 E=3,020,543.8222

GPS COORDINATES
 N=7,092,976.6497
 E=3,020,748.7590

COUNTY ROAD NO. 2720
 PUBLIC R.O.W.
 S 66°02'23" E 155.75'
 S 65°07'50" E 69.01'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.89'	380.00'	17°55'36"	S 06°24'33" E	118.41'



VICINITY MAP "NTS"

STATE OF TEXAS
 COUNTY OF TITUS

Approved by the Commissioners Court of Titus County, Texas this the 25 day of October, 2019.

[Signature]
 County Judge

[Signature]
 ATTEST: County Clerk

File in Slide No. 618 of the Plat Records of Titus County, Texas.

STATE OF TEXAS
 COUNTY OF TITUS

Approved by the Titus County Environmental Inspection officer this the day of October, 2019.

[Signature]
 Environmental Inspection

STATE OF TEXAS
 COUNTY OF TITUS

