

Notice is hereby given that on January 20, 2022, Audrey Alexander, formerly known as Audrey Robertson, submitted an Application to the Commissioners' Court of Titus County, Texas to Cancel the Holly Oaks Subdivision, which is located approximately two miles southeast of Mt. Pleasant, Titus County, Texas near County Road 4720. Any person who is interested in the property and who wishes to protest the proposed cancellation shall appear at the Regular Meeting of the Commissioners' Court of Titus County, Texas on the 28th day of February 2022, at 9:00 o'clock a.m. central time, in the Titus County Courthouse, County Courtroom, 100 West First Street, Room 205, Mt. Pleasant, Texas 75455.

AFFIDAVIT CANCELLING SUBDIVISION

STATE OF TEXAS §
COUNTY OF TITUS §

BEFORE ME, the undersigned notary public, on this day personally appeared Audrey Alexander formerly known as Audrey Robertson, a person whose identity is known to me. After being duly sworn she, upon her oath, stated:

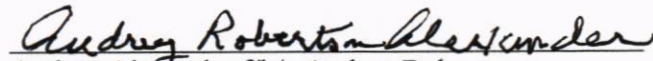
“My name is Audrey Alexander. I was formerly known as Audrey Robertson. I am over 18 years of age, of sound mind and competent to make this affidavit. I have personal knowledge of the information provided in this affidavit and I hereby swear that the information provided in this affidavit is true and correct.

I own the entire Holly Oaks subdivision located in Titus County, Texas that contains approximately 19.937 acres and is subdivided into 24 lots. Attached hereto is the plat for the Holly Oaks Subdivision that I authorized and that was recorded in the Titus County Plat Records as Plat No. 478 on March 4, 2005. The Holly Oaks Subdivision has never been developed and none of the lots have ever been sold. I am the owner of all of the lots in the Holly Oaks Subdivision.

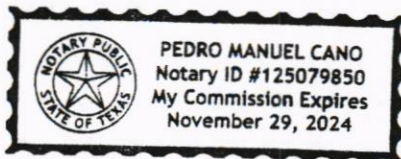
I hereby cancel the Holly Oaks Subdivision in its entirety, including without limitation any lots, blocks, dedicated easements and/or roadways located therein, such that henceforth the entire property containing approximately 19.937 acres shall be reestablished as an acreage tract as it existed before the subdivision and as if such property had never been subdivided.


This affidavit is intended to comply with Texas Local Government Code Section 232.008. All of the necessary procedures described in Section 232.008 have been followed such that this affidavit shall be effective to cancel the Holly Oaks Subdivision. The Titus County Commissioners Court has approved the filing of this affidavit cancelling the Holly Oaks Subdivision.

Further affiant sayeth not.”


Audrey Alexander f/k/a Audrey Robertson

SWORN AND SUBSCRIBED TO BEFORE ME by Audrey Alexander formerly known as Audrey Robertson on this the 28th day of February, 2022.





Notary Public, State of Texas



ANDY PATTILLO
pattillo@thetexasfirm.com

January 20, 2022

Honorable Judge Brian P. Lee
Titus County Judge
100 West First Street, Suite 200
Mt. Pleasant, Texas 75455
titusjudge@gmail.com

Re: Application to Cancel Holly Oaks Subdivision in Titus County, Texas

Judge Lee:

This firm represents Audrey Alexander formerly known as Audrey Robertson (referred to herein as "Audrey"). Enclosed herewith is a Plat for the Holly Oaks Subdivision that was recorded in the Titus County Plat Records as Plat No. 478 on March 4, 2005. Pursuant to Texas Local Government Code Section 232.008, Audrey hereby applies to cancel the Holly Oaks Subdivision located in Titus County, Texas, for the reasons set forth herein.

The Holly Oaks Subdivision contains approximately 19.937 acres and is subdivided into 24 lots (collectively referred to herein as the "Property"). The Property is located in Titus County, Texas approximately 2 miles southeast of Mt. Pleasant near County Road 4720. Audrey owned all of the Property at the time the plat was recorded in 2005 and Audrey still owns all of the Property. The Property has never been developed and none of the lots have ever been sold. After creating the Subdivision, Audrey discovered that she could not run all of the necessary utility lines to each of the lots in the Subdivision, therefore she never developed the Subdivision or sold any of the lots. Audrey now desires to sell all or a portion of the Property, and the Property will be more appealing to potential buyers if it is not platted into 24 lots that cannot be developed.

Texas Local Government Code Section 232.008 describes the procedure for cancelling a subdivision that is located outside municipalities and outside the extraterritorial jurisdiction of municipalities. The Property is located outside of Mt. Pleasant and outside of the ETJ of Mt. Pleasant. Therefore, Section 232.008 is the applicable statute governing this matter.

Section 232.008 states that a person owning real property that has been subdivided into lots and blocks may apply to the Commissioners Court in the County in which the property is located for permission to cancel all or part of the subdivision, including a dedicated easement or roadway, to reestablish the property as acreage tracts as it existed before the subdivision. If the application shows that the cancellation of the subdivision does not interfere with the established rights of any purchaser who owns any part of the subdivision, the Commissioners Court by order shall authorize the owner of the subdivision to file an instrument canceling the subdivision. After the cancellation instrument is filed and recorded in the county records, the county tax assessor shall assess the property as if it had never been subdivided.

Waco Office: 220 South Fourth Street Waco, Texas 76701 Main: 254-776-5500
Dallas Office: 15150 Preston Road, Suite 230 Dallas, Texas 75202 Main: 214-761-6460
thetexasfirm.com



The Commissioners Court shall publish notice of an application for cancellation in a newspaper in the county for at least three weeks before the date on which action is taken on the application. The Court shall take action on the application at a regular term. The published notice must direct any person who is interested in the property and who wishes to protest the proposed cancellation to appear at the time specified in the notice.

Enclosed herewith is a draft affidavit for Audrey's signature cancelling the Holly Oaks Subdivision. Audrey respectfully requests that the Titus County Commissioners Court publish a notice of this application in a newspaper in Titus County, Texas for at least three weeks, and to schedule this matter for a hearing on the next available regular docket of the Commissioners Court after the expiration of the aforementioned three week period. Audrey further respectfully requests that at the hearing, the Commissioners Court enter an order approving the filing of the affidavit to cancel the Holly Oaks Subdivision located in Titus County, Texas.

If you or any of the Commissioners have any questions or requests for additional information, please email me at pattillo@thetexasfirm.com or call me at 254-776-5500.

Respectfully Submitted,

BEARD KULTGEN BROPHY
BOSTWICK & DICKSON, PLLC

By: /s/ Andy Pattillo
Andy Pattillo

AFFIDAVIT CANCELLING SUBDIVISION

STATE OF TEXAS §
COUNTY OF TITUS §

BEFORE ME, the undersigned notary public, on this day personally appeared Audrey Alexander formerly known as Audrey Robertson, a person whose identity is known to me. After being duly sworn she, upon her oath, stated:

“My name is Audrey Alexander. I was formerly known as Audrey Robertson. I am over 18 years of age, of sound mind and competent to make this affidavit. I have personal knowledge of the information provided in this affidavit and I hereby swear that the information provided in this affidavit is true and correct.

I own the entire Holly Oaks subdivision located in Titus County, Texas that contains approximately 19.937 acres and is subdivided into 24 lots. Attached hereto is the plat for the Holly Oaks Subdivision that I authorized and that was recorded in the Titus County Plat Records as Plat No. 478 on March 4, 2005. The Holly Oaks Subdivision has never been developed and none of the lots have ever been sold. I am the owner of all of the lots in the Holly Oaks Subdivision.

I hereby cancel the Holly Oaks Subdivision in its entirety, including without limitation any lots, blocks, dedicated easements and/or roadways located therein, such that henceforth the entire property containing approximately 19.937 acres shall be reestablished as an acreage tract as it existed before the subdivision and as if such property had never been subdivided.

This affidavit is intended to comply with Texas Local Government Code Section 232.008. All of the necessary procedures described in Section 232.008 have been followed such that this affidavit shall be effective to cancel the Holly Oaks Subdivision. The Titus County Commissioners Court has approved the filing of this affidavit cancelling the Holly Oaks Subdivision.

Further affiant sayeth not.”

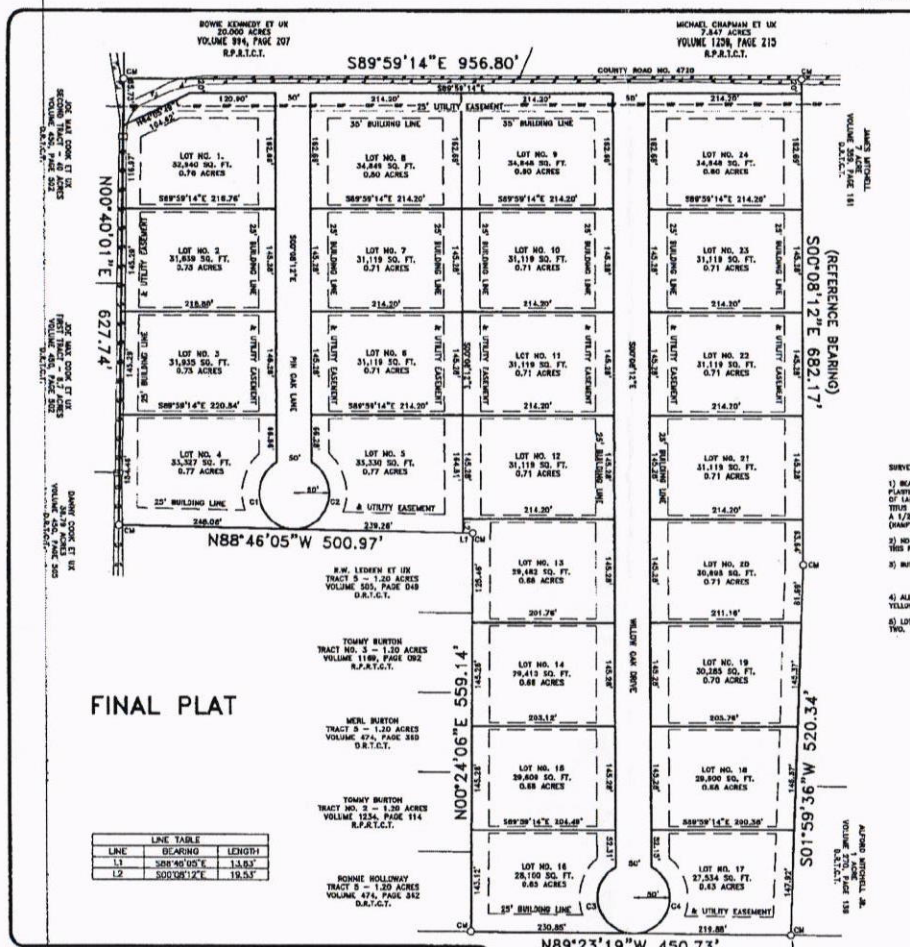
Audrey Alexander f/k/a Audrey Robertson

SWORN AND SUBSCRIBED TO BEFORE ME by Audrey Alexander formerly known as Audrey Robertson on this the 28th day of February, 2022.

Notary Public, State of Texas

1312A

478



OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF TITUS

KNOW ALL MEN BY THESE PRESENTS:

That I, Audrey Robertson, do hereby certify that the plat of land herein before described is a true and correct copy of the original plat of land as recorded in the public records of Tarrant County, Texas, and that I am the owner of the same for the purpose and consideration therein expressed.

Audrey Robertson
Owner Audrey Robertson

STATE OF TEXAS
COUNTY OF TITUS

Before me the undersigned, a Notary Public in and for the State of Texas, this day personally appeared Audrey Robertson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me to be the owner of the same for the purpose and consideration therein expressed.

BRANDY MAYFIELD
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-15-2008

STATE OF TEXAS
COUNTY OF TITUS

Approved by the Commissioners of Tarrant County, Texas, this 15th day of May, 2005.

Brandy Go Mars
Attest Brandy Go Mars
Notary Public, State of Texas, County of Titus

SURVEYOR'S NOTES:

- 1) MEASUREMENTS WERE MADE ON A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED (HAMPSON) AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 450, PAGE 202, DEED RECORDS, TARRANT COUNTY, TEXAS, THENCE S00°08'12\"/>

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the William Cook Survey Abstract No. 127, and being all of that certain called 19,931 acre tract of land conveyed from Joe Ervin et al to Audrey Robertson, by Warranty Deed With Vendor's Lien, as recorded in Volume 949, Page 197, Real Property Records, Tarrant County, Texas, and being more particularly described by maps and bounds as follows:

BEING all of a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPSON) at the Southwest corner of a 1.20 acre tract conveyed to Alfred Mitchell, Jr. by Warranty Deed, as recorded in Volume 270, Page 126, Deed Records, Tarrant County, Texas, said point being in the North line of a called 50 acre tract, 1, conveyed to Charles Dezman, by Warranty Deed, as recorded in Volume 1006, Page 320, Real Property Records, Tarrant County, Texas;

THENCE, North 80 Degrees 23 Minutes 10 Seconds West, with the North line of said 90 acre tract, a distance of 46073 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPSON) at the Southwest corner of a called 1.20 acre tract, 1, conveyed to Rando Holloway, by Warranty Deed, as recorded in Volume 474, Page 362, Deed Records, Tarrant County, Texas;

THENCE, North 00 Degrees 24 Minutes 06 Seconds East, with the East line of said 1.20 acre tract, and passing the Northwest corner of said 1.20 acre tract, and the Southwest corner of a called 1.20 acre tract, 2, conveyed to Torrey Burton, by Warranty Deed, as recorded in Volume 1234, Page 214, Real Property Records, Tarrant County, Texas, and continuing on and passing the Northeast corner of said 1.20 acre tract, 1 (1234/214), and the Southwest corner of a called 1.20 acre tract, 3, conveyed to Matt Burton, by Warranty Deed, as recorded in Volume 474, Page 360, Deed Records, Tarrant County, Texas, and continuing on and passing the Northeast corner of said 1.20 acre tract, 4 (474/360), and the Southwest corner of a called 1.20 acre tract, 5, conveyed to Torrey Burton, by Warranty Deed, as recorded in Volume 1189, Page 092, Real Property Records, Tarrant County, Texas, and continuing on and passing the Northeast corner of said 1.20 acre tract, 1 (1189/092), and the Southwest corner of a called 1.20 acre tract, 6, conveyed to R.W. Ludlow, et al, by Warranty Deed, as recorded in Volume 500, Page 040, Deed Records, Tarrant County, Texas, and continuing for a total distance of 656.14 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPSON) at the Northeast corner of said 1.20 acre tract, 6 (605/040);

THENCE, North 88 Degrees 44 Minutes 00 Seconds West, with the North line of said 1.20 acre tract, 6 (605/040), a distance of 50037 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPSON) at the Southwest corner of a called 1.20 acre tract, 5 (505/040), said point being in an original plat, and the East line of a called 28.70 acre tract conveyed to Audrey Robertson et al, by Warranty Deed, as recorded in Volume 450, Page 200, Deed Records, Tarrant County, Texas;

THENCE, North 00 Degree 46 Minutes 01 Seconds East, with the East line of said 28.70 acre tract, and said road, and passing the Northeast corner of said 28.70 acre tract, and the Southwest corner of a called 6.7 acre tract, 1, conveyed to Joe May Cox et al, by Warranty Deed, as recorded in Volume 450, Page 202, Deed Records, Tarrant County, Texas, and continuing on and passing the Northwest corner of said 6.7 acre tract, and the Southwest corner of a called 6.7 acre tract, 2, conveyed to Joe May Cox et al, by Warranty Deed, as recorded in Volume 450, Page 202, Deed Records, Tarrant County, Texas, and continuing on and passing the Southwest corner of a called 6.7 acre tract, 3, conveyed to Joe May Cox et al, by Warranty Deed, as recorded in Volume 450, Page 202, Deed Records, Tarrant County, Texas, and continuing on and passing the Southwest corner of a called 6.7 acre tract, 4, conveyed to Joe May Cox et al, by Warranty Deed, as recorded in Volume 450, Page 202, Deed Records, Tarrant County, Texas, and continuing on and passing the Southwest corner of a called 6.7 acre tract, 5, conveyed to Joe May Cox et al, by Warranty Deed, as recorded in Volume 450, Page 202, Deed Records, Tarrant County, Texas;

THENCE, South 69 Degree 58 Minutes 14 Seconds East, with the South line of said 20,000 acre tract, and County Road No. 4720, and passing the Southwest corner of said 20,000 acre tract, and the Southwest corner of a called 12.91 acre tract conveyed to Robert Crenshaw et al, by Warranty Deed, as recorded in Volume 1259, Page 218, Real Property Records, Tarrant County, Texas, and continuing for a total distance of 888.80 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPSON) at the Southwest corner of a called 7 acre tract, 1, conveyed to James Mikula, by Warranty Deed, as recorded in Volume 358, Page 181, Deed Records, Tarrant County, Texas;

THENCE, South 60 Degree 05 Minutes 12 Seconds East, (Reference Bearing), with the West line of said 7 acre tract, a distance of 652.17 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPSON) at an angle point in the West line of said 7 acre tract;

THENCE, South 61 Degree 00 Minutes 36 Seconds West, with the West line of said 7 acre tract, and passing a Southwest corner of said 7 acre tract, and the Northwest corner of a called 1 acre tract, and continuing for a total distance of 553.54 feet to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, Joshua Huber, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from the original survey under my supervision and in accordance with the laws of the State of Texas.

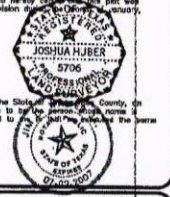
Joshua Huber, R.P.S., No. 5736
DATE: 03-04-2005

STATE OF TEXAS
COUNTY OF TITUS

Before me the undersigned, a Notary Public in and for the State of Texas, this day personally appeared Joshua Huber, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me to be the owner of the same for the purpose and consideration therein expressed.

Notary Public, State of Texas, County of Titus

Filed
9 O'CLOCK AM
MAR 04 2005
3-4-05
Brandy Go Mars
TITUS COUNTY CLERK



HOLLY OAKS
WILLIAM COOK SURVEY, ABSTRACT NO. 127
TITUS COUNTY, TEXAS
COUNTY ROAD NO. 4720

DOUG CONNALLY & ASSOC., INC.
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1266
www.dconsurveying.com

SCALE	DATE	JOB NO.	S.T. NO.	DRAWN	REV	BY	REV	BY
1"=100'	02/25/05	64751-1	N/A	J.B.K.				

FINAL PLAT

LINE TABLE	LENGTH
L1	588'40.95"E 13.83'
L2	500'00.00"E 19.53'



TRACT	ACRES	AREA	PERCENT	ADJACENT CORNER	ADJACENT CORNER
01	149'41" W	50.00'	138.87'	S187°07' E	68.00'
02	180'17" W	80.00'	120.00'	S113°30' E	58.00'
03	180'17" W	80.00'	138.87'	S113°30' E	58.00'
04	180'17" W	80.00'	138.87'	S113°30' E	58.00'

Vernon's Texas Statutes and Codes Annotated
Local Government Code (Refs & Annos)
Title 7. Regulation of Land Use, Structures, Businesses, and Related Activities
Subtitle B. County Regulatory Authority
Chapter 232. County Regulation of Subdivisions (Refs & Annos)
Subchapter A. Subdivision Platting Requirements in General

V.T.C.A., Local Government Code § 232.008

§ 232.008. Cancellation of Subdivision

Effective: June 17, 2011

Currentness

(a) This section applies only to real property located outside municipalities and the extraterritorial jurisdiction of municipalities, as determined under Chapter 42.

(b) A person owning real property in this state that has been subdivided into lots and blocks or into small subdivisions may apply to the commissioners court of the county in which the property is located for permission to cancel all or part of the subdivision, including a dedicated easement or roadway, to reestablish the property as acreage tracts as it existed before the subdivision. If, on the application, it is shown that the cancellation of all or part of the subdivision does not interfere with the established rights of any purchaser who owns any part of the subdivision, or it is shown that the purchaser agrees to the cancellation, the commissioners court by order shall authorize the owner of the subdivision to file an instrument canceling the subdivision in whole or in part. The instrument must describe the subdivision or the part of it that is canceled. The court shall enter the order in its minutes. After the cancellation instrument is filed and recorded in the deed records of the county, the county tax assessor-collector shall assess the property as if it had never been subdivided.

(c) The commissioners court shall publish notice of an application for cancellation. The notice must be published in a newspaper, published in the English language, in the county for at least three weeks before the date on which action is taken on the application. The court shall take action on an application at a regular term. The published notice must direct any person who is interested in the property and who wishes to protest the proposed cancellation to appear at the time specified in the notice.

(d) If delinquent taxes are owed on the subdivided tract for any preceding year, and if the application to cancel the subdivision is granted as provided by this section, the owner of the tract may pay the delinquent taxes on an acreage basis as if the tract had not been subdivided. For the purpose of assessing the tract for a preceding year, the county tax assessor-collector shall back assess the tract on an acreage basis.

(e) On application for cancellation of a subdivision or any phase or identifiable part of a subdivision, including a dedicated easement or roadway, by the owners of 75 percent of the property included in the subdivision, phase, or identifiable part, the commissioners court by order shall authorize the cancellation in the manner and after notice and a hearing as provided by Subsections (b) and (c). However, if the owners of at least 10 percent of the property affected by the proposed cancellation file written objections to the cancellation with the court, the grant of an order of cancellation is at the discretion of the court.

(f) To maintain an action to enjoin the cancellation or closing of a roadway or easement in a subdivision, a person must own a lot or part of the subdivision that:

(1) abuts directly on the part of the roadway or easement to be canceled or closed; or

(2) is connected by the part of the roadway or easement to be canceled or closed, by the most direct feasible route, to:

(A) the nearest remaining public highway, county road, or access road to the public highway or county road; or

(B) any uncanceled common amenity of the subdivision.

(g) A person who appears before the commissioners court to protest the cancellation of all or part of a subdivision may maintain an action for damages against the person applying for the cancellation and may recover as damages an amount not to exceed the amount of the person's original purchase price for property in the canceled subdivision or part of the subdivision. The person must bring the action within one year after the date of the entry of the commissioners court's order granting the cancellation.

(h) Regardless of the date land is subdivided or a plat is filed for a subdivision, the commissioners court may deny a cancellation under this section if the commissioners court determines the cancellation will prevent the proposed interconnection of infrastructure to pending or existing development as defined by Section 232.0085.

Credits

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1999, 76th Leg., ch. 129, § 7, eff. Sept. 1, 1999; Acts 2011, 82nd Leg., ch. 829 (H.B. 3096), § 1, eff. June 17, 2011.

Notes of Decisions (17)

V. T. C. A., Local Government Code § 232.008, TX LOCAL GOVT § 232.008

Current through the end of the 2021 Regular and Called Sessions of the 87th Legislature.

Vernon's Texas Statutes and Codes Annotated
Local Government Code (Refs & Annos)
Title 7. Regulation of Land Use, Structures, Businesses, and Related Activities
Subtitle B. County Regulatory Authority
Chapter 232. County Regulation of Subdivisions (Refs & Annos)
Subchapter A. Subdivision Platting Requirements in General

V.T.C.A., Local Government Code § 232.008

§ 232.008. Cancellation of Subdivision

Effective: June 17, 2011

Currentness

(a) This section applies only to real property located outside municipalities and the extraterritorial jurisdiction of municipalities, as determined under Chapter 42.

(b) A person owning real property in this state that has been subdivided into lots and blocks or into small subdivisions may apply to the commissioners court of the county in which the property is located for permission to cancel all or part of the subdivision, including a dedicated easement or roadway, to reestablish the property as acreage tracts as it existed before the subdivision. If, on the application, it is shown that the cancellation of all or part of the subdivision does not interfere with the established rights of any purchaser who owns any part of the subdivision, or it is shown that the purchaser agrees to the cancellation, the commissioners court by order shall authorize the owner of the subdivision to file an instrument canceling the subdivision in whole or in part. The instrument must describe the subdivision or the part of it that is canceled. The court shall enter the order in its minutes. After the cancellation instrument is filed and recorded in the deed records of the county, the county tax assessor-collector shall assess the property as if it had never been subdivided.

(c) The commissioners court shall publish notice of an application for cancellation. The notice must be published in a newspaper, published in the English language, in the county for at least three weeks before the date on which action is taken on the application. The court shall take action on an application at a regular term. The published notice must direct any person who is interested in the property and who wishes to protest the proposed cancellation to appear at the time specified in the notice.

(d) If delinquent taxes are owed on the subdivided tract for any preceding year, and if the application to cancel the subdivision is granted as provided by this section, the owner of the tract may pay the delinquent taxes on an acreage basis as if the tract had not been subdivided. For the purpose of assessing the tract for a preceding year, the county tax assessor-collector shall back assess the tract on an acreage basis.

(e) On application for cancellation of a subdivision or any phase or identifiable part of a subdivision, including a dedicated easement or roadway, by the owners of 75 percent of the property included in the subdivision, phase, or identifiable part, the commissioners court by order shall authorize the cancellation in the manner and after notice and a hearing as provided by Subsections (b) and (c). However, if the owners of at least 10 percent of the property affected by the proposed cancellation file written objections to the cancellation with the court, the grant of an order of cancellation is at the discretion of the court.

(f) To maintain an action to enjoin the cancellation or closing of a roadway or easement in a subdivision, a person must own a lot or part of the subdivision that:

(1) abuts directly on the part of the roadway or easement to be canceled or closed; or

(2) is connected by the part of the roadway or easement to be canceled or closed, by the most direct feasible route, to:

(A) the nearest remaining public highway, county road, or access road to the public highway or county road; or

(B) any uncanceled common amenity of the subdivision.

(g) A person who appears before the commissioners court to protest the cancellation of all or part of a subdivision may maintain an action for damages against the person applying for the cancellation and may recover as damages an amount not to exceed the amount of the person's original purchase price for property in the canceled subdivision or part of the subdivision. The person must bring the action within one year after the date of the entry of the commissioners court's order granting the cancellation.

(h) Regardless of the date land is subdivided or a plat is filed for a subdivision, the commissioners court may deny a cancellation under this section if the commissioners court determines the cancellation will prevent the proposed interconnection of infrastructure to pending or existing development as defined by Section 232.0085.

Credits

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1999, 76th Leg., ch. 129, § 7, eff. Sept. 1, 1999; Acts 2011, 82nd Leg., ch. 829 (H.B. 3096), § 1, eff. June 17, 2011.

Notes of Decisions (17)

V. T. C. A., Local Government Code § 232.008, TX LOCAL GOVT § 232.008
Current through the end of the 2021 Regular and Called Sessions of the 87th Legislature.

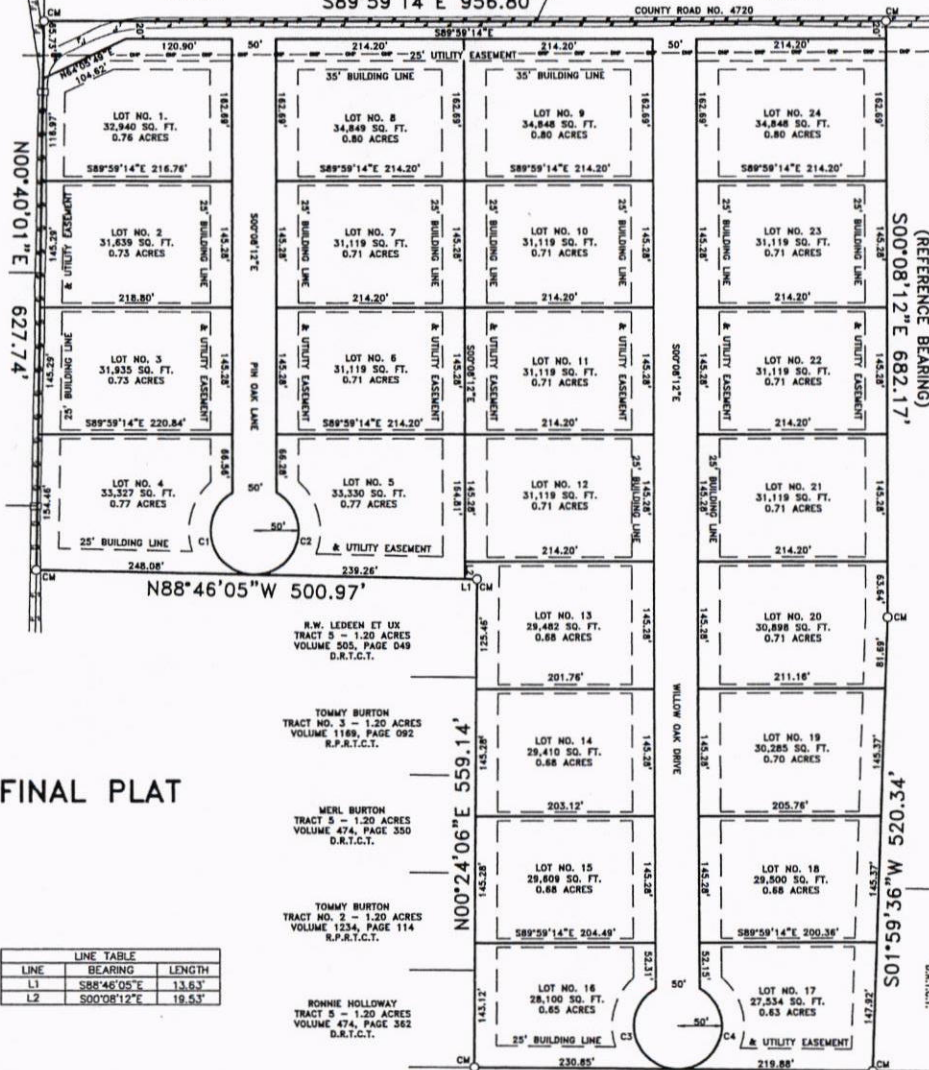
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BOWIE KENNEDY ET UX
20.000 ACRES
VOLUME 994, PAGE 207
R.P.R.T.C.T.

MICHAEL CHAPMAN ET UX
7.847 ACRES
VOLUME 1258, PAGE 215
R.P.R.T.C.T.

S89°59'14"E 956.80'



OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF TITUS

KNOW ALL MEN BY THESE PRESENTS:

That I, Audrey Robertson, as the sole owner of the property shown herein below, and I do hereby accept this plat of said parcel of land being described herein. I hereby offer the same heretofore recorded in the plat records of Titus County, Texas. This plat approved shall be subject to all plotting ordinances, rules, and regulations of Titus County, Texas.

Audrey Robertson
Owner: Audrey Robertson

STATE OF TEXAS
COUNTY OF TITUS

Before me the undersigned, a Notary Public in and for the State of Texas, Titus County, on this day personally appeared Audrey Robertson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me to that she executed the same for the purpose and considerations therein expressed.

Brandy Mayfield
Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF TITUS

Approved by the Commissioners Court of Titus County, Texas this the day of 2005

Sherry Jo Marx
County Clerk

ATTEST: SHERRY JO MARX, TITUS COUNTY CLERK

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED (HAMPTON) AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN VOLUME 949, PAGE 197, REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS. THENCE S00°08'12"E, A DISTANCE OF 682.17 FEET TO A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED (HAMPTON) AT AN ANGLE POINT IN THE EAST LINE OF SAID TRACT.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) BUILDING LINES: FRONT YARD = 25' BACK YARD = 25' SIDE YARD = 5'
- 4) ALL LOT CORNERS ARE MARKED WITH 5/8 INCH IRON RODS SET WITH YELLOW PLASTIC CAPS STAMPED (DCCA INC) UNLESS OTHERWISE NOTED.
- 5) LOT NOS. 1-8 ARE IN PHASE ONE, AND LOT NOS. 9-24 ARE IN PHASE TWO.

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the William Cook Survey, Abstract No. 127, and being all of that certain called 19.931 acre tract of land conveyed from Joe Ervin et ux to Audrey Robertson, by Warranty Deed with Vendor's Lien, as recorded in Volume 949, Page 197, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPTON) at the Southwest corner of a called 1.20 acre tract, (1234/114), and continuing on and passing the Northeast corner of said 1.20 acre tract, (1234/114), and the Southeast corner of a called 1.20 acre, Tract 5, conveyed to Merl Burton, by Warranty Deed, as recorded in Volume 1058, Page 320, Real Property Records, Titus County, Texas;

THENCE, North 89 Degrees 23 Minutes 19 Seconds West, with the North line of said 50 acre tract, a distance of 450.73 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPTON) at the Southeast corner of a called 1.20 acre, Tract 5, conveyed to Ronnie Holloway, by Warranty Deed, as recorded in Volume 474, Page 352, Deed Records, Titus County, Texas;

THENCE, North 00 Degrees 24 Minutes 06 Seconds East, with the East line of said 1.20 acre tract, and passing the Northeast corner of said 1.20 acre tract, and the Southeast corner of a called 1.20 acre, Tract 3, conveyed to Tommy Burton, by Warranty Deed, as recorded in Volume 1234, Page 114, Real Property Records, Titus County, Texas, and continuing on and passing the Northeast corner of said 1.20 acre tract, (1234/114), and the Southeast corner of a called 1.20 acre, Tract 3, conveyed to Tommy Burton, by Warranty Deed, as recorded in Volume 474, Page 350, Deed Records, Titus County, Texas, and continuing on and passing the Northeast corner of said 1.20 acre tract, (1169/092), and the Southeast corner of a called 1.20 acre, Tract 5, conveyed to R.W. Ledeen et ux, by Warranty Deed, as recorded in Volume 505, Page 049, Deed Records, Titus County, Texas, and continuing for a total distance of 559.14 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPTON) at the Northeast corner of said 1.20 acre tract, (505/049);

THENCE, North 88 Degrees 46 Minutes 05 Seconds West, with the North line of said 1.20 acre tract, (505/049), a distance of 500.97 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPTON) at the Northwest corner of said 1.20 acre tract, (505/049), said being in an asphalt road, and the East line of a called 38.79 acre tract conveyed to Danny Cook et ux, by Warranty Deed, as recorded in Volume 450, Page 505, Deed Records, Titus County, Texas;

THENCE, North 00 Degree 40 Minutes 01 Seconds East, with the East line of said 38.79 acre tract, and said road, and passing the Northeast corner of said 38.79 acre tract, and the Southeast corner of a called 8.7 acre, First Tract, conveyed to Joe Max Cook et ux, by Warranty Deed, as recorded in Volume 450, Page 502, Deed Records, Titus County, Texas, and continuing on and passing the Northeast corner of said 8.7 acre tract, and the Southeast corner of a called 40 acre, Second Tract, conveyed to Joe Max Cook et ux, by Warranty Deed, as recorded in Volume 450, Page 502, Deed Records, Titus County, Texas, and continuing on for a total distance of 627.74 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPTON) at the Southwest corner of a called 20.000 acre tract conveyed to Bowie Kennedy et ux, by Warranty Deed, as recorded in Volume 994, Page 207, Real Property Records, Titus County, Texas;

THENCE, South 89 Degree 59 Minutes 14 Seconds East, with the South line of said 20.000 acre tract, and County Road No. 4720, and passing the Southeast corner of said 20.000 acre tract, and the Southwest corner of a called 7.847 acre tract conveyed to Michael Chapman et ux, by Warranty Deed, as recorded in Volume 1258, Page 215, Real Property Records, Titus County, Texas, and continuing for a total distance of 956.80 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPTON) at the Northwest corner of a called 7 acre tract conveyed to James Mitchell, by Warranty Deed, as recorded in Volume 359, Page 161, Deed Records, Titus County, Texas;

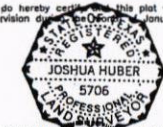
THENCE, South 00 Degree 08 Minutes 12 Seconds East, (Reference Bearing), with the West line of said 7 acre tract, a distance of 682.17 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HAMPTON) at an angle point in the West line of said 7 acre tract;

THENCE, South 01 Degree 59 Minutes 36 Seconds West, with the West line of said 7 acre tract, and passing a Southwest corner of said 7 acre tract, and the Northwest corner of said 1 acre tract, and continuing for a total distance of 520.34 feet to the POINT OF BEGINNING and CONTAINING 886.430 square feet or 19.94 acres of land.

SURVEYOR'S CERTIFICATE:

I, Joshua Huber, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from a ground survey under my supervision on January 20, 2005.

Joshua Huber
Joshua Huber, R.P.L.S. 5706
DATE: 2-25-05



STATE OF TEXAS
COUNTY OF HOPKINS

Before me the undersigned, a Notary Public in and for the State of Texas, Hopkins County, on this day personally appeared Joshua Huber, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me to that he executed the same for the purpose and considerations therein expressed.

Jim P. Whitton
Notary Public, State of Texas
DATE: 2-25-05

CM CONTROLLING MONUMENT

1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED (HAMPTON)

FENCE POST CORNER

"x" FOUND IN CONCRETE

UNDERGROUND ELECTRIC

OVERHEAD ELECTRIC

LEGEND

POWER POLE

A/C AIR CONDITIONING

WATER METER

GAS METER

WATER VALVE

CONCRETE MONUMENT FOUND

ASPHALT PAVING

GRAVEL/ROCK ROAD OR DRIVE

CHAIN LINK, FENCE

WOOD FENCE

BARBED WIRE

IRON FENCE

PIPE FENCE

OVERHEAD ELECTRIC SERVICE

OVERHEAD POWER LINE

COVERED PORCH, DECK OR GARPORT

CONCRETE PAVING

WOOD DECK OR PORCH

HOLLY OAKS

WILLIAM COOK SURVEY, ABSTRACT NO. 127

TITUS COUNTY, TEXAS

COUNTY ROAD NO. 4720

DOUG CONNALLY & ASSOC., INC.

458 HILLCREST DRIVE

SULPHUR SPRINGS, TEXAS 75482

PHONE: (903) 438-1200

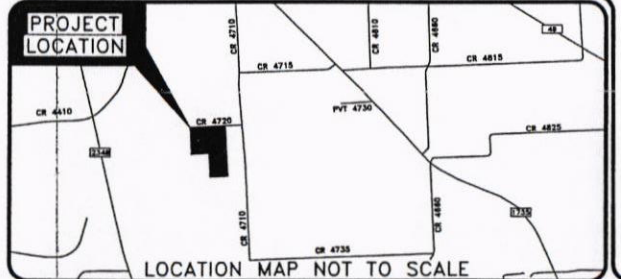
FX: (903) 438-1266

www.dcaurysurveying.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1"=100'	02/25/05	04751-1	N/A	J.B.K.				

CHARLES DENMAN TRACT 1 - 50 ACRES VOLUME 1058, PAGE 320 R.P.R.T.C.T.

LINE	BEARING	LENGTH	CHORD BEARING	CHORD
C1	S88°46'05"E	13.63'	S19°59'07"E	96.52'
L1	S88°46'05"E	13.63'	S19°59'07"E	96.52'
C2	S00°08'12"E	19.53'	S19°59'07"E	96.52'
C3	S00°08'12"E	19.53'	S19°59'07"E	96.52'
C4	S00°08'12"E	19.53'	S19°59'07"E	96.52'



FINAL PLAT

LINE	BEARING	LENGTH
L1	S88°46'05"E	13.63'
L2	S00°08'12"E	19.53'

Filed 9 O'CLOCK AM

MAR 04 2005

3-4-05

Sherry Jo Marx
TITUS COUNTY CLERK