## **Real Property**

From:

David Bain <dbain@co.titus.tx.us>

Sent:

Wednesday, June 08, 2022 2:04 PM

To:

'Real Property'

Subject:

FW: Re-Plat of lot 7 in the Sandlin Ranch Subdivision

From: David Bain [mailto:dbain@co.titus.tx.us]
Sent: Wednesday, May 18, 2022 11:14 AM
To: Brian Lee <titusjudge@gmail.com>

**Cc:** 'mekelldorf@gmail.com' <mekelldorf@gmail.com> **Subject:** Re-Plat of lot 7 in the Sandlin Ranch Subdivision

Sir,

Michael and Sarah Kelldorf contacted me recently regarding a re-plat of property they own in the Sandlin Ranch Subdivision on CR 2720 and PR 2724 along with an adjoin parcel that is not part of the subdivision. Michael and Sarah own lot 7 (Parcel ID: 322095) that is located outside the gated entrance of Sandlin Ranch and lot 8 (Parcel ID: 322096) located inside the gated entrance. They also own Parcel ID: 322823 which is a 10.15 acre tract that borders Sandlin Ranch but that was not included with the subdivision. The re-plat proposed by the Kelldorf's is to remove lot 7 (Parcel 322095) that is 1.34 acres, from the Sandlin Ranch Subdivision since it is located outside the gated subdivision, and combine it with Parcel 322823 for a total of parcel size of 11.49 acres. Lot 8 will remain part of the Sandlin Ranch Subdivision and will be used as the main entrance and frontage to the Kelldorf home that will be constructed on Parcel 322823. To my knowledge these changes to the subdivision are with the approval and agreement of the Sandlin Ranch Homeowners' Association. These proposed changes do not pose any violation to the Titus County Development procedures or OSSF orders and I feel should be approved.

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

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) 1/2" BOM ROD FOUND WITH YOLLOW CO
1/2" BOM ROD SET (BY-LINE)
) 1/2" BOM ROD FOUND WITH YOLLOW CO
5./6" BOM ROD FOUND

\* Texas 811

AN ADDITION TO TITUS COUNTY, TEXAS JOSEPH REED SURVEY ABST. NO. 461 SANDLIN RANCH NO. REPLAT OF LOT 7

DWNER'S STATEMENT

BEGINNING

VOLUME 511 PAGE 277
D.R.T.C.T.
91.173 ACRES

FILE #20135047
P.R.T.C.T.
PEMAINDER OF 71.557 ACRES

© CM - PASSING AT 30.02' 1/2" IRF (CBG) © CM - PASSING AT 64.89' 1/2" IRF (CBG) (B) PASSING AT 51.28

Being a lot, tract or parcel of land s No. 461, Titus County, Texas, and bet And Careyold From Vor-acre tract of land careyold From Vor-Kelldorf and spause, Saroh Kelldorf, Kelldorf and spause, Saroh Kelldorf, File No. 2020/2020, Public Racords 17 Sandlin Ranch No. 2, an addition to 1 Sandlin Ranch No. 2, an addition to 1 EGAL DESCRIPTION AT 1,148.07

THEKE North 80 degrees 53 minutes 45 secreta East, with the Northerly North line of soid 31.5 over troot and with the Sooth line of soid 31.73 acre troot. If you are provided that the soid secretary strong the North morph of Cannty Road No. 7720, a distance of 126-35 feet to a 127 cent iron and formed with a visible use stronged (CCA) at 126 secretary Northwest corner of soid 32.15 acre tract and at the Northwest corner of the reminded of a calculation of 1.557 acre tract of ford conveyed to Hapt corner of the reminded of a calculation of 1.557 acre tract of ford conveyed to Hapt corner of the reminded of a calculation of 1.557 acre tract of ford conveyed to Hapt corner of the reminded of a calculation of 1.557 acre tracts of the foreign of the 1.557 acre tracts and 1.557 acre tracts and 1.557 acre tracts are second to 1.557 acre tracts and 1.557 acre tracts and 1.557 acre tracts and 1.557 acre tracts are second to 1.557 acre tracts and 1.557 acre tracts are second to 1.557 acre tracts and 1.557 acre tracts are second to 1.557 acre tracts and 1.557 acre tracts are second to 1.557 acre tracts and 1.557 acre tracts are second to 1.557 acre tracts and 1.557 acre tracts are second to 1.557 acre trac NING at a 1/2 inch ricen red food with a syllbut cap stamped (CBG) at the uest corred of the membrater of ad 2018 order tract, at the Morthaest of a called 100 pare tract of lend conveyed to Prichael Helitory, at 1,00 pare tract of lend conveyed to Prichael Helitory, at 1,00 pare to a called 100 pare tract of the Carry Trace and on the 5-bit him of a called 10173 over tract of tool conveyed to Gaylon by deed an executed in Volume 1011, Page 2771, Dead Revords 110 page 1771, Grace, sold paint being on the Nerth maryth of Carrty Road No. 2720;

SARAH KELLDORF FILE #20202930 P.R.T.C.T. REMAINDER OF 32.15 ACRES

11.49 ACRES 500,340 S.F.

CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH

THENCE South 80 degrees is involves 32 seconds East, with the Mesterly Northean of soid Lut 7 and with the South like of soid Lut 7 and with the South like of soid 27 acre tract, a distance (ID4,03 feet to a 1/2) inch inor nod found with a yellow cap stamped (CBG) at ell corner of soid Lot 7 and at the Southeast corner of soid 0.27 acre tract;

Sel degree, là minutes 46 seconds East, a distance ef 67,87 feet to a for company.

194 degrees 42 minutes 25 seconds East, a distance of 66,60 feet to a for comman 4b, the Mintheost comer of seld Lat 7 and at the Northuest in of Lat 6 of sold Addition; CE with the Easterly North line of said L.o.t 7 and with the South line of 71.557 acre tract and generally along the centerline of County Rood No. 2720 ollowing courses and distances the arc of said curve, for an arc length of 10.99 feet to a point for ry.

LAKE BOB SANDLIN

MIKEC South to degree 12 minutes 25 economic Heats, with the East, line of exist 7 and with the Michael Perfect of the 12 and 12

WKE South No. degrees 20 minutes 27 excerds East, with the Southery North of the management of the Contract North North North North Ine. and Let 9, a distance of 11465 seet, to a 1/2 with iron rod found with a wurde stamped (CPA) at the Easterly Northwest corner of and \$2.15 ore and one of corner of soid Let.

mon line of the remainder of said 32.15 acre tract and said following courses and distances: following courses and distance of 209.78 feet to a 1/2

THEINCE North 02 degrees 04 minutes 16 seconds East, with the least line of the windholder of sold 32,15 abre tract and with the East line of sold 10,00 abre broad, a distance of 1,187,45 feet to the POINT OF BEGINNING and CONTAINING 60,340 square feet or 11,44 acres of land.

ITRIBET South OL degrees 30 minutes () excepts that, with the Soutery East life of the remainder of add 2015 care frect and with the Soutery Met). The first of add the present yet of the control of the

s' depress 30 minutes O0 secretis Mest, a disturce et 20-178 feet to a 1/2 near level level 1, a 23 secretis Mest, a disturce et 20-178 feet to a 1/2 near level level 1, a 23 secretis Mest, a disturce et 65.14 feet to a 1/2 ned feet with a settlement (CLAA); et al. (CLAA);

9) THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 7 WITH THE ADJOINING PROPERTY OF THE REMAINDER OF A CALLED 32.15 ACRE TRACT AS RECORDED IN FILE NO. 20202930. 8) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X
BY FLOOD INSURANCE RATE MAP NO. 484-480-0350D DATED
BY FLOOD INSURANCE RATE MAP NO. 484-480-0350D DATED
BY FLOOD IN IT IS SHOWN AS A PORTION OF THE PROPERTY
BEING LOCATED IN STECIAL FLOOD HAZARD AREA INJUNDATED
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.

5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.

7) THE ELECTRIC EASEMENT LISTED ON THE RECORDED PLAT IN SLIDE 589, IS ILLEGIBLE. IT STATES IT IS BASED ON THE LOCATION OF THE EXISTING POWERLINE. NO WIDTH GIVEN.

4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY TITUS COUNTY AND INSTALLED PRIOR TO OCCUPANCY. ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".

6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.

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

SURVEYOR'S CERTIFICATE:



SUBSCRIBED TO AND SWORN BEFORE ME, a Natary Public in and the State of Texas, this the day of Wilness, my hand, this the total day of Sound Kill Cloud SABAH KELIDOBY, do hereby odopł this plot, designating the hereinobove described property whole NexiCH NO. 2, and do accept this plot as my plen for dividing into lots and do over the streets, olloys and easements, if any, as shown.

day of Application 2022.

2022.

Notary Public. State of Texas Comm. Expires 09-11-2024

BILLIE FOSTER

Notary D 132672767

Notary Public, State of Texas DONNA BRADSHAW

Comm. Expires Notary ID 1 07-19-2022

, 2022, by the Commissioners Court of Titus County, Texas

TALL COUNTY, Tooco.

I hereby certify that the forgoing instrument of writing with its Certificate of Authentication was filled for recordent of the Plat Records of Titus Cathry, Texas. 2022, at 12 o dock 12 M. as Side Nov.

emman of office on the date last written above

NOT TO SCALE TITUS COUNTY, TEXAS BY-LINE

1:200 KELLDORF SURVEYING LLC P.O. BOX 834 Emory, Tx 75440 Ph: (903) 473-5150 Firm No: 10194233 www. bylinesurveying.com

JOB NO.

TYB

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## FILED AND RECORDED

Instrument Number: 20222485

Filing and Recording Date: 05/26/2022 10:30:31 AM Pages: 2 Recording Fee: \$121.00 I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



Joan Newman

Joan Newman, County Clerk Titus County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.