

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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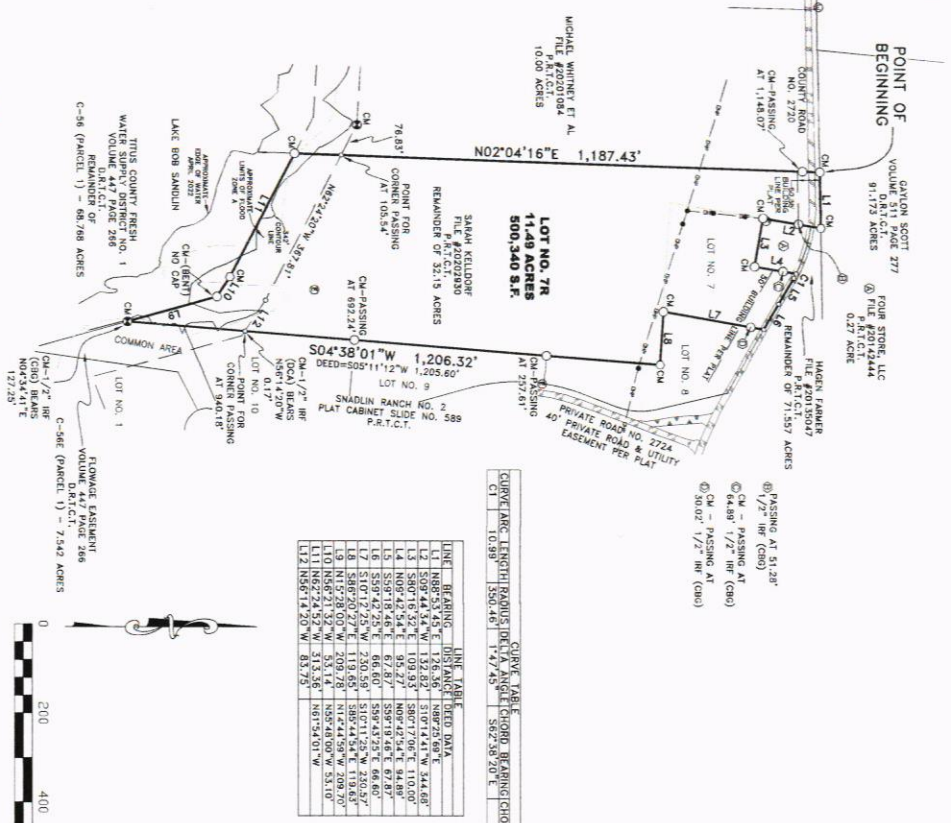
2022

LEGEND
CM - CONTIGUOUS NUMBERED TRACTS...



REPLAT OF LOT 7 SANDLIN RANCH NO. 2 AN ADDITION TO TITUS COUNTY, TEXAS JOSEPH REED SURVEY ABST. NO. 461

LEGAL DESCRIPTION
Being a lot, tract or parcel of land situated in the Joseph Reed Survey, Abstract No. 461, Titus County, Texas, and being all of the remainder of a certain 32.15 acre tract...



NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48449C02020 DATED 8/29/2010...
2) BEARINGS ARE BASED ON NAD 83 (2011) TEXAS NORTH DATUM...
3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED 'BY-LINE'...

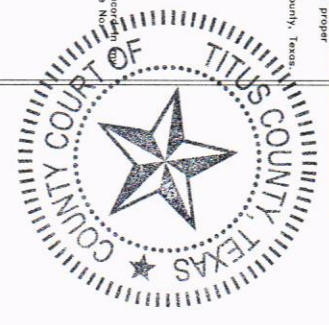
SURVEYOR'S CERTIFICATE
I, Tina Ballard, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from on the ground survey under my supervision.



Form with fields for DATE, SCALE, JOB NO., CLIENT, and TECHNICIAN.



OWNER'S STATEMENT
We MICHAEL KELLOR and SARAH KELLOR do hereby adopt this plat designating the hereinabove described property...
Notary Public: State of Texas
Notary Public: State of Texas
Notary Public: State of Texas



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.