

VICINITY MAP
NOT TO SCALE

FINAL PLAT

Approved by the City of Terrell for filing at the office of the County Clerk of Kaufman County, Texas.

This property is located in the corporate limits [or the extraterritorial jurisdiction] of the City of Terrell, Kaufman County, Texas.

APPROVED BY:

Steve Roales
Municipal Development Director

Shirley Snapp
City Engineer

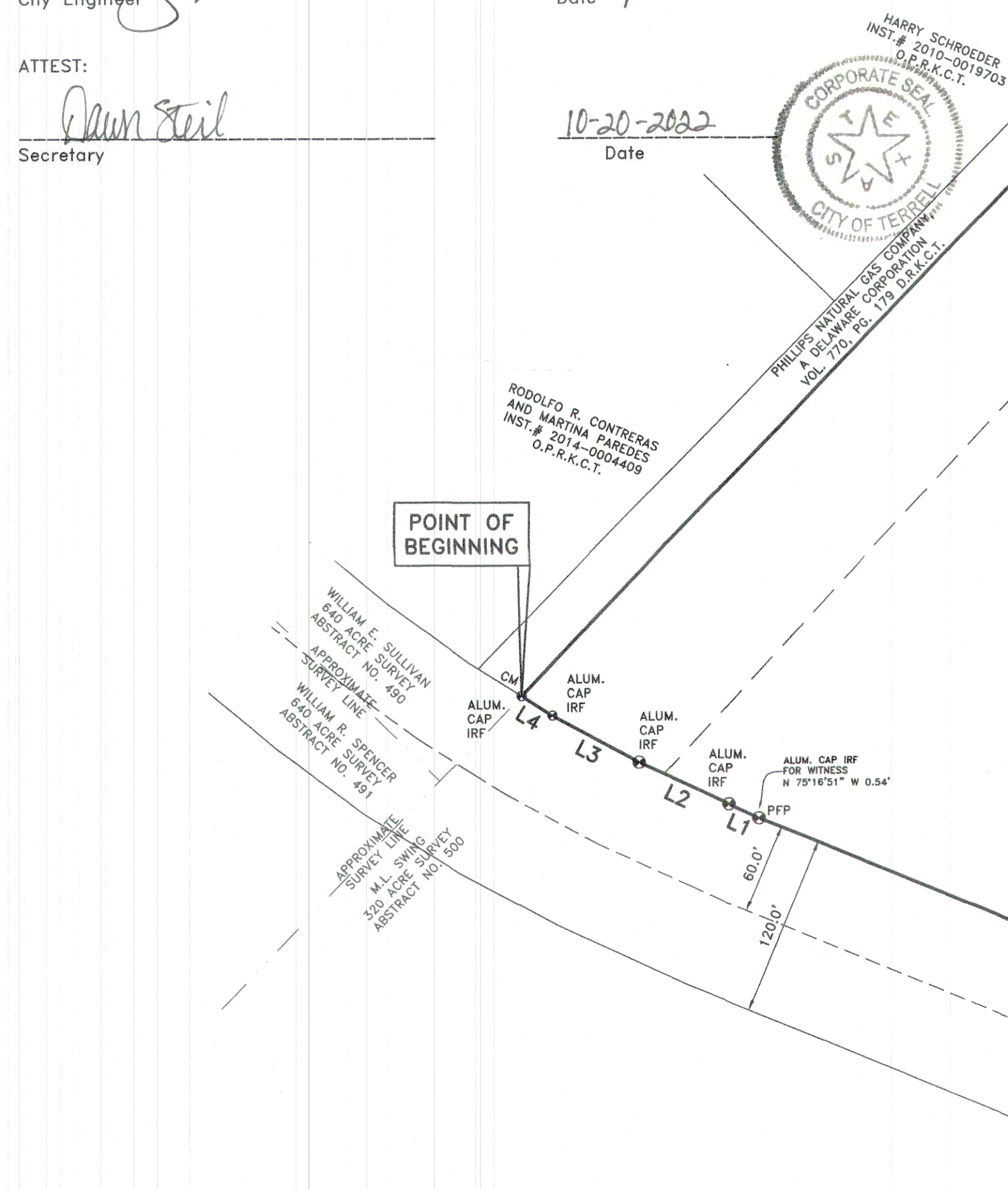
ATTEST:

Ann Teal
Secretary

10/6/2022
Date

10/17/2022
Date

10-20-2022
Date



GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOT FROM 1 TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6) ACCORDING TO THE F.I.R.M. NO. 48257C0075D, THIS PROPERTY PARTIALLY LIES IN ZONE A AND MAY LIE WITHIN THE 100 YEAR FLOOD ZONE.

LEGEND

D.R.K.C.T. = DEED RECORDS, KAUFMAN COUNTY, TEXAS
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
YC = YELLOW CAP
PFP = PIPE FENCE POST
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH PLASTIC YELLOW CAP
STAMPED "CBG SURVEYING"
SQ. FT. = SQUARE FEET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS The Don Taylor Estate is the sole owner of a tract of land containing 1,174,279.044 square feet or 26.958 acres of land in the M.L. Swing Survey, Abstract No. 500, Kaufman County, Texas, same being that tract of land conveyed to said Don Taylor by Warranty Deed recorded in Volume 637, Page 330, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum capped iron for corner in the Northeast Right of Way line of Colquitt Road (AKA County Road 233)(120 foot Right of Way), as recorded in Volume 1406, Page 277, Deed Records, Kaufman County, Texas, said rod also being the South corner of a tract of land conveyed to Phillips Natural Gas Company, a Delaware Corporation, by deed recorded in Volume 770, Page 179, Deed Records of Kaufman County, Texas;

THENCE North 43 degrees 39 minutes 41 seconds East, along the Southeast line of said Phillips Natural Gas Company tract a distance of 1391.08 feet to 1/2 inch iron rod found for corner, said corner lying on the southeast line of a tract of land conveyed to Harry Schroeder, by deed recorded in Instrument Number 2010-0019703, Official Public Records of Kaufman County, Texas, same being the West corner of a tract of land conveyed to Kenny Yee and Cynthia F. Yee, by deed recorded in Instrument Number 2014-0013088, Official Public Records of Kaufman County, Texas;

THENCE South 45 degrees 09 minutes 32 seconds East feet along said Yee tract a distance of 783.70 to a 1/2 inch iron rod found for corner, said corner being the north corner of a tract of land conveyed to Shelley Lynch Carvalho, Brenda Lynch Blazek, and Sandra Lynch Mears, by deed recorded in Instrument Number 2020-0033779, Official Public Records of Kaufman County, Texas;

THENCE South 22 degrees 35 minutes 23 seconds West along said Carvalho/Blazek/Mears tract a distance of 1013.86 feet to an aluminum capped iron rod found for corner, said corner lying in the Northeast Right of Way line of said Colquitt Road;

THENCE North 67 degrees 30 minutes 36 seconds West a distance of 1050.03 feet along the Northeast Right of Way line of said Colquitt Road to a pipe fence post found for corner, from which an aluminum capped iron rod bears North 75 degrees 16 minutes 51 seconds West for witness at a distance of 0.54 feet.

THENCE North 65 degrees 01 minute 18 seconds West a distance of 22.20 feet to an aluminum capped iron rod found for corner;

THENCE North 64 degrees 57 minutes 28 seconds West a distance of 65.00 feet to an aluminum capped iron rod found for corner;

THENCE North 61 degrees 31 minutes 40 seconds West a distance of 65.00 feet to an aluminum capped iron rod found for corner;

THENCE North 57 degrees 46 minutes 01 seconds West a distance of 24.01 feet to the POINT OF BEGINNING and containing 1,174,279.044 square feet or 26.958 acres of land;

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John N. Taylor, as representative for The Don W. Taylor Estate, do hereby adopt this plat, designating the herein described property as **TAYLOR FARMS**, an addition to the City of Terrell, Kaufman County, Texas, and do hereby dedicate to the use of the public forever the rights of way, public use areas and other easements, shown thereon for the purposes indicated; THAT no buildings, fences or other obstructions shall be constructed or placed upon, over or across the said easements, except as may be permitted by the said City; THAT said easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use to particular utilities, with all uses being subordinate to that of the City of Terrell; THAT the said City and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems located within said easements; and THAT the said City and public utilities shall at all times have the right of ingress to and egress from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone; and THAT this plat is subject to all of the requirements of the subdivision regulations of the City of Terrell and the County of Kaufman, Texas;

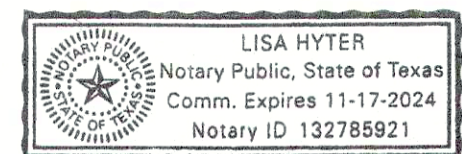
John N. Taylor
John N. Taylor
Administrator/Executor, Don W. Taylor Estate

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Eusebio Loredo 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of October, 2022.

Eusebio Loredo
Notary Public in and for Dallas County, Texas.



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Bryan Connolly, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Terrell. WITNESS my hand this 13th day of October, 2022.

Bryan Connolly
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

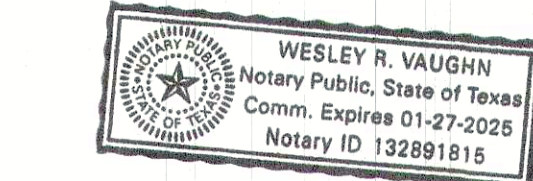


STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Todd Fincher 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of October, 2022.

Todd Fincher
Notary Public in and for the State of Texas



FILED FOR RECORD IN KAUFMAN COUNTY
INSTRUMENT: 2022-0040139
CABINET/SLEEVE: 4/143
Wednesday, October 26, 2022 1:10 PM

OWNER: DON TAYLOR ESTATE
(REPRESENTED BY JOHN N. TAYLOR)

416 SHADY OAKS DRIVE
MURPHY, TEXAS 75094
817-946-2981

FINAL PLAT
TAYLOR FARMS
LOT 1 AND 2, BLOCK 1
M.L. SWING SURVEY, ABSTRACT NO. 500
CITY OF TERRELL (E.T.J.)
KAUFMAN COUNTY, TEXAS



PLANNING & SURVEYING
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