# City of Chandler Planning & Zoning Commission

811 Hwy. 31 East
CHANDLER, TEXAS 75758

THE CITY OF CHANDLER PLANNING & ZONING COMMISSION WILL MEET FOR A REGULAR SCHEDULED MEETING **TUESDAY, AUGUST 2, 2016**, IN THE CITY HALL OF CHANDLER, TEXAS AT **6:00 PM**

## AGENDA

A. CALL TO ORDER
B. INVOCATION
C. ROLL CALL AND ANNOUNCE IF A QUORUM IS PRESENT
D. AGENDA CHANGES

E. **REGULAR SESSION**:

1. Consider and act on requested Zoning Change from "R-1" Single Family Residential to "PD" Planned Development for an RV Park on approximately 3.5 acres generally located at 1300 Hwy. 31 East.

2. Consider and act on Final Plat for Lake Palestine Gateway RV Park

3. Consider and act on Final Plat for Sawmill Road Addition Unit 1

I, the undersigned authority, do, hereby, certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Chandler, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the following date and time:

Posted July 29, 2016 by 6:00pm and remained so posted at least 2 hours before said meeting was convened.

_____
**Shirley Parmer/City Secretary**

# Lake Palestine Gateway RV Park

1300 State Highway 31 E, Chandler, TX 75758

## Gateway RV Park Site Features

**Office and Community Building**

- Approximately 30' x 72'
- Hardie board exterior siding in brown wood color
- Metal roof in brown, green, or tan
- Large tempered glass windows on front and south
- Men's restroom & showers and ladies' restroom & showers, both meeting standards for the disabled
- Laundromat area with coin-operated washers, dryers, and vending machines

Large attractive stone and metal entrance gate will be our logo image

Streets, parking lot and driveway will be asphalt exceeding standard requirements, with concrete sealer added

Fencing will include 6' wood privacy fence along highway and 6' cyclone security fence along border of City Park

Electric, water and sewer hookups to each site and one main dump station hookup

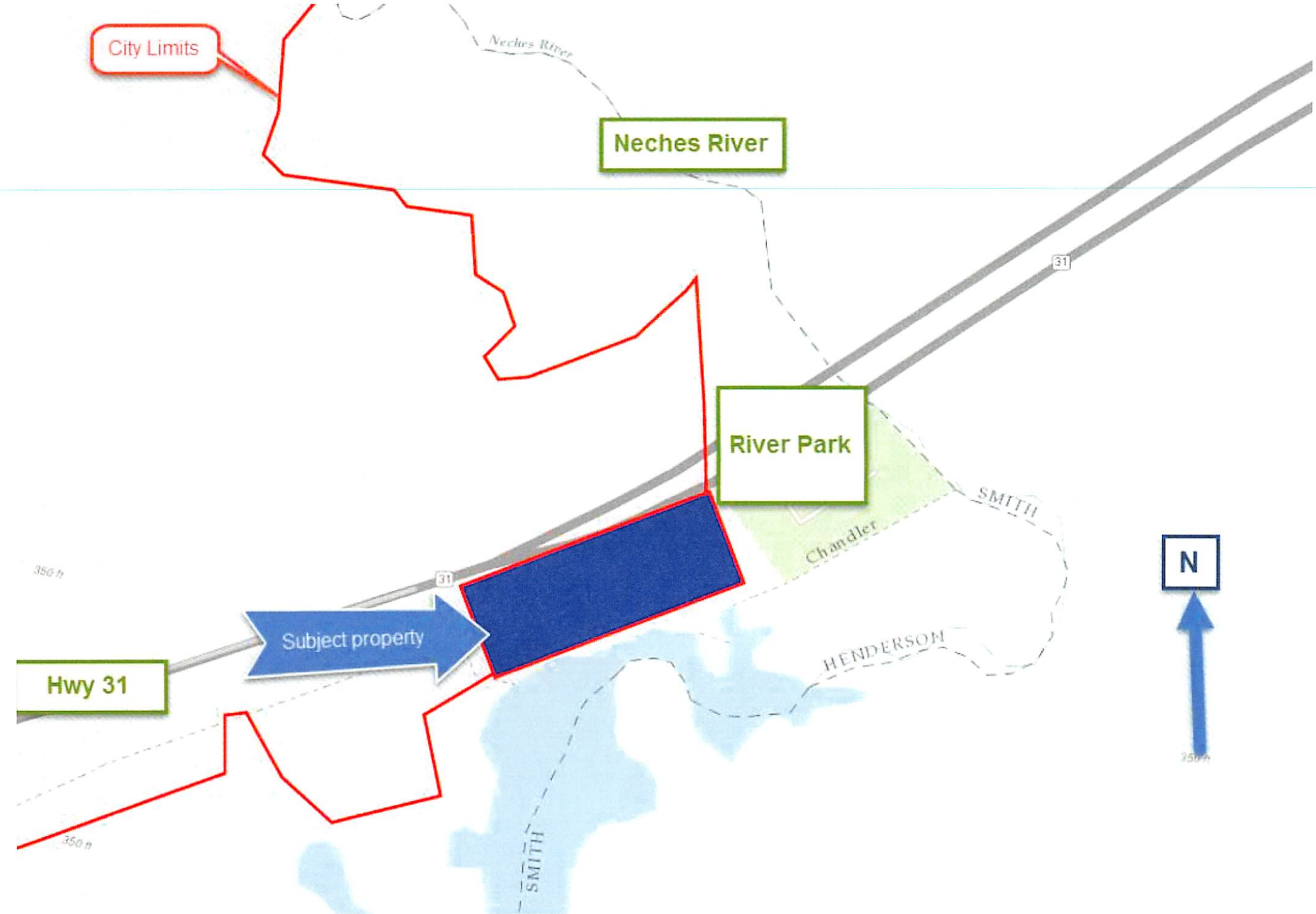
Beautiful landscaping of entire park area

Three proposed picnic areas along the river side with tables and barbecue pits

Open grassy park area for outdoor games

Large dumpster and multiple trash receptacles throughout the park

Fenced separate exercise area for pets


City Limits
Neches River
Neches River
River Park
Subject property
Hwy 31
31
31
SMITH
Chandler
HENDERSON
SMITH
350 ft
350 ft
N

**LAKE PALESTINE GATEWY RV PARK**

**MINIMUM OPERATING REQUIREMENTS**

**General operation and maintenance requirements.**

A. Registration records must be kept on the occupancy of the RV park. As a minimum, the registration form must have space for name, date, and permanent mailing address.

B. Upon request, park records shall be made available to the City.

C. A City inspection and occupancy permit shall be required prior to the opening of RV park.

D. Time of Stay. No recreational vehicle or park tenant (except manager) shall stay a length of time which exceeds 30 days of time.

E. No non-tenant dumping will be allowed.

F. Interior roads and parking areas shall be asphalt or concrete and be maintained in such a manner so as not to cause hazard, inconvenience or negative impact on park tenants, use by emergency vehicles or the general public.

G. Park areas shall be kept free of litter and debris at all times.

H. Service buildings shall be maintained in a sanitary condition at all times.

I. Animals traveling with campers shall be kept on a leash or tethered within their campsite at all times, unless in the fenced pet area.

J. Operator shall provide for continued maintenance of landscaping, fencing, amenities and buildings.

K. Development must retain site in as natural a state as is feasible.

L. The developer, to whom approval was initially granted, or approved subsequent developer, or owner, shall be accountable to the City for adherence to these regulations.

M. Lot 1 and 2 may be used for RV Park and amenities meeting the requirements of this document. However, prior to either lot being used for other purposes an amendment to this PD is required.

**Campsite Design Standards.**

A. In the location and spacing of campsites, there shall be a minimum of 12 feet between RVs and/or structures.

B. All sites will be provided with electric, water, and sewer hookups and one main dump station hookup.

C. All campsites shall be well drained.

D. Concrete rip-rap along river will be covered with more natural rock. Riverfront will be maintained as an amenity to the park.

E. Restroom and shower facilities shall be located within the park according to the standards contained herein. Handicapped access to restroom facilities is required.

**Traffic circulation and street design.**

A. Interior roads shall have a minimum width of 20 feet.

B. Interior roads connecting to public street rights-of-way shall be paved in accordance with APWA standards within 50 feet of such rights-of-way.

C. Interior roads connecting to public street rights-of-way, which are to accommodate vehicular traffic entering and leaving the facility at one location, shall be a minimum of 36 feet wide within 50 feet of the property boundary.

D. Interior roads shall be well drained.

**Parking.**

A. A minimum of one auto parking space shall be provided inside the area of each campsite.

B. The Office shall contain one parking space for each 5 campsites. A minimum of nine feet by 19 feet shall be allowed for each additional parking space.

C. Additional parking shall not be provided on interior roads.

D. Parking areas shall be well drained.

**Accessory uses.**

A. Accessory uses are allowed whose primary usage and enjoyment are for park tenants but at a minimum will include:

1. 3 picnic areas along the river side of the property with tables and barbeque grills

2. Kayak and canoe launch area.

3. Fishing area.

4. An open grassy area for games.

5. Separate fenced pet area.

B. The RV Park will provide for canoe and kayak rentals to tenants, as well as, non-tenants.

C. A minimum of a 30' x 72' community service building and park office shall be provided in RV park, meeting the masonry requirements for the city of Chandler in natural colors of brown, green and tan.

D. Restroom requirements:

| **Number of** | **Toilets** | | **Urinals** | **Lavatories** | | **Showers** | |
|---|---|---|---|---|---|---|---|
| **Campsites** | **M** | **F** | **M** | **M** | **F** | **M** | **F** |
| 1 – 40 | 1 | 2 | 1 | 1 | 1 | 1 | 1 |
| 41 – 80 | 2 | 4 | 2 | 2 | 2 | 2 | 2 |

E. Common laundry facilities shall be provided.

**Screening and setbacks.**

A. Entrance features will include stone and metal entrance gate with landscaping and irrigation.

B. A minimum of a six-foot wood screening fence is required along Hwy 31 with the existing tree line located on the Hwy side of the fence. Tree line will be cleaned up and maintained. Chain-link fence with existing tree line maintained on the River Park side of the fence.

**Water supply – Sewage disposal.**

A. All campsites are required to be serviced by connections to sewer.

B. Fire flow requirements must be met and a minimum of one fire hydrant shall be required.

**Refuse disposal.**

A. Refuse containers shall be located in all common amenity areas.

B. Such containers shall be made of heavy and durable material with lids.

C. Such containers shall have a holding capacity of not less than 30 gallons.

D. At least one two-yard standard dumpster shall be required to be located near a facility entrance for convenient pick-up. More than one such dumpster may be required, depending on the number of sites to be served and the number of weekly pick-ups.

**Miscellaneous provisions.**

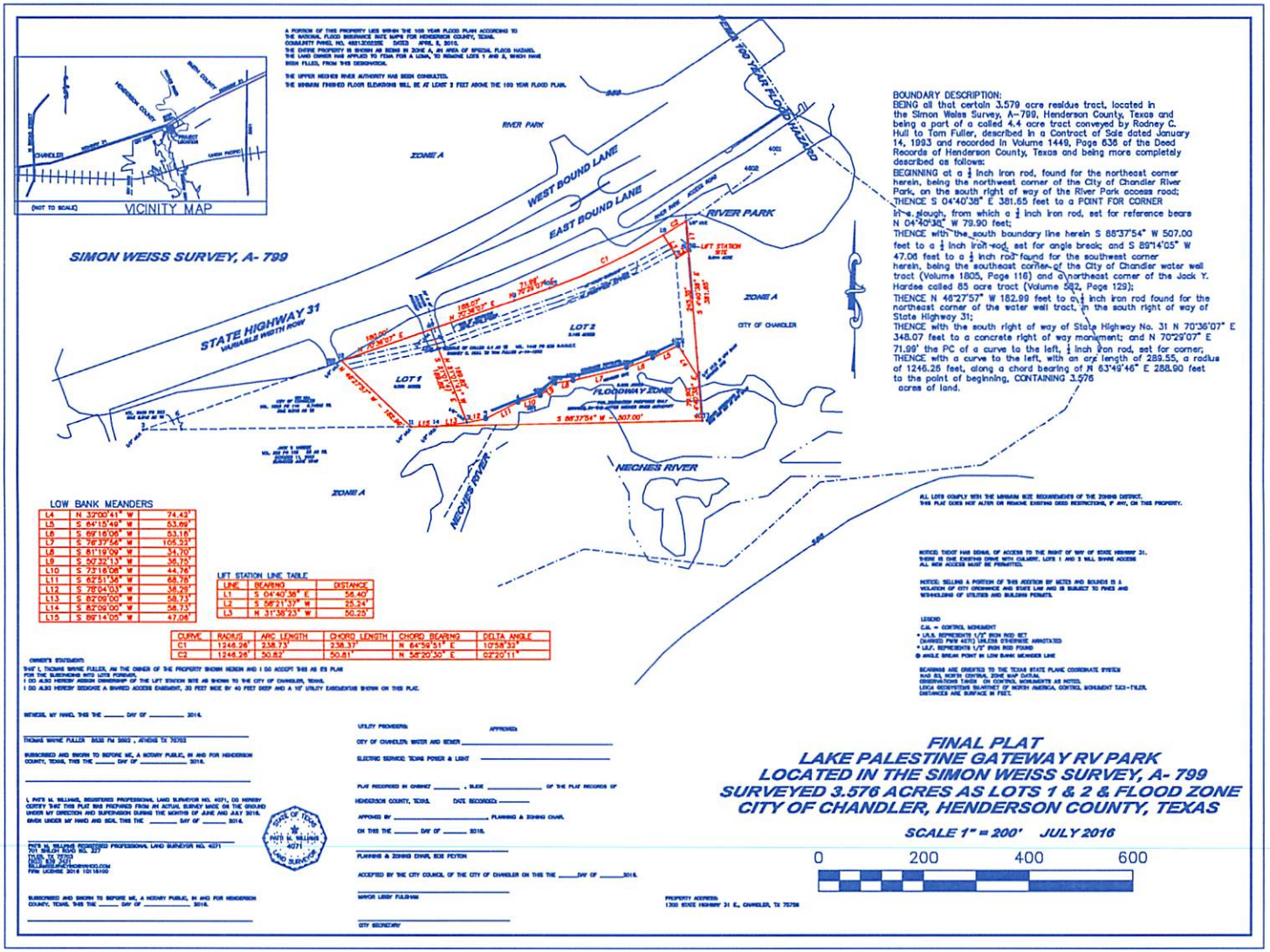
A. Campgrounds shall not open until each and every improvement is in and approved by City.

B. Interior all-weather pathways are to be provided to community building.

C. Campsites are to be well marked and numbered.

D. No storage of units allowed beyond the 30-day occupancy limit.

E. No external structures are to be attached to RVs.




BOUNDARY DESCRIPTION:
BEING all that certain 3.579 acre residue tract, located in the Simon Weiss Survey, A-799, Henderson County, Texas and being a part of a called 4.4 acre tract conveyed by Rodney C. Hull to Tom Fuller, described in a Contract of Sale dated January 14, 1993 and recorded in Volume 1449, Page 636 of the Deed Records of Henderson County, Texas and being more completely described as follows:
BEGINNING at a ½ inch iron rod, found for the northeast corner herein, being the northwest corner of the City of Chandler River Park, on the south right of way of the River Park access road;
THENCE S 04°40'38" E 381.65 feet to a POINT FOR CORNER in a slough, from which a ½ inch iron rod, set for reference bears N 04°40'38" W 79.90 feet;
THENCE with the south boundary line herein S 88°37'54" W 507.00 feet to a ½ inch iron rod, set for angle break; and S 89°14'05" W 47.08 feet to a ½ inch rod found for the southwest corner herein, being the southeast corner of the City of Chandler water well tract (Volume 1805, Page 116) and a northeast corner of the Jack Y. Hardee called 85 acre tract (Volume 582, Page 129);
THENCE N 46°27'57" W 182.99 feet to a ½ inch iron rod found for the northeast corner of the water well tract, in the south right of way of State Highway 31;
THENCE with the south right of way of State Highway No. 31 N 70°36'07" E 348.07 feet to a concrete right of way monument; and N 70°29'07" E 71.99' the PC of a curve to the left, ½ inch iron rod, set for corner;
THENCE with a curve to the left, with an arc length of 289.55, a radius of 1246.26 feet, along a chord bearing of N 63°49'46" E 288.90 feet to the point of beginning, CONTAINING 3.576 acres of land.

LOW BANK MEANDERS

| | | |
|---|---|---|
| L4 | N 32°00'41" W | 74.42' |
| L5 | S 64°15'49" W | 53.89' |
| L6 | S 69°18'08" W | 53.15' |
| L7 | S 76°37'54" W | 105.23' |
| L8 | S 81°19'09" W | 34.70' |
| L9 | S 50°32'13" W | 36.75' |
| L10 | S 73°18'08" W | 44.76' |
| L11 | S 62°51'36" W | 68.78' |
| L12 | S 78°04'03" W | 38.29' |
| L13 | S 82°09'00" W | 58.73' |
| L14 | S 82°09'00" W | 58.73' |
| L15 | S 89°14'05" W | 47.08' |

LIFT STATION LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 04°40'38" E | 58.40' |
| L2 | S 58°21'37" W | 25.34' |
| L3 | N 31°38'23" W | 50.25' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 1246.26' | 238.73' | 238.37' | N 64°59'51" E | 10°58'32" |
| C2 | 1246.26' | 50.82' | 50.81' | N 58°20'30" E | 02°20'11" |

ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

NOTICE: THERE IS ONE EXISTING DRIVE WITH CULVERT, LOTS 1 AND 2 WILL SHARE ACCESS. ALL NEW ACCESS MUST BE PERMITTED.

NOTICE: 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.

LEGEND
C.M. = CONTROL MONUMENT
• I.R.S. REPRESENTS 1/2" IRON ROD SET (MARKED PWW 4071) UNLESS OTHERWISE ANNOTATED
• I.R.F. REPRESENTS 1/2" IRON ROD FOUND
⊕ ANGLE BREAK POINT IN LOW BANK MEANDER LINE

BEARINGS ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE MAP DATUM. OBSERVATIONS TAKEN ON CONTROL MONUMENTS AS NOTED. LEICA GEOSYSTEMS SOLUTIONS OF NORTH AMERICA, CONTROL MONUMENT 5421-TYLER. DISTANCES ARE SURFACE IN FEET.

OWNER'S STATEMENT:
THAT I, THOMAS WAYNE FULLER, AM THE OWNER OF THE PROPERTY SHOWN HEREIN AND I DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVISION INTO LOTS FORMING.
I DO ALSO HEREBY ABSOLVE OWNERSHIP OF THE LIFT STATION SITE AS SHOWN TO THE CITY OF CHANDLER, TEXAS.
I DO ALSO HEREBY DEDICATE A SHARED ACCESS EASEMENT, 25 FEET WIDE BY 40 FEET DEEP AND A 10' UTILITY EASEMENTAS SHOWN ON THIS PLAT.

WITNESS, MY HAND, THIS THE _____ DAY OF _____ 2016.

THOMAS WAYNE FULLER 8630 FM 3002 , ATHENS TX 75752

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR HENDERSON COUNTY, TEXAS, THIS THE _____ DAY OF _____ 2016.

I, PATS M. WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4071, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTHS OF JUNE AND JULY 2016. GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____ 2016.

PATS M. WILLIAMS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4071
701 WRIGHT ROAD NO. 327
CLEBURNE TX 76033
(682) 936-2071
WILLIAMSPM@YAHOO.COM
FIRM LICENSE 3016 101 16100

STATE OF TEXAS PATS M. WILLIAMS 4071 REGISTERED LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR HENDERSON COUNTY, TEXAS, THIS THE _____ DAY OF _____ 2016.

UTILITY PROVIDERS: APPROVED
CITY OF CHANDLER, WATER AND SEWER _____
ELECTRIC SERVICE: TEXAS POWER & LIGHT _____

PLAT RECORDED IN CABINET _____ , SLIDE _____ OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS. DATE RECORDED: _____

APPROVED BY _____, PLANNING & ZONING CHAIR.
ON THIS THE _____ DAY OF _____ 2016.

PLANNING & ZONING CHAIR, BOB PEYTON

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CHANDLER ON THIS THE _____ DAY OF _____ 2016.

MAYOR LEIGH FULGHAM

CITY SECRETARY

PROPERTY ADDRESS:
1300 STATE HIGHWAY 31 E., CHANDLER, TX 75758

# FINAL PLAT
## LAKE PALESTINE GATEWAY RV PARK
## LOCATED IN THE SIMON WEISS SURVEY, A- 799
## SURVEYED 3.576 ACRES AS LOTS 1 & 2 & FLOOD ZONE
## CITY OF CHANDLER, HENDERSON COUNTY, TEXAS

SCALE 1" = 200' JULY 2016

0 200 400 600

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I, Kevin L. Kilgore, Registered Professional Land Surveyor No. 4687, do hereby certify that the plat shown hereon was prepared from an actual survey made under my direction and supervision on the ground during the month of May, 2016.

Given under my hand and seal this 21st day of July, 2016.

Kevin L. Kilgore, R.P.L.S. No. 4687

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

OWNERS STATEMENT:
WE, JERRY KIDD OIL COMPANY, INC. DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND DO HEREBY ACCEPT THIS AS THE PLAN FOR SUBDIVIDING SAME AND HEREBY DEDICATE THE EASEMENTS AND STREETS AS SHOWN HEREON FOR PUBLIC USE FOREVER.

Steven Greg Kidd, Kidd Jones Oil Company

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS ___ DAY OF _____ 2016.

NOTARY PUBLIC

APPROVED BY THE CITY OF CHANDLER, HENDERSON COUNTY, TEXAS ON THIS DAY ____ OF _____ 2016.

MAYOR

CITY SECRETARY

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, HENDERSON COUNTY, TEXAS ON THIS ____ DAY OF _____ 2016.

PLANNING AND ZONING CHAIRMAN

Field Notes
64.94 Acre Tract

BEING a 64.94 acre tract of land situated in the Simon Weiss Survey, A-799 and the Richard W. Wade Survey, Abstract No. 834, in Chandler, Henderson County, Texas, being part of a called 82.62 acre tract of land described in a Deed from Steven Greg Kidd and Lusiel Kidd to Jerry Kidd Oil Company, a Texas Corporation recorded in Volume 2907, Page 940 of the Deed Records of Henderson County, Texas, said 64.94 acre tract being more completely described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the middle of Old Tyler Road, in the South boundary line of said Simon Weiss Survey, at the Southwest corner of said 82.62 acre tract and the Southeast corner of a called 2.08 acre tract of land described in a Deed from Paul V. Eckert to Keith & Cindy Bailey recorded in Volume 2476, Page 243 of said Henderson County Deed Records, same also being in the North boundary line of the Santiago Calderon Survey, Abstract No. 136 and the remainder of a called 15.50 acre tract of land described in a Deed from S. B. Mallet, Sr. and wife, Nell Mallet to Sydney B. Mallet, Jr. recorded in Volume 1126, Page 2 of said Henderson County Deed Records;

THENCE North 20 degrees 29 minutes 34 seconds West, a distance of 50.82 feet along the West boundary line of said 82.62 acre tract and the East boundary line of said 2.08 acre Bailey tract to a 1/2" iron rod found at the Northwest corner of said 82.62 acre tract, same being the Southwest corner of a called 1.709 acre tract described in a Deed from Barton McCans & Two J's Properties, LLC to McCans Real Estate Investment et al recorded under County Clerk's File No. 2015-00010972 of said Henderson County Deed Records;

THENCE North 70 degrees 20 minutes 04 seconds East, a distance of 94.82 feet along the North boundary line of said 82.62 acre tract and the South boundary line of said 1.709 acre tract to a 1/2" iron rod with plastic cap stamped K.L.K. #4687 set;

THENCE North 07 degrees 42 minutes 04 seconds East, a distance of 18.23 feet continuing along said North boundary line and said South boundary line to a 1/2" iron found;

THENCE North 07 degrees 27 minutes 04 seconds East, a distance of 61.69 feet continuing along said North boundary line and said South boundary line to a 1/2" iron rod found;

THENCE North 40 degrees 22 minutes 04 seconds East, a distance of 34.71 feet continuing along said North boundary line and said South boundary line to a 1/2" iron rod found;

THENCE South 54 degrees 15 minutes 56 seconds East, a distance of 70.00 feet continuing along said North boundary line and said South boundary line to a 1/2" iron rod found for the Southeast corner of said 1.709 acre tract;

THENCE North 01 degree 04 minutes 08 seconds West, a distance of 11.19 feet along a West boundary line of said 82.62 acre tract and the East boundary line of said 1.709 acre to a 1/2" iron rod found for the Southwest corner of a Lot 2 of the 3D Development Addition per Final Plat thereof recorded in Cabinet F, Slide 276 of the Plat Records of Henderson County, Texas;

THENCE North 72 degrees 23 minutes 41 seconds East, a distance of 26.68 feet along the South boundary line of said Lot 2 to a 1/2" iron rod found;

THENCE North 66 degrees 50 minutes 40 seconds East, a distance of 73.83 feet continuing along said South boundary line to a 1/2" iron rod found;

THENCE North 18 degrees 08 minutes 48 seconds West, a distance of 10.31 feet continuing along said South boundary line to a 1/2" iron rod found;

THENCE North 89 degrees 27 minutes 53 seconds East, a distance of 137.58 feet continuing along said South boundary line to a 1/2" iron rod found;

THENCE North 40 degrees 18 minutes 33 seconds East, a distance of 20.84 feet continuing along said South boundary line to a 1/2" iron rod found;

THENCE North 63 degrees 39 minutes 48 seconds East, a distance of 117.48 feet continuing along said South boundary line to a 1/2" iron rod found;

THENCE North 08 degrees 11 minutes 11 seconds East, a distance of 202.07 feet continuing along said South boundary line to a 1/2" iron rod found;

THENCE North 70 degrees 27 minutes 53 seconds East, a distance of 116.55 feet continuing along said South boundary line to a 1/2" iron rod found for the Southeast corner of said Lot 2 of the O'Reilly Chandler Addition per Final Plat thereof recorded in Cabinet F, Slide 326 of said Henderson County Plat Records;

THENCE North 70 degrees 23 minutes 31 seconds East, a distance of 78.00 feet along the South boundary line of Lot 2 of said O'Reilly Chandler Addition to a 1/2" iron rod with plastic cap stamped K.L.K. #4687 set;

THENCE North 89 degrees 20 minutes 10 seconds East, a distance of 100.49 feet continuing along said South boundary line to a 1/2" iron rod found for the Southeast corner of said Lot 2;

THENCE North 18 degrees 19 minutes 47 seconds West, a distance of 293.64 feet along the East boundary line of said Lot 2 and Lot 1 of said O'Reilly Chandler Addition to a 1/2" iron rod found for the Northeast corner of said Lot 1, also being in the North boundary line of said 82.62 acre tract and the South right of way line of State Highway No. 31, (100.00-foot wide right of way);

THENCE North 70 degrees 41 minutes 05 seconds East, a distance of 293.04 feet along said South right of way line and said North boundary line to a 1/2" iron rod found for the Northwest corner of a called 1.075 acre tract of land described in a Deed from Jerry Kidd to Jerry Kidd Oil Company, Inc. recorded in Volume 2233, Page 647 of said Henderson County Deed Records;

THENCE South 16 degrees 57 minutes 19 seconds East, a distance of 181.87 feet along the West boundary line of said 1.075 acre tract to a 1/2" iron rod found for the Southwest corner of same, also being in the North boundary line of said 82.62 acre tract;

THENCE North 72 degrees 31 minutes 51 seconds East, a distance of 471.10 feet along the North boundary line of said 82.62 acre tract and the South boundary line of said 1.075 acre tract and a called 1.012 acre tract of land described in a Deed from Steven G. Kidd and John L. Kidd to Jerry Kidd Oil Company, Inc. recorded in Volume 2851, Page 473 of said Henderson County Deed Records to a 1/2" iron rod found for the Southeast corner of said 1.012 acre tract;

THENCE North 12 degrees 22 minutes 51 seconds West, a distance of 37.02 feet along a West boundary line of said 82.62 acre tract and the East boundary line of said 1.012 acre tract to a 5/8" iron rod found for the Southeast corner of Lot 1, Block 1 and the Southwest corner of Lot 2, Block 1 of the E. B. Hardee Subdivision recorded in Volume 6, Page 13 and in Cabinet C, Slide 23 of the Henderson County Plat Records;

THENCE North 70 degrees 12 minutes 50 seconds East, a distance of 339.89 feet along the North boundary line of said 82.62 acre tract and the South boundary lines of Lots 2, 3, and 4, Block 1 of said E. B. Hardee Subdivision to a bone crosstie post found for the Southwest corner of Lot 1, Block 2 of said E. B. Hardee Subdivision;

THENCE North 70 degrees 08 minutes 37 seconds East, a distance of 324.10 feet along the North boundary line of said 82.62 acre tract and the South boundary line of Lots 1, 2, and 3, Block 2 of said E. B. Hardee Subdivision to a 1/2" iron rod found for the Southeast corner of said Lot 3 and the Southwest corner of Lot 4, said 1/2" iron rod found also being at the Northwest corner of a called 1.00-acre tract described in a Deed from John Lusiel Kidd and Steven Gregg Kidd to Tim Coburn recorded in Volume 2136, Page 478 of said Henderson County Deed Records;

THENCE South 19 degrees 20 minutes 41 seconds East, a distance of 116.17 feet along an East boundary line of said 82.62 acre tract and the West boundary line of said 1.00-acre Tim Coburn tract to a 1/2" iron rod found for the Southwest corner of same;

THENCE North 70 degrees 38 minutes 22 seconds East, a distance of 375.01 feet along the North boundary line of said 82.62 acre tract and the South boundary line of said 1.00-acre Tim Coburn tract to a 1/2" iron rod found for the Southeast corner of same;

THENCE North 19 degrees 20 minutes 06 seconds West, a distance of 116.08 feet along a West boundary line of said 82.62 acre tract and the East boundary line of said 1.00-acre Tim Coburn tract to a 5/8" iron rod found for the Northeast corner of same, also being in the South boundary line of a called 0.355-acre tract of land described in a Deed from Robert E. and Barbara k. Myers to James A. Jr. & Sue Mills recorded in Volume 2242, Page 248 and an upper South boundary line of a called 40.34 acre tract of land, (Parcel Q-11 & 12-A1) described in a Deed from Jack Y. Hardee and wife, Betty Hardee to Upper Neches River Municipal Water Authority recorded in Volume 863, Page 342 of said Henderson County Deed Records;

THENCE North 88 degrees 18 minutes 52 seconds East, a distance of 1416.47 feet along the North boundary line of said 82.62 acre tract and the upper South boundary line of said 40.34 acre tract to a 1/2" iron rod found in the center of the Old Tyler-Athens Road for the Northeast corner of said 82.62 acre tract;

THENCE South 14 degrees 30 minutes 44 seconds West, a distance of 111.57 feet along the center of said Old Tyler-Athens Road, the East boundary line of said 82.62, and a West boundary line of said 40.34 acre tract to a 60-penny nail found, also being at a North corner of a called 11.73 acre tract. (Tract Q-10Ab) described in a Deed from E. B. Hardee to Upper Neches River Municipal Water Authority recorded in Volume 863, Page 357 of said Henderson County Deed Records;

THENCE South 13 degrees 52 minutes 25 seconds West, a distance of 417.07 feet along the center of said Old Tyler-Athens Road, the East boundary line of said 82.62 acre tract and the West boundary line of said 11.73 acre tract to a 1/2" iron rod found for the Southeast corner of said 82.62 acre tract;

THENCE South 59 degrees 09 minutes 51 seconds West, a distance of 473.22 feet along the center of said Old Tyler-Athens Road, the South boundary line of said 82.62 acre tract, and the North boundary line of said 11.73 acre tract and a called 6.34 acre tract. (Tract Q-10Ac) described in a Deed from E. B. Hardee to Upper Neches River Municipal Water Authority recorded in Volume 863, Page 357 of said Henderson County Deed Records to a 1/2" iron rod found;

THENCE South 66 degrees 56 minutes 18 seconds West, a distance of 1082.72 feet continuing along the center of said Old Tyler-Athens Road, the South boundary line of said 82.62 acre tract, and the North boundary line of said 6.34 acre tract to 1/2" iron rod found for the Northwest corner of same;

THENCE South 000 degrees 28 minutes 22 seconds East, a distance of 19.91 feet along a lower East boundary line of said 82.62 acre tract and the West boundary line of said 6.34 acre tract to a 1/2" iron rod found for the Southwest corner of said 6.34 acre tract and an East boundary line of said 82.62 acre tract, same being near the South boundary line of said Simon Weiss Survey and the North boundary line of said Richard W. Wade Survey;

THENCE South 87 degrees 50 minutes 23 seconds West, a distance of 13.85 feet along the North boundary line of said Wade Survey and South boundary line of said Weiss Survey to a 1/2" iron rod found;

THENCE South 87 degrees 56 minutes 21 seconds West, a distance of 93.83 feet along the North boundary line of said Wade Survey and South boundary line of said Weiss Survey to a 1/2" iron rod found;

THENCE South 82 degrees 01 minute 16 seconds West, a distance of 349.37 feet to a T-Post found;

THENCE North 88 degrees 54 minutes 31 seconds West, a distance of 194.59 feet to a T-Post found;

THENCE North 36 degrees 35 minutes 01 second West, a distance of 37.68 feet to a T-Post found near the South boundary line of said Weiss Survey and the North boundary line of said Wade Survey;

THENCE South 88 degrees 37 minutes 25 seconds West, a distance of 1829.51 feet along the South boundary line of said 82.62 acre tract and the North boundary line of said Wade Survey, a called 8-3/4 acre tract described in a Deed to Chandler Cemetery Association recorded in Volume 756, Page 522 of said Henderson County Deed Records, aforesaid Santiago Calderon Survey, a called 5-1/5-acre tract described in a Deed to Chandler Cemetery recorded in Volume 34, Page 573 of said Henderson County Deed Records, and the remainder of aforesaid 15.50 acre Sydney B. Mallett Jr. tract to the PLACE OF BEGINNING containing 64.94 acres of land.

Called 0.533 Acre Tim & Sharon Coburn & G. Keels to Tim & Sharon Coburn Volume 2515, Page 22 H.C.D.R.

Called 0.335 Acre James A. Jr. & Sue Mills Volume 2242, Page 249 H.C.D.R.

Called 40.34 Acres Parcel Q-11 & 12-A1 Jack Y. Hardee and wife, Betty Hardee to Upper Neches River Municipal Water Authority Volume 863, Page 342 Henderson County Deed Records

Called 1.012 Acres Steven G. Kidd and John L. Kidd to Jerry Kidd Oil Company, Inc. Volume 2851, Page 473 H.C.D.R.

Called 1.075 Acres Jerry Kidd to Jerry Kidd Oil Company, Inc. Volume 2233, Page 647 H.C.D.R.

E. B. Hardee Subdivision Volume 6, Page 13 Cabinet C, Slide 23 Henderson Co. Plat Rec.

Called 1.00 Ac. Tract John Lusiel Kidd & Steven Gregg Kidd to Tim Coburn Volume 2136, Page 478 Henderson Co. Deed Records

Called 11.73 Acres (Tract Q-10Ab) E. B. Hardee to Upper Neches River Municipal Water Authority Volume 863, Page 357 Henderson County Deed Records

Called 6.34 Acres (Tract Q-10Ac) E. B. Hardee to Upper Neches River Municipal Water Authority Volume 863, Page 357 Henderson County Deed Records

Called 2.08 Acres Paul V. Eckert to Keith & Cindy Bailey Volume 2476, Page 243 H.C.D.R.

Called 1.255 Acres JT & DA Robertson Living Trust to Dal Rata, LLC Clerk's File No. 2015-00012187 O.R.H.C.T.

Called 1.709 Acres Barton McCans & Two J's Properties, LLC to McCans Real Estate Investments et al Volume 2476, Page 243 H.C.D.R. 2015-00010972 O.R.H.C.T.

Remainder of a called 15.50 Acre Tract S. B. Mallet, Sr. and wife Nell Mallet to Sydney B. Mallet, Jr. Volume 1126, Page 2 Henderson County Deed Records

Called 5-1/5 Acres Chandler Cemetery Volume 34, Page 573 H. C. D. R.

Called 8-3/4 Acres Chandler Cemetery Association Volume 756, Page 522 H. C. D. R.

Remainder of a Called 82.62 Acres Steven Greg Kidd and Lusiel Kidd to Jerry Kidd Oil Company, A Texas Corporation Volume 2907, Page 940

Called 0.533 Acre Tim & Sharon Coburn & G. Keels to Tim & Sharon Coburn Volume 2515, Page 22 H.C.D.R.

Called 0.335 Acre James A. Jr. & Sue Mills Volume 2242, Page 249 H.C.D.R.

Called 1.00 Ac. Tract John Lusiel Kidd & Steven Gregg Kidd to Tim Coburn Volume 2136, Page 478 Henderson Co. Deed Records

Called 40.34 Acres Parcel Q-11 & 12-A1 Jack Y. Hardee and wife, Betty Hardee to Upper Neches River Municipal Water Authority Volume 863, Page 342 Henderson County Deed Records

Called 11.73 Acres (Tract Q-10Ab) E. B. Hardee to Upper Neches River Municipal Water Authority Volume 863, Page 357 Henderson County Deed Records

Called 6.34 Acres (Tract Q-10Ac) E. B. Hardee to Upper Neches River Municipal Water Authority Volume 863, Page 357 Henderson County Deed Records

Part of a Called 82.62 Acres Steven Greg Kidd and Lusiel Kidd to Jerry Kidd Oil Company, A Texas Corporation Volume 2907, Page 940 H.C.O.R.

49.182 Acres

64.94 Acres Total

11.912 Acres

2.003 Acre

1.51 Acre Channel Easement Volume 2647, Page 131 D.R.H.C.T.

1.600 Acre R.O.W. Dedication By This Plat

0.243 Acre R.O.W. Dedication By This Plat

3D Development Addition Cabinet F, Slide 276 P.R.H.C.T.

Lot 1 O'Reilly Chandler Addition Cabinet F, Slide 326 P.R.H.C.T.

Lot 2

Zone A

Zone X

Kidd Drive

State Highway 31 (69' B-B) (100' R.O.W.)

Sawmill Road 70' R.O.W.

Old Tyler Road

SANTIAGO CALDERON SURVEY, A-136

RICHARD W. WADE SURVEY, A-834

SIMON WEISS SURVEY, A-799

Abs. Survey Line

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 20°29'34" W | 50.82' |
| L2 | N 70°40'04" E | 94.82' |
| L3 | N 07°42'04" E | 18.23' |
| L4 | N 07°27'04" E | 61.69' |
| L5 | N 40°22'04" E | 34.71' |
| L6 | S 54°15'56" E | 70.00' |
| L7 | N 01°04'08" W | 11.19' |
| L8 | N 72°23'41" E | 26.68' |
| L9 | N 66°50'40" E | 73.83' |
| L10 | N 18°20'48" W | 10.31' |
| L11 | N 89°27'53" E | 137.58' |
| L12 | N 40°18'33" E | 20.84' |
| L13 | N 63°39'48" E | 117.48' |
| L14 | N 70°27'53" E | 116.55' |
| L15 | N 70°23'31" E | 78.00' |
| L16 | N 89°20'10" E | 100.49' |
| L17 | S 68°58'32" W | 74.34' |
| L18 | N 08°47'09" W | 77.76' |
| L19 | N 08°47'05" W | 68.60' |
| L20 | S 08°47'05" E | 97.70' |

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|---|
| C1 | 285.00' | 185.67' | 37°19'33" | 96.26' | N 27°26'51" W | 182.40' |
| C2 | 215.00' | 183.06' | 48°47'06" | 97.40' | N 33°10'38" W | 177.56' |
| C3 | 285.00' | 169.36' | 34°04'07" | 98.32' | S 38°32'07" E | 166.90' |
| C4 | 215.00' | 142.85' | 38°04'07" | 74.17' | S 38°32'07" E | 140.24' |
| C5 | 285.00' | 242.67' | 48°47'06" | 129.24' | N 33°10'38" W | 235.40' |
| C6 | 285.00' | 57.00' | 11°27'33" | 28.60' | N 51°50'24" W | 56.91' |

UTILITY COMPANIES AND CONTACT INFORMATION

| Utility | Provider | Contact | Phone Number |
|---|---|---|---|
| Water & Sanitary | City of Chandler | John Hall | 903-849-4145 |
| Gas | Atmos Energy | Wedge Turner | 903-571-1887 |
| Electric | Oncor Electric | Mike Phillips | 903-203-4842 |
| Telephone | AT&T | Gary Burleson | 903-235-4842 |

("NOTICE: 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.")

Vicinity Map
1" = 3000'

Project Location

CHANDLER

OLD TYLER

MAIN

UP

LIMIT

CITY

Notes:

1.) A portion of the subject tract lies within Zone A, (no base flood elevations determined), as shown on survey, and the remainder of the subject tract lies within Zone X, (areas determined to be outside the 0.2% annual chance floodplain), per Flood Insurance Rate Map No. 48213C0225E, Community Panel No. 480326 0225 E, Effective date September 27, 1991, Map Revised April 5, 2010.

2.) Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone, NAD83 (feet) (1993 adjustment of 83 system). The control monument is TJC1-Tyler, Leica Geosystems SmartNet of North America.

RECORDED IN CABINET _____ SLIDE _____ OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS. DATE _____

● Denotes 1/2" Iron Rod Found Unless Otherwise Noted.

○ Denotes 1/2" Iron Rod Set With Cap Stamped KLK #4687.

0 200 400 600

Developer:
Jerry Kidd Oil Company
PO Box 365
Chandler, Texas 75758

Simon Weiss Survey, A-799 & Richard W. Wade Survey, A-894

| SHEET NO. | CONTRACT NO. | NO. | DATE | REMARKS |
|---|---|---|---|---|
| 1 OF 1 | 201617 | | | REVISIONS |

Final Plat
Showing
Sawmill Road Addition, Unit 1 - 3 Lots
Part of a Called 82.62 Acre Tract
Chandler, Henderson County, Texas


KL Kilgore & Company, Inc.
www.klkilgore.com
6712 Paluxy Drive
Tyler, Texas 75703
(903)581-7800
Fax (903)581-3756
○ SURVEYING
○ PLANNING
○ MAPPING
TBPLS FIRM NO. 10044500


| | |
|---|---|
| DESIGNED BY: | CAPCO |
| DRAWN BY: | R.T.W. |
| CHECKED BY: | K.L.K. |
| DATE: | July 21, 2016 |
| SCALE: | 1" = 200' |