

Mike Hunt
Commissioner Precinct 1

Skeet Phillips
Commissioner Precinct 2



Terry Barber
Commissioner Precinct 3

Ken Cates
Commissioner Precinct 4

Hal Richards
County Judge

NOTICE OF REGULAR MEETING

Notice is hereby given that a regular meeting of the Kaufman County Commissioners' Court will be held on **Tuesday, May 10, 2022, at 9:00 a.m., in the Commissioners' Court Meeting Room located in the Courthouse Annex 100 North Washington Street, Kaufman, Texas**, at which time the commissioners' court will consider the following items for discussion, and possible action, to wit:

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

REMARKS FROM VISITORS; (Any member of the public that wishes to speak on an item that is on this agenda will need to sign in, complete a Public Participation Form, and present to County Clerk prior to court. Speakers will be restricted to a three-minute presentation.)

1. **ROUTINE CORRESPONDENCE.**
2. **CONSENT AGENDA**
 - A. **Discuss/Consider** accepting Commissioners Court meeting minutes for April 26, 2022.
 - B. **Discuss/Consider** approving Fiber Optic lines installed on County Road 304 and 303.
 - C. **Discuss/Consider** approving a 4" waterline installation on CR 4076.
 - D. **Discuss/Consider** approving resolution for Annexation of Martin Lane to the City of Combine.
3. **Mary Bullard**; Presentation from Mary Bullard on firework sales for Memorial Day Holiday.
4. **Chuck Mohnkern**; Present/Accept Certificate of Achievement County Investment Academy for Ali Karimi.
5. **Tax Office**; Discuss/Consider approving the deputations of Amber Mullins, Cassidy Guerrero, Victoria Allison, Kimberly McCollom, and Victoria Aragon for the office of Kaufman County Tax Assessor-Collector.
6. **Kristi Dickey**; Discuss/Consider motion to Approve Everett Estates Located on CR 255 in PCT 3.
7. **Sheriff Beavers**; Sheriff's Office update on County Law Enforcement.
8. **Judge Wiley**; Discuss/Consider/Approve change in misdemeanor attorney pay range to \$68,500-\$72,000.
9. **Deborah Bonner**; Discuss/Consider Order Accepting Road Closure and Alley Closure regarding Blocks 13 and 14 in the City of Scurry.
10. **Judge Richards**; Receive FY2023 budget presentation schedule.
11. **Auditor**; Discuss/Consider line-item transfers.
12. **Auditor**; Discuss/Consider claims for payment.
13. **Judge Richards**; Discuss/Consider exiting regular meeting and enter executive session.
14. **Judge Richards**; Executive Session; Executive Session Pursuant to Section 551.072 of the Texas Government Code, the Commissioners Court will meet in closed session to discuss real estate negotiations.

15. **Judge Richards;** Discuss/Consider exiting executive session and enter back into regular meeting.
16. **Judge Richards;** Discuss/Consider taking any action resulting from executive session.
17. **Adjourn Meeting**

If during the meeting, a discussion of any item on the agenda should be held in a closed meeting, the Commissioners' Court will conduct a closed meeting in accordance with the Texas Open Meetings Act and the Government Code, Chapter 551, Subchapter D and E; as noted below

Attorney Consultation	Gov't Code §551.071
Real Property	Gov't Code §551.072
Contract being negotiated	Gov't Code §551.0725
Prospective gifts or donations	Gov't Code §551.073
Personnel Matters	Gov't Code §551.074
County Advisory Body deliberations	Gov't Code §551.0745
Security Devices or Security Audits	Gov't Code §551.076
Economic Development negotiations	Gov't Code §551.087

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. Should any final action, final decision, or final vote be required in the opinion of the Commissioners' Court with regards to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the notice upon the reconvening of the public meetings; or
- (b) at a subsequent open public meeting of the Commissioners' Court upon notice thereof; as the Commissioners' Court shall determine.

Signed this the 6th day of May, 2022.


 Hal Richards, Kaufman County Judge

I, the undersigned, County Clerk of the Kaufman County Commissioners' Court do hereby certify that the above notice of a meeting of the Kaufman County Commissioners' Court is a true and correct copy of the said notice, that I received said Notice, and it was posted on the bulletin board at the courthouse door of Kaufman County, Texas at a place readily accessible to the general public at all times on the 6th day of May, 2022, and said notice remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.

Laura Hughes, County Clerk 

By: _____

Deputy 

ANYONE WHO HAS IMPAIRMENTS REQUESTING AID AT THE COMMISSIONERS' COURT OR ANY PUBLIC MEETING MUST CALL THE COUNTY CLERK AT LEAST 72 HOURS BEFORE THE MEETING.



FILED FOR RECORD
 KAUFMAN CO. TEXAS
 2022 MAY -6 PM 2:11
 LAURA A. HUGHES
 COUNTY CLERK
 BY: _____
 DEPUTY

**COMMISSIONERS COURT
REGULAR MEETING
APRIL 26, 2022**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Regular Meeting in the Commissioners' Court Meeting Room, Kaufman Texas with the following members present: **Hal Richards**, County Judge; **Mike Hunt**, Commissioner Precinct 1; **Skeet Phillips**, Commissioner Precinct 2; **Terry Barber**, Commissioner Precinct 3; **Ken Cates**, Commissioner Precinct 4; **Bobbie Bartlett**, Chief Deputy.

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

REMARKS FROM VISITORS;

ROUTINE CORRESPONDENCE

2.

CONSENT AGENDA

- A. Approve a 1" water line installation by Becker-Jiba Special Utility District.
- B. Accept Commissioners Court Meeting Minutes for April 19, 2022.
- C. Approve the re-appointment of Betty Mayfield as a Board Member to the Children's Shelter Board for a three-year term beginning May 2022.
- D. Approve the re-appointment of Margaret Webster as a Board Member to the Lakes Regional Community Center for a two-year term beginning June 2022.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Ken Cates.

Motion was put to a vote. Motion carried and is so ordered,

MOTION TO APPROVE PROCLAMATION

3. There came on to be a motion to approve a Proclamation proclaiming the month of May as Motorcycle Safety Awareness Month.

Motion was made by Commissioner Terry Barber and seconded by Commissioner Mike Hunt.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE FULL-TIME POSITION

4. There came on to be a motion to approve Deputy Lesah S. White to a full-time position with Kaufman County Pct. 2 Constable's Office Contract Patrol for the Travis Ranch Patrol Contract.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Ken Cates.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE DEPUTATION

5. There came one to be a motion to approve the Deputation of Lesah S. White as a Deputy Constable with Kaufman County Pct. 2 Constable's Office.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Terry Barber.

Motion was put to a vote. Motion carried and is so ordered.

NO ACTION TAKEN ON ITEM 6

~~6. There came on to be a motion to approve retail fireworks permit holders selling fireworks from February 25th to March 2nd (Texas Independence Day), April 16th to April 21st (San Jacinto Day) and/or the Wednesday before the last Monday in May to the last Monday of May (Memorial Day)~~

MOTION TO ACCEPT REPORT

7. There came on to be a motion to accept the Fire Marshal's Office Quarterly Report.
Motion was made by Commissioner Terry Barber and seconded by Commissioner Mike Hunt.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ACCEPT REPORT

8. There came on to be a motion to accept the Kaufman County Library's Texas State and Archive Commission Annual Report for Fiscal Year 2021 (FY 2021) and Quarterly Report.
Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Ken Cates.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ACCEPT REPORT

9. There came on to be a motion to accept the Treasurer's Monthly Report for March 2022.
Motion was made by Commissioner Ken Cates and seconded by Commissioner Terry Barber.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ACCEPT REPORT

10. There came on to be a motion to accept the Treasurer's Quarterly Report.
Motion was made by Commissioner Mike Hunt and seconded by Commissioner Skeet Phillips.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ACCEPT REPORT

11. There came on to be a motion to accept the Indigent Health Quarterly Report.
Motion was made by Commissioner Ken Cates and seconded by Commissioner Terry Barber.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ACCEPT REPORT

12. There came on to be a motion to accept the Veterans Service Quarterly Report.
Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Ken Cates.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ACCEPT REPORT

13. There came on to be a motion to accept the Development Services Quarterly Report.
Motion was made by Commissioner Ken Cates and seconded by Commissioner Terry Barber.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE EQUIPMENT LEASE

14. There came on to be a motion to approve a 36-month Equipment Lease of 4 New Dump Trucks for Precinct 3 from Warren Truck and Trailer, LLC., totaling \$94,240, utilizing Buyboard Contract #601-19. Motion was made by Commissioner Terry Barber and seconded by Commissioner Skeet Phillips. Motion was put to a vote. Motion carried and is so ordered.

DISCUSSION

15. There came on to be a discussion on recommendations for Phase III – Kaufman County Facilities Master Plan.

MOTION TO APPROVE TRAVEL CREDIT CARD AND POLICY

16. There came on to be a motion to approve a County Travel Credit Card Account and Policy Recommendations.

Motion was made by Commissioner Terry Barber and seconded by Commissioner Skeet Phillips. Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE PURCHASE AND INSTALLATION

17. There came on to be a motion to approve bridge purchase (Fast Cast Bridge) and installation located SE of 1390 on County Road 4095, Pct. 4, in the amount of \$187,551.15, utilizing approved Sole Source Vendor – The Henry Group.

Motion was made by Commissioner Ken Cates and seconded by Commissioner Terry Barber. Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CONTRACT

18. There came on to be a motion to approve a Contract with MB Concrete Construction for concrete removal and replacement located at Par Five Drive, Crandall, Pct. 1, in the amount of \$103,760, utilizing RFP 21-26.

Motion was made by Commissioner Mike Hunt and seconded by Commissioner Skeet Phillips. Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CONTRACT

19. There came on to be a motion to approve an Interlocal Cooperation Contract with the City of Post Oak Bend for the mowing of municipal roadways.

Motion was made by Commissioner Mike Hunt and seconded by Commissioner Skeet Phillips. Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE AGREEMENT

20. There came on to be a motion to approve a Lease Agreement with Cedar Crest Development Company, LLC.

Motion was made by Commissioner Mike Hunt and seconded by Commissioner Skeet Phillips. Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE AGREEMENT

21. There came on to be a motion to approve a Cost Sharing Agreement with Municipal Utility District

Number 5, for left turn project at FM 740 and Lake Ray Hubbard.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Mike Hunt.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE LINE-ITEM TRANSFERS

22. There came on to be a motion to approve Line-Item Transfers.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Terry Barber.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CLAIMS FOR PAYMENT

23. There came on to be a motion to approve Claims for Payment in the amount of \$3,694,903.93.

Motion was made by Commissioner Ken Cates and seconded by Commissioner Mike Hunt.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE EXITING REGULAR MEETING

AND ENTER INTO EXECUTIVE SESSION

24. There came on to be a motion to approve exiting Regular Meeting and enter into Executive Session.

25. Pursuant to Section 554.087 of the Texas Government Code, Economic Development

Negotiations: Discussion of the Sowers Storage and Sunbelt Solar Projects.

Motion was made by Commissioner Ken Cates and seconded by Commissioner Terry Barber.

Motion was put to a vote. Motion carried and is so ordered.

EXECUTIVE SESSION

Executive Session was held. Judge has certified agenda.

MOTION TO APPROVE EXITING EXECUTIVE SESSION

AND ENTER INTO REGULAR MEETING

26. There came on to be a motion to approve exiting Executive Session and enter into Regular Meeting.

Motion was made by Commissioner Terry Barber and seconded by Commissioner Ken Cates.

Motion was put to a vote. Motion carried and is so ordered.

NO ACTION TAKEN ON ITEM 27

~~27. There came on to be a motion to approve entering into a Chapter 381 Economic Development Agreement between Kaufman County, Texas and BT Sowers Storage, LLC.~~

NO ACTION TAKEN ON ITEM 28

~~28. There came on to be a motion to approve entering into a Chapter 381 Economic Development Agreement between Kaufman County, Texas and BT Sunbelt Solar, LLC.~~

MOTION TO ADJOURN

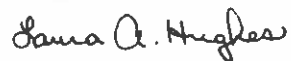
29. There came on to be a motion to adjourn.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Terry Barber.

Motion was put to a vote. Motion carried and is so ordered.

I Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:

A handwritten signature in cursive script that reads "Laura A. Hughes".

Laura Hughes, County Clerk

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Submission Date: 5/2/22		Submitted by: Garrett Moore		Person Presenting: Garrett Moore	
Court Date Requested: 5/10/22		Department: Development Service			
Item Requested is: <input type="checkbox"/> For Action/Consideration <input type="checkbox"/> Discussion/Report <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Public Workshop <input type="checkbox"/> Executive Session					
Item: (Statement as you wish to appear on the agenda) Discuss/Consider approving Fiber Optic lines installed on County Road 304 and 303					
Background, if any:					
Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Fiscal Impact:		Has this item been reviewed by the District Attorney's Office: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signatures Required:		Yes / No		Return Signed Originals to: _____ (Name of Company) _____ (Mailing Address) _____ (City, State, Zip) OR CALL TO HAVE ITEMS PICKED UP: <input type="checkbox"/> _____ (Name) (Phone Number)	
County Judge		<input type="checkbox"/> <input checked="" type="checkbox"/>			
County Clerk		<input type="checkbox"/> <input checked="" type="checkbox"/>			
County Auditor		<input type="checkbox"/> <input checked="" type="checkbox"/>			
Elected Official(s) Commissioners:					
Department Heads(s):					
Other:					

Note: This is the only form required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the Office of the County Judge by email to annabel@kaufmancounty.net or 100 W. Mulberry St., Kaufman, Texas, 75142 for inclusion on the courts agenda. **Items will not be included if submitted after deadline: Thursday at 12 noon preceding court meeting.** Regular Court Meetings are held on the 2nd and 4th Tuesdays of each month.

FOR OFFICE USE ONLY:

Item Received by: _____ Date: _____ Time: _____

AGENDA ITEM # _____



Kaufman County

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SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: County Road 303 & 304

ANTS Technology, Inc.

TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☒ Use of County Property (including driveway culverts)

REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement

SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing



Kaufman County

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APPLICANT INFORMATION (Box 2 of 6)

Applicant Name: Terry Darst	Company/Firm Name: ANTS-Technology, Inc.
Address: 1105 E. Moore Ave	
City/State/Zip: Terrell TX 75160	
Contact Number Primary: 214-878-2145	Contract Number (Secondary):
Contract Email: Terry@ANTS-Technology.com	
Applicant Signature: <i>Terry Darst</i>	Date: 04/07/2022

PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name:	Company/Firm Name:
Address: County road utility easement 303 & 304	
City/State/Zip:	
Contact Number Primary:	Contract Number (Secondary):
Contract Email:	
Applicant Signature:	Date:

PROPERTY INFORMATION (Box 4 of 6)

Project Name:
Address:
City/State/Zip:
Parcel Tax ID#:



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PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature: _____

Printed Name: _____

Date: _____

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

NOTARY (Box 6 of 6)

STATE OF TEXAS §
COUNTY OF KAUFMAN§

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____



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USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

- 1) See [Section 14 \(Site Development Authorization\)](#) of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
- 2) A pre-application conference with County staff is encouraged, but not required.
- 3) The applicant is responsible for reviewing [Section 11 \(Development or Use of County Property or Facility\)](#) of the Kaufman County Subdivision and Land Development Regulations prior to submitting a formal application for a Development or Use of County Property or Facility Permit.
- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed Site Development and Plat Application Form.	<input type="checkbox"/>	<input type="checkbox"/>
Site Boundary Survey including the following information:		
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
Attach Exhibit A for Culvert Permit only.	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>



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Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

Terry Darst
Applicant's Signature

04/07/2022
Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Applicant's Engineer's Signature

Date

Firm

ANTS Technology, Inc.
1105 E. Moore Ave, Terrell, TX 75160
972-524-2145
Terry@ANTS-Technology.com
ANTSfiber.com



04/07/2022

Kaufman County Commissioners' Court
100 W. Mulberry Kaufman, TX 75142

Dear Kaufman County Commissioners' Court,

ANTS Technology, Inc. is requesting approval to extend our fiber optic network along the utility easement of County Road 304. Beginning at the access gate for The City of Terrell South Side Elevated Storage Facility extending southwest to County Road 303 and continuing southeast to the entrance of Oak Point Estates.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Terry Darst", is positioned above the printed name.

Terry Darst

PRESIDENT



557

304

303

304

304

Vault 1

Vault 2

Vault 3

Vault 4

MH 6

MH 5

MH 7

MH 4

MH 8

MH 1

MH 3

MH 2

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Submission Date: 5/4/22		Submitted by: Garrett Moore		Person Presenting: Garrett Moore	
Court Date Requested: 5/10/22		Department: Development Service			
Item Requested is: <input type="checkbox"/> For Action/Consideration <input type="checkbox"/> Discussion/Report <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Public Workshop <input type="checkbox"/> Executive Session					
Item: (Statement as you wish to appear on the agenda) Discuss/Consider approving 4" waterline installation on CR 4076					
Background, if any:					
Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Fiscal Impact:		Has this item been reviewed by the District Attorney's Office: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signatures Required:		Yes / No		Return Signed Originals to:	
County Judge		<input type="checkbox"/> <input checked="" type="checkbox"/>			
County Clerk		<input type="checkbox"/> <input checked="" type="checkbox"/>			
County Auditor		<input type="checkbox"/> <input checked="" type="checkbox"/>		(Name of Company)	
Elected Official(s) Commissioners:				(Mailing Address)	
Department Heads(s):				(City, State, Zip)	
Other:				OR CALL TO HAVE ITEMS PICKED UP: <input type="checkbox"/>	
				(Name) _____ (Phone Number) _____	

Note: This is the only form required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the Office of the County Judge by email to annabel@kaufmancounty.net or 100 W. Mulberry St., Kaufman, Texas, 75142 for inclusion on the courts agenda. **Items will not be included if submitted after deadline: Thursday at 12 noon preceding court meeting.** Regular Court Meetings are held on the 2nd and 4th Tuesdays of each month.

FOR OFFICE USE ONLY:

Item Received by: _____ Date: _____ Time: _____

AGENDA ITEM # _____



Kaufman County

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SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: Double L Ranch Subdivision

TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☐ Use of County Property (including driveway culverts)

REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement

SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☒ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing



Kaufman County

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APPLICANT INFORMATION (Box 2 of 6)

Applicant Name: Blake Mathis Company/Firm Name: Baker's Contracting Inc.
Address: 7357 FM 2757
City/State/Zip: Crandall TX 75114
Contact Number Primary: 903-229-8267 Contact Number (Secondary): 214-533-8650
Contact Email: bakersbci@aol.com
Applicant Signature: Blake Mathis Date: 12-18-22

PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name: Johnny McFarlin Company/Firm Name: _____
Address: _____
City/State/Zip: _____
Contact Number Primary: 469-719-1531 Contact Number (Secondary): _____
Contact Email: johnnymcfarlin@yahoo.com
Applicant Signature: _____ Date: _____

PROPERTY INFORMATION (Box 4 of 6)

Project Name: Double L Ranch Subdivision
Address: 7869 CR 4076
City/State/Zip: Scurry TX 75158
Parcel Tax ID#: CR 4076/FM 3094



Kaufman County

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PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature: Blake Mathis

Printed Name: Blake Mathis

Date: 12-18-22

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

NOTARY (Box 6 of 6)

STATE OF TEXAS §
COUNTY OF KAUFMAN§

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

RESOLUTION NO. _____

A RESOLUTION OF THE COMMISSIONERS COURT OF KAUFMAN COUNTY, TEXAS, REQUESTING THE CITY OF COMBINE, TEXAS TO ANNEX MARTIN LANE AND ITS ASSOCIATED RIGHT-OF-WAY

WHEREAS, Kaufman County, Texas ("County") is the owner of Martin Lane and the associated right-of-way extending ten (10) feet from the edge of pavement on both sides of Martin Lane (1460 feet), more particularly described and depicted in Exhibit A hereto and incorporated herein by reference; and

WHEREAS, as owner of Martin Lane and its right-of-way, the County maintains Martin Lane and its right-of-way; and

WHEREAS, the corporate boundaries of the City of Combine, Texas ("City") are adjacent to a portion of the north and south side of Martin Lane right-of-way as depicted in Exhibit A where it intersects with FM1389; and

WHEREAS, the adjacent portion Martin Lane and its right-of-way as depicted in Exhibit A is not within the City's corporate boundaries, but is within the City's extraterritorial jurisdiction; and

WHEREAS, the County desires Martin Lane and its right-of-way, as depicted in Exhibit A, be annexed into the corporate boundaries of the City and is of the opinion that such annexation will promote a more efficient use of government resources, better management of growth in the area of Martin Lane, and is in the public interest of the County and its citizens; and

WHEREAS, Texas Local Government Code § 43.1055 provides that a municipality may by ordinance annex a road or the right-of-way of a road on request of the owner of the road or right-of-way or the governing body of the political subdivision that maintains the road or right-of-way; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF KAUFMAN COUNTY, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct and are incorporated and adopted as part of this resolution for all purposes.

SECTION 2. That the Kaufman County Commissioners Court hereby requests the City of Combine annex Martin Lane and its right-of-way, as depicted in Exhibit A hereto, into the corporate boundaries of the City of Combine.

DULY RESOLVED by the Commissioners Court of Kaufman County, Texas, on the _____ day of May, 2022.

KAUFMAN COUNTY, TEXAS

By: _____
Honorable Hal Richards
Kaufman County Judge

Date: _____

Attest: _____
Laura Hughes, County Clerk

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Submission Date: 4/28/2022		Submitted by: Kelley Prewett		Person Presenting: Mary Bullard	
Court Date Requested: 5/3/2022		Department: R&B 3			
Item Requested is: <input checked="" type="checkbox"/> For Action/Consideration <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Consent Agenda <input type="checkbox"/> Public Workshop <input type="checkbox"/> Executive Session					
Item: (Statement as you wish to appear on the agenda) Mary Bullard would like to speak on behalf of fireworks sales for Memorial Day Holiday.					
Background, if any:					
Attachments: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Fiscal Impact:		Has this item been reviewed by the District Attorney's Office: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Signatures Required:		Yes / No		Return Signed Originals to:	
County Judge		<input type="checkbox"/> <input type="checkbox"/>			
County Clerk		<input type="checkbox"/> <input type="checkbox"/>			
County Auditor		<input type="checkbox"/> <input type="checkbox"/>		(Name of Company)	
Elected Official(s) Commissioners:				(Mailing Address)	
Department Heads(s):				(City, State, Zip)	
Other:				OR CALL TO HAVE ITEMS PICKED UP: <input type="checkbox"/>	
				(Name) _____ (Phone Number) _____	

Note: This is the only form required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the Office of the County Judge by email to annabel@kaufmancounty.net or 100 W. Mulberry St., Kaufman, Texas, 75142 for inclusion on the courts agenda. **Items will not be included if submitted after deadline: Thursday at 12 noon preceding court meeting.** Regular Court Meetings are held every Tuesday of each month.

FOR OFFICE USE ONLY:

Item Received by: _____ **Date:** _____ **Time:** _____

AGENDA ITEM # _____



Emmett & Miriam
McCoy
College of Business Administration

Texas Association of Counties

Certificate of Achievement

County Investment Academy

This certifies that

Mr. Ali Karimi

Successfully completed the Basics of County Investments Course offering investment education that satisfies Section 2256.008 of the Texas Public Funds Investment Act and demonstrated a thorough understanding of Texas laws governing the investment of public funds. This and the ongoing commitment to continuing education provide maximum benefit to

Kaufman County

Issued by the Texas Association of Counties on the 25 day of April A.D., 2022

The County Investment Academy is a partnership between the Texas Association of Counties and the McCoy College of Business Administration at Texas State University.

A handwritten signature in dark ink, reading "Nathan Cradduck".

Mr. Nathan Cradduck, President

A handwritten signature in dark ink, reading "Susan M Redford".

Ms. Susan M. Redford, Executive Director

DEPUTATION

THE STATE OF TEXAS }

County of Kaufman

I, Brenda Samples-Tax Assessor

of the County of Kaufman and State of Texas, having full confidence in Amber Mullins

of said County and State, do hereby, with the consent of the Honorable Commissioners' Court of Kaufman County, nominate and appoint _____, the said Amber Mullins

my true and lawful deputy, in my name, place and stead, to do and perform any and all acts and things pertaining to the office of said Tax Assessor-Collector of said County and State, hereby ratifying and confirming any and all such acts and things lawfully done in the premises by virtue hereof.

WITNESS my hand, this 22nd day of April, 2022.

Brenda Samples
of Kaufman County, Texas

THE STATE OF TEXAS }

County of Kaufman

BEFORE ME, the Undersigned Authority in and for the State of Texas, on this day personally appeared Brenda Samples known to me to be the person whose name is subscribed to the foregoing deputation, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office at Kaufman, Texas, this 22nd day of April, 2022.

Brenda Samples

OATH OF OFFICE

I, Amber Mullins, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Tax Assessor/Collector, Kaufman County, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State; and I furthermore do solemnly swear (or affirm) that I have not, directly nor indirectly, paid, offered or promised to pay, contributed nor promised to contribute, any money or valuable thing, or promised any public office or employment, as a reward to secure my appointment, or the confirmation thereof. So help me God.

Subscribed and sworn to before me, this

day of

April, 2022
Justice of Peace, Tiff

DEPUTATION

THE STATE OF TEXAS }

County of Kaufman

I, Brenda Samples-Tax Assessor

of the County of Kaufman and State of Texas, having full confidence in Cassidy Guerrero

of said County and State, do hereby, with the consent of the Honorable Commissioners' Court of Kaufman County, nominate and appoint _____, the said Cassidy Guerrero my true and

lawful deputy, in my name, place and stead, to do and perform any and all acts and things pertaining to the office of said Tax Assessor-Collector of said County and State, hereby ratifying and confirming any and all such acts and things lawfully done in the premises by virtue hereof.

WITNESS my hand, this 22nd day of April, 2022.

Brenda Samples
of Kaufman County, Texas

THE STATE OF TEXAS }

County of Kaufman

BEFORE ME, the Undersigned Authority in and for the

State of Texas, on this day personally appeared Brenda Samples known to me to be the person whose name is subscribed to the foregoing deputation, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office at Kaufman, Texas,

this 22nd day of April, 2022

Brenda Samples

OATH OF OFFICE

I, Cassidy Guerrero, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Tax Assessor/Collector, Kaufman County, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State; and I furthermore do solemnly swear (or affirm) that I have not, directly nor indirectly, paid, offered or promised to pay, contributed nor promised to contribute, any money or valuable thing, or promised any public office or employment, as a reward to secure my appointment, or the confirmation thereof. So help me God.

Subscribed and sworn to before me, this 22nd day of April, 2022

C. Guerrero
Justice of Peace, PCH

DEPUTATION

THE STATE OF TEXAS }

County of Kaufman

I, Brenda Samples-Tax Assessor

of the County of Kaufman
Victoria Allison

and State of Texas, having full confidence in

the consent of the Honorable Commissioners' Court of Kaufman County, nominate and appoint

Victoria Allison, the said Victoria Allison my true and

lawful deputy, in my name, place and stead, to do and perform any and all acts and things pertaining to

the office of said Tax Assessor-Collector of said County and State, hereby ratifying and confirming

any and all such acts and things lawfully done in the premises by virtue hereof.

WITNESS my hand, this 22nd day of April, 2022.

Brenda Samples
of _____ County, Texas

THE STATE OF TEXAS }

County of Kaufman

BEFORE ME, the Undersigned Authority in and for the

State of Texas, on this day personally appeared Brenda Samples known to me to be the

person whose name is subscribed to the foregoing deputation, and acknowledged to me that she

executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office at Kaufman, Texas,

this 22nd day of April, 2022.

Brenda Samples

OATH OF OFFICE

I, Victoria Allison, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Tax Assessor/Collector, Kaufman County, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State; and I furthermore do solemnly swear (or affirm) that I have not, directly nor indirectly, paid, offered or promised to pay, contributed nor promised to contribute, any money or valuable thing, or promised any public office or employment, as a reward to secure my appointment, or the confirmation thereof. So help me God.

Subscribed and sworn to before me, this 22nd day of April, 2022

Justice of Peace, Pct

DEPUTATION

THE STATE OF TEXAS }

County of Kaufman

I, Brenda Samples-Tax Assessor

of the County of Kaufman

and State of Texas, having full confidence in

Kimberly McCollom

of said County and State, do hereby, with

the consent of the Honorable Commissioners' Court of Kaufman County, nominate and appoint

Kimberly McCollom, the said ~~Cassidy Guerrero~~ my true and

lawful deputy, in my name, place and stead, to do and perform any and all acts and things pertaining to

the office of said Tax Assessor-Collector of said County and State, hereby ratifying and confirming

any and all such acts and things lawfully done in the premises by virtue hereof.

WITNESS my hand, this 22nd day of April, 2022

Brenda Samples
of Kaufman County, Texas

THE STATE OF TEXAS }

County of Kaufman

BEFORE ME, the Undersigned Authority in and for the

State of Texas, on this day personally appeared Brenda Samples known to me to be the

person whose name is subscribed to the foregoing deputation, and acknowledged to me that she

executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office at Kaufman, Texas,

this 22nd day of April, 2022.

Brenda Samples

OATH OF OFFICE

I, Kimberly McCollom, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Tax Assessor/Collector, Kaufman County, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State; and I furthermore do solemnly swear (or affirm) that I have not, directly nor indirectly, paid, offered or promised to pay, contributed nor promised to contribute, any money or valuable thing, or promised any public office or employment, as a reward to secure my appointment, or the confirmation thereof. So help me God.

Subscribed and sworn to before me, this 22nd day of April, 2022

Kimberly McCollom
Justice of Peace, etc.

DEPUTATION

THE STATE OF TEXAS }

County of Kaufman

I, Brenda Samples-Tax Assessor

of the County of Kaufman and State of Texas, having full confidence in Victoria Aragon

of said County and State, do hereby, with the consent of the Honorable Commissioners' Court of Kaufman County, nominate and appoint

Victoria Aragon, the said Victoria Aragon my true and

lawful deputy, in my name, place and stead, to do and perform any and all acts and things pertaining to

the office of said Tax Assessor-Collector of said County and State, hereby ratifying and confirming

any and all such acts and things lawfully done in the premises by virtue hereof.

WITNESS my hand, this 22nd day of April, 2022.

Brenda Samples
of Kaufman County, Texas

THE STATE OF TEXAS }

County of Kaufman

BEFORE ME, the Undersigned Authority in and for the

State of Texas, on this day personally appeared Brenda Samples known to me to be the

person whose name is subscribed to the foregoing deputation, and acknowledged to me that she

executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office at Kaufman, Texas,

this 22nd day of April, 2022.

Brenda Samples

OATH OF OFFICE

I, Victoria Aragon, do solemnly swear (or affirm) that I will faithfully

execute the duties of the office of Tax Assessor/Collector, Kaufman County, of the State of Texas,

and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United

States and of this State; and I furthermore do solemnly swear (or affirm) that I have not, directly nor

indirectly, paid, offered or promised to pay, contributed nor promised to contribute, any money or

valuable thing, or promised any public office or employment, as a reward to secure my appointment, or

the confirmation thereof. So help me God.

Subscribed and sworn to before me, this 22nd day of April, 2022

[Signature]
Justice of Peace, Lot 1

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Submission Date: 4/26/22		Submitted by: Kristi Dickey		Person Presenting: Kristi Dickey	
Court Date Requested: 5/3/22		Department: Development Service			
Item Requested is: <input checked="" type="checkbox"/> For Action/Consideration <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Consent Agenda <input type="checkbox"/> Public Workshop <input type="checkbox"/> Executive Session					
Item: (Statement as you wish to appear on the agenda) Motion to Approve Everett Estates Located on CR 255 in PCT 3.					
Background, if any:					
Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Fiscal Impact:		Has this item been reviewed by the District Attorney's Office: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Signatures Required:		Yes / No		Return Signed Originals to: Development Services _____ (Name of Company)	
County Judge		<input checked="" type="checkbox"/> <input type="checkbox"/>		_____	
County Clerk		<input checked="" type="checkbox"/> <input type="checkbox"/>		_____	
County Auditor		<input type="checkbox"/> <input checked="" type="checkbox"/>		_____	
Elected Official(s) Commissioners:				_____	
Department Heads(s):				_____	
Other:				_____	
				(City, State, Zip)	
				OR CALL TO HAVE ITEMS PICKED UP: <input checked="" type="checkbox"/>	
				Kristi Dickey 469-376-4129 _____ (Name) (Phone Number)	

Note: This is the only form required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the Office of the County Judge by email to annabel@kaufmancounty.net or 100 W. Mulberry St., Kaufman, Texas, 75142 for inclusion on the courts agenda. **Items will not be included if submitted after deadline: Thursday at 12 noon preceding court meeting.** Regular Court Meetings are held every Tuesday of each month.

FOR OFFICE USE ONLY:

Item Received by: _____ **Date:** _____ **Time:** _____

AGENDA ITEM # _____



Site Development and Plat Application



Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • www.kaufmancounty.net

SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: Everett Estates

TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☐ Use of County Property (including driveway culverts)

REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement

SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing



Kaufman County

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APPLICANT INFORMATION (Box 2 of 6)

Applicant Name:	Larry L. and Leigh Ann Everett	Company/Firm Name:	n/a
Address:	18573 Co. Rd. 243		
City/State/Zip:	Terrell, TX 75160		
Contact Number Primary:	817.909.3655	Contract Number (Secondary):	214.850.4540
Contract Email:	everett4424@gmail.com		
Applicant Signature:		Date:	2/23/22

PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name:	Larry L. and Leigh Ann Everett	Company/Firm Name:	n/a
Address:	18573 Co. Rd. 243		
City/State/Zip:	Terrell, TX 75160		
Contact Number Primary:	817.909.3655	Contract Number (Secondary):	214.850.4540
Contract Email:	everett4424@gmail.com		
Applicant Signature:		Date:	2/23/22

PROPERTY INFORMATION (Box 4 of 6)

Project Name:	Everett Estates
Address:	18573 Co. Rd. 243
City/State/Zip:	Terrell, TX 75160
Parcel Tax ID#:	182767



Kaufman County

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PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature:

[Handwritten Signature]

Printed Name:

LARRY EVERETT

Date:

2/25/22

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

NOTARY (Box 6 of 6)

STATE OF TEXAS

§

COUNTY OF KAUFMAN§

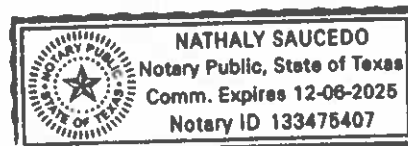
BEFORE ME, the undersigned authority in and for Kaufman County, Texas, on this day personally appeared Larry Everett, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is Larry Everett, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25 day of Feb, 2022

[Handwritten Signature]
Notary Public in and for the State of Texas

Nathaly Saucedo
Type or Print Notary's Name

My Commission Expires: 12/16/2025





Kaufman County

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PRELIMINARY PLAT CHECKLIST

PRELIMINARY PLAT CHECKLIST

- 1) Kaufman County requires that public improvements be constructed prior to the final plat being approved by the Commissioners Court. The plat can be recorded with the County Clerk after the plat is approved by the Commissioners Court. The construction (Section 6.05), inspection (Section 6.06), and acceptance of public improvements (Section 6.08) are outlined in the Kaufman County Subdivision Regulations. See the Platting Process Flow Chart on page 48.
- 2) Preliminary Construction Plans are required with the Preliminary Plat Application. Final Construction Plans shall be submitted by the Applicant after the Preliminary Plat and the Preliminary Construction Plans have been approved by the Commissioners Court.
- 3) See Section 4.02 (Preliminary Plat) of the Kaufman County Subdivision and Land Development Regulations for more information on the preliminary platting process.
- 4) A pre-application conference with County Staff is encouraged, but not required.
- 5) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed and Signed <u>Site Development and Plat Application</u> Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Letter of Intent (Brief description of the project scope)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tax Certificate from <u>Kaufman County Tax Office</u> indicating that County taxes are current (https://actweb.acttax.com/act_webdev/kaufman/index.jsp)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proof of Ownership (including Title Commitment, Tax Certificate, or Warranty Deed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required Plans (hard copies are optional)		
Two (2) copies (sheet size of 18" x 24") of the preliminary plat	<i>ELC.</i> <input checked="" type="checkbox"/>	<input type="checkbox"/>
Two (2) sets of preliminary water, wastewater and drainage plans with sheet size of 24" x 36"	<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>
Preliminary Plat Requirements		
Scale of 1" = 200' or larger	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Graphic scale of the drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Kaufman County

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Legend, if symbols used	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vicinity map showing the location of the proposed subdivision within the County and to the nearest incorporated areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Preliminary Plat Title Block Elements		
Name of proposed development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subdivision name	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot and block numbers, and the total number of lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Survey name and abstract number	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of preparation and date of any revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The name, address and telephone number of the developer, surveyor and/or engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed name of the subdivision, and the names, locations, width and dimensions of all proposed and existing roads within the property.	<input type="checkbox"/>	<input type="checkbox"/>
All streets shall conform to the Kaufman County Street Sections (refer to <u>Section 5.03</u> of Kaufman County Subdivision Regulations).	<input type="checkbox"/>	<input type="checkbox"/>
The number of all lots and blocks arranged in systematic order, and clearly shown on the Plat in distinct and legible figures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The size of each lot shall be indicated on the Plat in square feet and in acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of setback line on each lot (building setbacks should meet the minimum standards noted in <u>Section 5.06</u> of the Kaufman County Subdivision Regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of existing boundary lines with bearings and distances to accurately locate the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The accurate location, material and approximately size of all monuments and benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The description, location, width and dimensions of proposed and existing utility and pipeline easements within and adjacent to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The name and location of all adjacent subdivisions and roads. Where there are no adjacent subdivisions, the preliminary plat shall show:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The name of all adjacent property owners with property deed recording information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The right-of-way width abutting the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location and distance to any adjoining subdivisions, and how the roads in the proposed subdivision may connect with those in the nearest subdivisions or other roads in the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of the 100-year floodplain and all lots, or any part of a lot, that lies within the 100-year floodplain	N/A <input type="checkbox"/>	<input type="checkbox"/>
Subdivisions that are in a flood zone, as shown on the current Flood Insurance Rate Map (FIRM), must show the following on the Plat, if available:	N/A <input type="checkbox"/>	<input type="checkbox"/>



Kaufman County

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Provide a floodplain note, "According to flood insurance rate map (firm) map no. XXXXX dated XXXXXXXX prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, this property is within zone A, AE, X>."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Permanent type benchmarks shall be set in appropriate locations with the description and elevation shown on the Plat. The elevation of the benchmark shall be tied to a benchmark shown on the FIRM panel or sea level if not found.	N/A <input type="checkbox"/>	<input type="checkbox"/>
The finished base flood elevation must be shown for each lot located in and adjacent to the base floodplain elevation.	N/A <input type="checkbox"/>	<input type="checkbox"/>
The County may require that the owner provide, at the owner's expense, a floodplain study of the proposed development if within a flood hazard area delineated by the current Flood Insurance Rate Maps as provided by FEMA.	N/A <input type="checkbox"/>	<input type="checkbox"/>
If the development is situated within a FEMA designated floodway a Floodplain Development Permit will be required (refer to Section 7.02 of the Kaufman County Subdivision Regulations).	N/A <input type="checkbox"/>	<input type="checkbox"/>
Since the preliminary plat is not recorded in the Kaufman County Public Records the seal and signature of the surveyor responsible for surveying the subdivision and/or the preparation of the Plat is not required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A space for the signature of the County Judge and County Clerk.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Preliminary Drainage Plan		
All proposed drainage improvements for the proposed subdivision shall be in accordance with <u>Section 7 (Stormwater Management)</u> of the Kaufman County Subdivision regulations.	<input type="checkbox"/>	<input type="checkbox"/>
When the land has less than a five (5) percent slope, the contour interval shall not be greater than two (2) feet.	<input type="checkbox"/>	<input type="checkbox"/>
When the land has more than a five (5) percent slope, the contour interval shall not be greater than five (5) feet.	<input type="checkbox"/>	<input type="checkbox"/>
Description of contributing drainage areas or basins which drain to the proposed subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
The size of all driveway culverts to carry the design flow of water at each lot in the subdivision when the culvert is installed at the design ditch grade.	N/A <input type="checkbox"/>	<input type="checkbox"/>
The width of all existing and proposed drainage easements.	<input type="checkbox"/>	<input type="checkbox"/>
Drainage area map indicating drainage areas, and calculated run-off, and points of concentration from proposed development.	<input type="checkbox"/>	<input type="checkbox"/>
Existing drainage areas upstream and downstream including drainage calculations determining the quantity to run off coming by means of land, entering, crossing and exiting the proposed subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
The location of existing drainage facilities or appurtenances for drainage such as pipes, inlets, culverts, and bridges.	<input type="checkbox"/>	<input type="checkbox"/>
All calculations shall be based on ultimate development (based on the proposed land use) of the contributing drainage areas of basins.	<input type="checkbox"/>	<input type="checkbox"/>
The seal and signature of the Engineer responsible for the design on all sheets.	<input type="checkbox"/>	<input type="checkbox"/>



Kaufman County

106 W Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • www.kaufmancounty.net

Preliminary Water and Wastewater Plan

The applicant is responsible for undergoing the formal review process required by private utility service providers, specifically as it pertains to proposed water and wastewater facilities. The County requests water and wastewater plans for informational purposes only to supplement the review of roadway and drainage plans. Below are general guidelines of the information that should be reflected in the water and wastewater plans.

Location of all existing sanitary sewers, water mains, storm sewers, culverts, or other underground/overhead structures or utilities within the tract and immediately adjacent thereto with pipe sizes, grades and locations indicated.	<input type="checkbox"/>	<input type="checkbox"/>
Size and location of all proposed water distribution mains, including valves and fire hydrants.	<input type="checkbox"/>	<input type="checkbox"/>
Location and size of all proposed sanitary sewer mains, including manholes, preliminary grades for each main between manholes, and the depth at each manhole. (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed water and wastewater easements.	<input type="checkbox"/>	<input type="checkbox"/>
The seal and signature of the Engineer responsible for the design on all sheets.	<input type="checkbox"/>	<input type="checkbox"/>

Preliminary Paving Plan

All streets shall conform to the Kaufman County Street Sections (refer to <u>Section 5.03</u> of Kaufman County Subdivision Regulations).	<input type="checkbox"/>	<input type="checkbox"/>
Street plan and profiles should use a 1" = 50' scale horizontally and 1" = 5' scale vertical.	<input type="checkbox"/>	<input type="checkbox"/>
Paving plans shall show the location of existing improvements and proposed improvements, such as pavement, ditches and drainage structures within the road right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>
The Paving Plan shall also show the location of proposed Street and Traffic Control Signs as described in <u>Section 5.03.L.5 (Street and Traffic Control Signs)</u> of the Subdivision Regulations.	<input type="checkbox"/>	<input type="checkbox"/>
Paving plans shall also show existing and proposed easements, creeks, and designated floodplain areas.	<input type="checkbox"/>	<input type="checkbox"/>
Plan and profile of each street with top of curb grades shown.	<input type="checkbox"/>	<input type="checkbox"/>
Roadways cross sections shall show width and type of pavement, base, and subgrade for proposed streets, alleys, and sidewalks within the right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>
Plan and profiles shall show existing and proposed grades, elevations, and existing and proposed utility and drainage structures	<input type="checkbox"/>	<input type="checkbox"/>
Vertical and horizontal curve information	<input type="checkbox"/>	<input type="checkbox"/>
The ditch grades, design flow of water, design depth of water and design velocity of water.	<input type="checkbox"/>	<input type="checkbox"/>



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Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 4.02 (Preliminary Plat) of the Kaufman County Subdivision and Land Development Regulations.



Applicant's Signature
SCOTT DAVIS, RPLS 5111

2/24/22

Date



Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Applicant's Engineer's Signature

Date

Firm

GF # 27979

WARRANTY DEED WITH VENDOR'S LIEN

5302

DATE: June 3, 1994

GRANTOR: Maxine V. Darst

GRANTOR'S ADDRESS (INCLUDING COUNTY): 309 Elm Drive, Terrell, Kaufman County, Texas 75160

GRANTEE: Larry Leon Everett and wife, Leigh Ann Everett

GRANTEE'S ADDRESS (INCLUDING COUNTY): 3501 University Drive, Rowlett, Texas 75088

CONSIDERATION: TEN DOLLARS AND NO/100THS (\$10.00) cash and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and a note of even date herewith in the principal amount of \$60,000.00, and is executed by Larry Leon Everett and wife, Leigh Ann Everett payable to the order of Maxine V. Darst. The note is secured by a Vendor's Lien retained in favor of Maxine V. Darst in this Deed and by a Deed of Trust of even date herewith from Larry Leon Everett and wife, Leigh Ann Everett to James F. Bowen, Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS): Being all that tract of land in Kaufman County, Texas, and a part of the Elizabeth Graves Survey, Abstract No. 168, and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: The herein described property is conveyed subject to any and all easements, restrictions, reservations, whether of minerals or other kinds, covenants and agreements of record, if any, as same may affect said property.

In addition to all prior reservations, Grantor hereby reserves one-half of all of the oil, gas and other minerals that she owns associated with this tract, however, it is the intent of the Grantor not to convey more than 30% of the total minerals.

Restrictive Covenants as set out on Exhibit "B" attached hereto and incorporated herein for all purposes.

Easement dated April 8, 1947 from J.D. Breeden and J.L. Darst to Texas Power and Light Company, recorded in Volume 310, Page 613, Deed Records of Kaufman County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

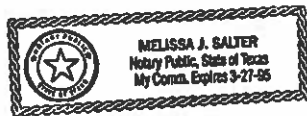
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Maxine V. Darst
Maxine V. Darst

STATE OF TEXAS
COUNTY OF KAUFMAN

This instrument was acknowledged before me on June 3, 1994 by Maxine V. Darst.



Melissa J. Salter
Notary Public, State of Texas

EXHIBIT "A"

BEING all that tract of land in Kaufman County, Texas, and a part of the Elizabeth Graves Survey, A-168, and being a part of the following tracts:

FIRST TRACT B of 34 acres,

FIRST TRACT C of 20 acres,

FIFTH TRACT OF 97.64 acres and

all described in a deed from J. D. Breeden and wife, Ruby Breeden to Joseph Frederick Darst and wife, Maxine V. Darst, dated May 4, 1970 and recorded in Volume 536, Page 501, Kaufman County Deed Records and being further described as follows:

BEGINNING at the intersection of the center of County Road 243 and the center of County Road 255, being the South corner of said 97.64 acres, a 1/2 inch steel rod set North 02 degrees 00 minutes 00 seconds East, 30.00 feet for witness;

THENCE North 44 degrees 48 minutes 58 seconds West, 1449.16 feet along C.R. 255 to corner, a 1/2 inch steel rod set North 45 degrees 23 minutes 27 seconds East, 30.00 feet for witness;

THENCE North 45 degrees 23 minutes 27 seconds East, 1574.71 feet to a 1/2 inch steel rod found at the West corner of an 18.000 acre tract;

THENCE South 45 degrees 02 minutes 00 seconds East, 1422.80 feet to corner in C.R. 243, being the South corner of said 18.000 acres, a 1/2 inch steel rod found North 45 degrees 02 minutes 00 seconds West, 30.00 feet for witness;

THENCE South 44 degrees 26 minutes 02 seconds West, 1560.23 feet along C.R. 243 to the Point of Beginning, containing 52.000 acres of land.

EXHIBIT "B"

RESTRICTIVE COVENANTS

1. All housing erected on the premises shall be for single family.
2. Any residence erected thereon shall contain a minimum of 1,600 square feet of floor space, exclusive of porches, stoops, or garages. Exterior walls of all residences shall be made of brick, stone, masonry, log, or other approved building material used for exterior purposes.
3. All structures shall be completed within twelve (12) months after the beginning construction date.
4. All culverts shall be designed for that purpose and made of concrete or steel, with a minimum of twelve (12) inches in diameter where said private roads join community or public roads.
5. No portion of the premises may be used for the storage of junk, abandoned automobiles, rubbish, or any material which might detract from the general appearance and attractiveness of the surroundings. No more than one (1) automobile may be stored on the premises without current license plate.
6. Each residential unit on the premises shall be equipped with sanitary toilet facilities connected to a public sewer system or an approved septic system of sufficient size and capacity to meet all requirements of the county and state sanitary codes.
7. A 10 foot easement is hereby reserved adjoining all roadways for the purpose of installing utilities.
8. No buildings or structures of any nature, except fences, may be built or situated within fifty (50) feet of all community, public, county and/or state roads, within twenty (20) feet of any property line, or upon or over any easement.
9. Barns and stables are to be built in such a manner as not to be unsightly, and shall not detract from the general appearance and attractiveness of the surrounding properties. Not more than a dozen swine shall be kept on the property.
10. Invalidation of any one of these covenants by judgements or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.
11. All restrictions herein contained are made covenants running with the land and shall be binding on all grantees, and heirs and assigns unless changed or terminated by mutual agreement of all property owners.
12. If the owners or occupants of the premises shall violate any of the covenants herein, the grantor, his heirs or assigns, or any grantee may lawfully prosecute under any provisions in law or in equity against the person or persons violating or attempting to violate any of the herein before described covenants and either prevent him or them from doing so, and/or recover damages for such violations.

FILED FOR RECORD AT 9:31 O'CLOCK A M 6-9-94 CRISBY GANN
CLERK COUNTY COURT KAUFMAN COUNTY TEXAS, BY [Signature] DEPUTY.

Deed Restriction Certification

Certification of Submitted Information

I Larry Everett (printed owner's name) acknowledge and understand that **DEED RESTRICTIONS** apply to my property located at: Intersection of Co 255 and Co 243 75160 (parcel ID number _____). It is my duty to fully review the **DEED RESTRICTIONS** and seek interpretation, or clarification, from a title company/legal counsel in the event that I do not understand the **DEED RESTRICTIONS**.

I have reviewed the applicable **DEED RESTRICTIONS** and certify that such restrictions do not restrict my application for development.

Owner's Signature

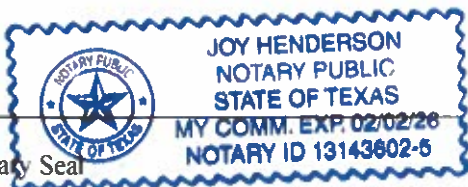
Date

2/22/22

THE STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, a notary public, on this day personally appeared Larry Everett (printed owner's name) the undersigned, who under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

Owner(s) Signature Subscribed and sworn to before me, this 22nd day of Feb 20 22



Notary Seal

Notary Signature

Joy Henderson

Pre- Development Questionnaire Checklist

Clients Name: Larry & Leigh Ann Everett

Date Received: 9-10-21 PID: 6241 Precinct: 3

Jurisdiction: Kaufman County

Floodplain: NO

County Rd: 243 FM/ST HWY: _____ Private Rd: _____

Thoroughfare: Collector (C-2-3 80'-100' ROW)

Is property in an existing subdivision? No: X Yes: _____

If Yes, please provide subdivision name: _____

Deed Restrictions: No: _____ Yes: _____

911 Address: No: _____ Yes: X

If yes, please provide address: 18573 CR 243

Does property have existing Septic System? No: _____ Yes: X

If yes, please provide Septic Design.

Notes:

9/10/21: give platting information.

Clerk Initials: _____



Kaufman County
Development Services
106 West Grove Street
Kaufman, TX 75142

Phone: 469-376-4129

Website: www.kaufmancounty.net

Email: developmentsserviceskaufman@kaufmancounty.net

Instructions

- All fields are required and must be completed. If the fields are not completed Development Services will not be able to complete your Pre-Development Meeting Request.
- Please allow 3-5 business days to process
- Development Services will always contact you via email.
- Once the Pre-Development Meeting Request form is complete, email the form and supporting documents to the email listed above.
- Please provide Development Services with supporting documentation, such as a Survey, Rough Design of Plat, Deed, or any other information that will help Development Services to prepare for your meeting.

Pre-Development Questionnaire

Meeting Information

Project Name: Everett property Date: 9/10/21

Applicant's Name: Larry and Leigh Ann Everett

Phone Number: (817) 909-3655 Email Address: Everett4424@gmail.com

Affiliation with project ☒ Property Owner ☐ Agent/ Developer ☐ Prospective Buyer
☐ Other, please explain:

Please indicate the primary purpose of this meeting request: ☒ Due diligence/ Fact finding
☐ Project Feasibility/Design ☐ Requirements ☐ Other, please explain:

Please list several available dates: Monday through Friday

Pre-Development Questionnaire

Property Information

Address/ General Location: 18573 County Road 243, Terrell, Tx 75160- home and 2 acres; 50 acres AG

Parcel ID No: Home 6241; 80 acres 162 _____

Is this property located within a City's ETJ? ☐ Yes, City: _____ ☒ No ☐ I Don't Know

Current Water Provider: Poetry Water Current Electric Provider: Farmers Electric

Project Type: ☒ Single Family Residential ☐ Multi-Family Residential ☐ Planned Subdivision
☐ RV Park ☐ Industrial/ Commercial

Number of proposed lots: 4 Overall acreage for project: 30 acres with home and three 6-7 acre lots

General description of project: We are wanting to verify if we can divide property to sale. We are thinking of 30 acres with homestead and three lots of 6-7 acres on additional 22 acres.

Is this property located in a floodplain? ☐ Yes ☒ No

Is this a piece of a larger parcel? ☐ Yes ☒ No

Will this property require an Onsite Sewage Facility (septic): ☒ Yes ☐ No

Please provide any additional information or questions you may have.

Kaufman County - PID 6241**Development Services Kaufman <developmentsserviceskaufman@kaufmancounty.net>**

Mon 9/13/2021 3:03 PM

To: Everett4424@gmail.com <Everett4424@gmail.com> 4 attachments (792 KB)

Fee Schedule.pdf; Final Plat Check List.pdf; Plat Application.pdf; Deed Restrictions Cert..pdf;

Based on the information you provided the property is going to have to go through the Kaufman County Subdivision Platting process. The first step would be to have a Surveying company create a Plat that's in accordance with the Kaufman County Subdivision and Land Use Regulations. Once the surveyor creates that plat you will have to turn it into Development Services. You will need to collect and turn in the following information:

1. Application
2. Checklist
3. Plat
4. a copy of your Deed (please ensure that there are no existing restrictions that prohibit the division of land),
5. Deed Restrictions Certificate
6. Certified Tax Certificate that states there is a Zero Balanced Owed on the property.
7. Will Serve Letters from the Electric
8. Will Serve Letters from Water Provider.

After all the documentation and fees that are required have been submitted to our office then your Plat, Application and Checklist will be sent to our contracted County Engineer for review. Within 10 business days our Engineer will either issue you an approval letter or a letter that states there's some corrections needing to be made to the plat. If there are any changes that need to be made to the plat then you would submit those changes to your surveyor, any additional review fee's must be paid prior to resubmitting for engineer approval.

Once again please ensure that there are no existing Deed Restrictions that prohibit the division of land. This is extremely important. If you have any questions or concerns, please do not hesitate to reach out.

Thank you,
Kristi Dickey



Development Services
Kaufman County
101 N. Houston St.
Kaufman, TX 75142
Office: 469-376-4129



A Touchstone Energy® Cooperative 

September 13, 2021

Ricardo & Erika Mendez
2792 Wynchase Ln.
Crandall, TX 75114

Re: Confirmation of Electrical Availability and Capacity

Dear Mr. & Mrs. Mendez,

Please accept this letter as confirmation that Trinity Valley Electric Cooperative has the availability and capacity to provide service to the 39.618-acre tract out of the T. Lowry Survey, Abstract No. 285 in Kaufman County. The subject tract is located on County Road 4102, being 5 lots called Mendez Addition.

Sincerely,

A handwritten signature in black ink, reading "Dustin R. Tallant".

Dustin Tallant
Business & Economic Development Coordinator
Direct: (469)-376-2256

TRINITY VALLEY ELECTRIC COOPERATIVE, INC.

1800 Hwy. 243 East • P.O. Box 888 • Kaufman, TX 75142 • (972) 932-2214 • Fax (972) 932-6466



Poetry Water Supply Corporation
16970 FM 986 PO Box 392
Terrell, TX 75160
(972) 563-7471
(972) 563-0242 Fax
poetrywsc.com

October 22, 2021

Poetry Water Supply Corporation will provide service to the property,
requested by Larry Everett, on CR 255 & 243 for 4 lots. The cost for
service will have to be paid by the customer.

Thank you,

Philip Keys
Manager



Oncor Electric Delivery Company LLC
a Delaware limited liability company

11/05/21

Ryan Lilley
Project Management and Design
2801 John Arden Drive,
Waxahachie, TX 75165

Leigh Ann Everett
leverett@lpc.com

Re: Intersection of Co 255 and Co 243, 75160

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Lilley".

Ryan Lilley
972.230.5158

TAX CERTIFICATE



BRENDA SAMPLES
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

KAUFMAN COUNTY
100 W MULBERRY
KAUFMAN, TX 75142

Legal Description

E GRAVES

Fiduciary Number: 10190897

Parcel Address: 0 CO RD 243

Legal Acres: 50.0000

Account Number: 182767

Print Date: 02/22/2022 11:49:44 AM

Certificate No: 247579943

Paid Date: 02/22/2022

Certificate Fee: \$10.00 CASH

Issue Date: 02/22/2022

Operator ID: NELLYM

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

EVERETT LARRY L & LEIGH ANN
18573 CO RD 243
TERRELL, TX 75160

2021 Value:	372,500
2021 Levy:	\$78.30
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

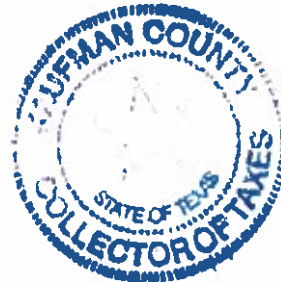
Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)

Reference (SF) No: WALK IN

Issued By:

BRENDA SAMPLES
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR





**KAUFMAN COUNTY FIRE
MARSHAL'S OFFICE**

3003 S. Washington

Kaufman, TX 75142

Office # 469-376-4122

firemarshal@kaufmancounty.net

www.kaufmancounty.net/fire.html



Date : 3/9/2022

Subdivision / Project Name: Everett Estates

Project Location / Address: County Road 255/243 (4 lots)

Fire Flow WILL be Required

☐

Fire Flow will NOT be required at this time

☒

Comments:

The decision set forth here is based on the information provided. If changes are made to the Design or Plan a new review will be Required.

Signature Ashley Bowen Digitally signed by Ashley Bowen
Date: 2022.03.09 13:14:32 -06'00'

Printed name of approving authority

Historical Commission
469-376-4140



3003 S. Washington
Kaufman, Texas 75142

March 10, 2022,

Reference: Tract of Land Described

For: Larry Leon Everett and Leigh Ann Everett

REFERENCE:

Property described on the attached Exhibit "A"

I certify that to my knowledge this land/property has no historical significance; I give permission for this project to proceed. If cultural materials are encountered during construction work shall immediately cease in area of discovery, and Texas Historical Commission and the County of Kaufman shall be contacted.

Thank you,

Pam Corder
Kaufman County Historical Commission
3003 S. Washington Street
Kaufman, TX 75142



**Kaufman County
Development Services**

**101 N. Houston St
Kaufman, Tx. 75142**

To whom it may concern:

The Development Services Department has gone over this Replat, and the Lot sizes are big enough and in compliance with Kaufman County Ordinance for any OSSF placed on or at Everett Estates Lots 1,2,3 & 4.

Everett Estates Lots 1,2,3 & 4 is placed in an Area of Minimal Flood Hazard (Zone X). No Flood Plain permits or Predetermination forms for these lots will be needed.

A handwritten signature in black ink, appearing to read "Wayne McKenzie".

**Wayne McKenzie
Kaufman County DR
#OS31622**

A handwritten signature in black ink, appearing to read "Jerry Martin".

**Jerry Martin
Kaufman County DR
#OS34064**

STATEWIDE SURVEYING SERVICES REGISTERED PROFESSIONAL LAND SURVEYOR

GREG SJERVEN, R.P.L.S.
208 N. WASHINGTON

KAUFMAN, TEXAS 75142

www.statewidesurveyingservice.com

METRO PHONE: (972) 962-6481

METRO FAX: (972) 962-6480

April 14, 2022

Larry & Leigh Ann Everett
18573 Co. Rd. 243
Terrell, Texas 75160
817-909-3655
leverett4424@gmail.com

The **Final Plat of Everett Estates** was checked and approved* by the County Surveyor of Kaufman County, Texas on this the 14th day of April, 2022.



Greg Sjerven, Registered Professional Surveyor No. 5244
County Surveyor of Kaufman County, Texas

Owner/Developer: Larry & Leigh Ann Everett
18573 Co. Rd. 243
Terrell, Texas 75160
817-909-3655
leverett4424@gmail.com

Surveyor: Scott Davis
Davis Land Surveying Co., Inc.
9777 Ferguson Road, Ste. 105
Dallas, Texas 75228
214-321-0569
dlsci@sbeglobal.net

*This plat approved in accordance with the subdivision regulations approved on Dec. 23, 2019, and amended July 28, 2020 and August 11, 2020 and April 27, 2021.



www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
SAN ANTONIO
CYPRESS
SUGAR LAND

GEORGIA
BLAIRSVILLE
ALBANY

March 24, 2022

Ms. Monique Hunter
Kaufman County – Development Services
106 W. Grove Street
Kaufman, TX 75142

**RE: Everett Estates – Final Plat
Second Review**

Dear Ms. Hunter,

We have completed our review of the above-referenced project. Below are our comments on the final plat dated March 18, 2022 submitted by Davis Land Surveying Co, Inc. on behalf of Larry Leon and Leigh Ann Everett. All references to Articles shall be understood to refer to the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in April 2021), unless otherwise noted.

Final Plat

1. Correct typo in owner's certificate on page 2 which states County of Dallas instead of County of Kaufman.

Please let me know if you have any questions or if any of the above comments require clarification. If the developer, design engineer, or surveyor have any questions, they should be sent directly to Development Services.

Sincerely,
tnp
teague nall & perkins

Taylor Sutton, PE

OWNER'S CERTIFICATE

STATE OF TEXAS,
COUNTY OF DALLAS.

WHEREAS Larry Leon Everett and wife, Leigh Ann Everett are the owners of that certain lot, tract or parcel of land situated in the Elizabeth Graves Survey, Abstract 168, and being the part of that same tract of land described in Warranty Deed with reference to said Larry Leon Everett and wife, Leigh Ann Everett, recorded in Volume 131, Page 131 of the Deed Records of Kaufman County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the centerline intersection of County Roads 243 and 256; said point being the common south corner of said Everett tract and the east corner of that same tract of land described in deed to Christopher Blake Easter, recorded in Volume 428, Page 30 of the Deed Records of Kaufman County, Texas;

THENCE N 45°53'50" W, along the northeast line of said Easter tract, the southwest line of said Everett tract and the center of County Road 256, 1.46318' to the southeast corner of that same tract of land described in deed to Rocky D. Easter, recorded in Volume 1669, Page 513 of the Deed Records of Kaufman County, Texas;

THENCE N 44°19'22" E, 763.12' along the southeast line of said Watson tract to a 5/8" iron rod set with yellow plastic cap stamped "RPLS 6111" for corner;

THENCE S 45°43'50" E, over and across said Everett tract, 601.01' to a 5/8" iron rod set with yellow plastic cap stamped "RPLS 6111" for corner;

THENCE S 44°06'10" W, 181.84' to a 5/8" iron rod set with yellow plastic cap stamped "RPLS 6111" for corner;

THENCE S 45°53'50" E, 840.30' to a 5/8" iron rod set with yellow plastic cap stamped "RPLS 6111" for corner in the center of County Road 243;

THENCE S 45°15'15" W, 661.66' along the center of County Road 243 to the Point of Beginning and containing 950,974.06 square feet or 21.8314 acres of land.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, a Registered Professional Land Surveyor, Licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors and the Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the County of Kaufman Development Code.

Dated this the ____ day of ____ 2022.

"Whereby, this document shall not be recorded for any purpose and shall not be used or relied upon as a plat survey document."

SCOTT DAVIS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS,
COUNTY OF DALLAS.

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____ 2022.

Notary Public in and for the State of Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Larry Leon Everett and wife, Leigh Ann Everett, do hereby adopt this plat, designating the herein described property as EVERETT ESTATES, an addition to the County of Kaufman, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and floodway management areas shown thereon. Any public utility, including the County, shall have the right to move and keep moved all or part of any building, fence, trees, shrubs, other growth or improvements that in any way interfere with the construction, maintenance, or efficiency of its respective sewerage or waterworks system, or right-of-way shown on the Plat (or filed by separate instrument that is recorded against the property), and any public utility, including the County, shall have the right at all times to enter and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The County can remove trees or any other improvements and does not have the responsibility to replace them.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the County of Kaufman.

WITNESS, my hand this the ____ day of ____ 2022.

Larry Leon Everett, Owner

Leigh Ann Everett, Owner

STATE OF TEXAS,
COUNTY OF DALLAS.

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Larry Leon Everett and Leigh Ann Everett, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____ 2022.

Notary Public in and for the State of Texas.

STATE OF TEXAS,
COUNTY OF DALLAS.

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Leigh Ann Everett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____ 2022.

Notary Public in and for the State of Texas.

Dated this the ____ day of ____
2022 in Kaufman County, Texas.

Kaufman County Judge

Kaufman County Clerk

KAUFMAN COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:
a. Backfilling the flow of water or construction improvements in drainage easements, and filling or destruction of the roadway is prohibited.
b. The existing creek or drainage channels traversing along or across the plat shall remain in an open channel and shall be maintained by the plat owner. The plat owner shall be responsible for the maintenance and operation of the drainage courses along or across said plat.
c. County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion.
d. County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions. Private well water in a subdivision.
e. At delivery within any Right-of-Way shall require County permit approval and meet minimum County standards.
f. No road, street, or public improvement dedicated by this Plat shall be maintained by Kaufman County in the absence of an express Order of Dedication from the County Board of Commissioners. The County Board of Commissioners of Kaufman County, specifically identifies or such road, street, or public improvement and specifically accepting such for County maintenance.
h. Per section 5.03.F.4.a of the Kaufman County Subdivision and Land Development Regulations:
The Kaufman County Throughway Plan indicates the County Road 243 and County Road 255 are Collector Arterial Roads.
i. Per section 5.07.C.2 of the Kaufman County Subdivision and Land Development Regulations:
Sight Triability Restrictions: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) feet to a height of ten (10) feet above the top of the curb or edge of pavement, including but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., within the sight triability easement.

GENERAL NOTES:

1. Beale of Bealepage is the State Plane Coordinate System, North datum Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. The purpose of this plat is to create four lots from part of a 52 acre tract of land.
3. Coordinates shown are Texas State Plane Coordinate System, North datum Zone 4202, North American Datum of 1983 on grid coordinate values, no scale and no projection.
4. Property subject to Restrictive Covenants recorded in Volume 131, Page 87 S.B.N.C.T., as shown on Plat.
5. Property subject to 1" Texas Power & Light Co. Easement recorded in Volume 310, Page 813 D.R.K.C.T.
6. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), which is shown on the Flood Insurance Rate Map No. 4825/000750, with a date of identification of 7/1/2011 and a community number of 38000, Kaufman County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

FINAL PLAT
EVERETT ESTATES
LOTS 1, 2, 3 & 4, BLOCK 1

AN ADDITION OF 4 LOTS CONSISTING OF
21.8314 ACRES OF LAND SITUATED IN THE
ELIZABETH GRAVES SURVEY, A-168,
KAUFMAN COUNTY, TEXAS.

OWNER

LARRY LEON & LEIGH ANN EVERETT
18573 CO. RD. 243
TERRELL, TX. 75160
PH. NO. 817-609-3855

SHEET 2 OF 2

REVISED 03/18/2022

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 davis@dlscopd.net
DALLAS, TEXAS 75228 214-321-0589

FIRM REG. NO. 10009600

ORDER CLOSING STREET OR ROAD

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

On this 10th day of May, 2022, came on to be completed the action of the Commissioners Court taken on March 2, 1987. The minutes and postings regarding the closing of the road and alleys between Blocks 13 and 14 in the old town plan of the Town of Scurry are attached hereto as Exhibit A and made a part hereof. Through that action, the Commissioners Court approved and ordered the closing of the roads and alleys between Blocks 13 and 14.

WHEREAS, it appears to this Commissioners Court that said notice was duly and legally posted in the manner required by law in the vicinity of said road, to wit: one at the courthouse door in Kaufman, Texas; one at the South End of the affected road; and, one at the North End of the affected road on or about January 14, 1987 and was posted for the required thirty day time period after receiving proper petition from the property owners; and

WHEREAS, the Commissioners Court on March 2, 1987 ordered the closure of said roads as outlined in the minutes and notices; and

WHEREAS, to complete the action of the Commissioners Court taken on March 2, 1987, the Commissioners Court finds that said street or road is located in the Town of Scurry, and has never been opened or used as a street and that the Commissioners Court in 1987 had control of the streets and alleys in such town because said Town of Scurry had no defacto municipal government in the active discharge of their official duties; and

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, BY THE COMMISSIONERS COURT OF KAUFMAN COUNTY, that the streets and alleys as described in the attached Exhibit A be changed, altered and closed as is described in the attached Exhibit A and made a part hereof.

SIGNED THIS _____ day of May, 2022.

Hal Richards, County Judge

Attested to:

Laura Hughes, County Clerk

BE IT REMEMBERED that on this the 2nd day of March, 1987, the Commissioner's Court of Kaufman, County, Texas, met in the regular session with the following members present to-wit: Maxine Darst, County Judge; George Mayfield, Commissioner Precinct Number 1; John Darden, Commissioner Precinct Number 2; Ivan Johnson, Commissioner Precinct Number 3; Barnie Murphy, Commissioner Precinct Number 4; and Jimmy Graham, County Clerk; when the following matters came on to be considered.

MOTION TO ESTABLISH COMMITTEE
ON WAR ON CRIME-WAR ON DRUGS

There came on to be considered the motion to establish a County Committee on War on Crime-War on Drugs.

A motion was made by Commissioner John Darden and second by Commissioner Ivan Johnson.

Whereupon said motion was put to a vote and carried unanimously.

AND IT IS SO ORDERED.

MOTION TO APPOINT CHAIRMAN OF
WAR ON CRIME-WAR ON DRUGS COM-
MITTEE

Also, there came on to be considered the motion to appoint Ray H. Myers, Chairman, of the Committee on War on Crime-War on Drug Program.

A motion was made by Commissioner Ivan Johnson and second by Commissioner John Darden.

Whereupon said motion was put to a vote and carried unanimously.

AND IT IS SO ORDERED.

MOTION AUTHORIZING DISTRICT
ATTORNEY TO PREPARE DEED FOR
PURCHASE OF ONE ACRE

Also, there came on to be considered the motion to auth-

- 2 -

orize the District Attorney, Bill Conratt, to prepare Deed to sell approximately one acre of land belonging to Kaufman County, Texas, to J. W. Riddle, for \$1,000.00.

A motion was made by Commissioner John Darden and second by Commissioner Ivan Johnson.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

MOTION TO APPROVE MINUTES AS READ

Also, there came on to be considered the motion to approve the minutes as read.

A motion was made by Commissioner Ivan Johnson and second by Commissioner John Darden.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

MOTION TO ADVERTISE FOR BIDS ON A 15 FT. FOLD-UP MOWER, PCT.#1

Also, there came on to be considered the motion to advertise for bids on a 15 foot fold-up mower for Commissioner Precinct Number 1. Bids to be opened April 6, 1987, at 10:00 A. M.

A motion was made by Commissioner George Mayfield and second by Commissioner John Darden.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

MOTION TO CLOSE ALLEY IN TOWN OF SCURRY

Also, there came on to be considered the motion to close alley in town of Scurry as requested by David Hatcher. This is between

- 3 -

Block 13 and 14 and all alleys inside Block 13 and 14.

A motion was made by Commissioner Barnie Murphy and second by Commissioner George Mayfield.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

MOTION TO PAY BILLS, ETC.

Also, there came on to be considered the motion to pay claims, bills, warrants, transfers, etc. as presented.

A motion was made by Commissioner John Darden and second by Commissioner Barnie Murphy.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

MOTION TO GO INTO EXECUTIVE SESSION

Also, there came on to be considered the motion to go into Executive Session.

A motion was made by Commissioner Barnie Murphy and second by Commissioner John Darden.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

MOTION TO COME OUT OF EXECUTIVE SESSION

Also, there came on to be considered the motion to come out of Executive Session.

A motion was made by Commissioner John Darden and second by Commissioner George Mayfield.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

MOTION AUTHORIZING DISTRICT
ATTORNEY TO SETTLE BARRICKMAN
CASE

Also, there came on to be considered the motion to authorize Bill Conratt, Criminal District Attorney, to settle the Barrickman Vs. Brockway, etal, Cause Number CAJ-85-2145-G.

A motion was made by Commissioner Barnie Murphy and second by Commissioner George Mayfield.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

MOTION TO ADJOURN

Also, there came on to be considered the motion to adjourn.

A motion was made by Commissioner Barnie Murphy and second by Commissioner Ivan Johnson.

Whereupon said motion was put to a vote and carried un-animously.

AND IT IS SO ORDERED.

THE FOREGOING MINUTES READ AND APPROVED.

Marshall Dant
County Judge

George Mayfield
Commissioner Precinct No. 1

John Darden
Commissioner Precinct No. 2

Ivan Johnson
Commissioner Precinct No. 3

Barnie Murphy
Commissioner Precinct No. 4

Attest Jay L. [Signature] County Clerk

RETURN

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NOTICE

COUNTY ROAD TO BE CLOSED AND ALLEYS

THE STATE OF TEXAS I

COUNTY OF KAUFMAN I

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned freeholders of Commissioners Precinct No. 4 of Kaufman County, Texas, do hereby give notice by posting of this instrument in three public places in said precinct in the vicinity of said road, including one (1) copy at the Courthouse Door in Kaufman, Texas, that they intend to petition the Commissioners Court of Kaufman County, Texas, on the 23 day of Feb, 1987, for the closing of a County Road as herein after described and represent that the public interest will be better served by making such change. That such Petition will request the closing of the following described road: Between block 13 & 14 and all alleys inside block 13 & 14. Location old Scurry Townsite, Kaufman County, Texas.

DATED this the 14 day of Jan, A.D. 1987

David Hatcher

Cathy Hatcher

M. C. Hatcher

Jay Hatcher

SHERIFF'S RETURN

Came to hand on the 14th day of Jan, 1987, at 11:30 o'clock A.M. and executed by posting a copy of the above Notice on the 14th day of Jan, 1987, at 12:03 o'clock P.M., as follows: County Courthouse

One at the South End in Kaufman, Texas; one at South End and one at North End

Robert T. Hall
Sheriff, Kaufman County, Texas

FEES:

Posting Notices 9.15

NOTICE

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COUNTY ROAD TO BE CLOSED AND ALLEYS

THE STATE OF TEXAS

X

COUNTY OF KAUFMAN

X

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned freeholders of Commissioners Precinct No. 4 of Kaufman County, Texas, do hereby give notice by posting of this instrument in three public places in said precinct in the vicinity of said road, including one (1) copy at the Courthouse Door in Kaufman, Texas, that they intend to petition the Commissioners Court of Kaufman County, Texas, on the 23 day of Feb, 19 87, for the closing of a County Road as herein after described and represent that the public interest will be better served by making such change. That such Petition will request the closing of the following described road: Between block 13 & 14 and all alleys inside blocks 13 & 14. Location old Scurry Townsite, Kaufman County, Texas.

DATED this the 14 day of Jan, A.D. 19 87.
David Halcher
Cathy Hatcher
M.C. Hatcher
Jay Hatcher

SHERIFF'S RETURN

Came to hand on the 14th day of Jan, 19 87, at 11:30 o'clock A.M. and executed by posting a copy of the above Notice on the 14th day of Jan, 19 87, at 12:05 o'clock P.M., as follows:

One at the County Courthouse in Kaufman, Texas; one at North End and one at South End

Robert Haddis
 Sheriff, Kaufman County, Texas

Trudley Pyle

FEES:
 Posting Notices _____