

LOCATION MAP



CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT, TYLER COUNTY, TEXAS

APPROVAL OF THE SUBDIVISION PLAN FOR PLATS DOES NOT INDICATE ANY AGREEMENT OR UNDERTAKING THAT TYLER COUNTY WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF ROADS, STREETS, ALLEYS OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAN.

TYLER COUNTY MAKES NO REPRESENTATION THAT ADEQUATE SEWERAGE FACILITIES WILL BE LEGALLY FEASIBLE WITHIN THIS SUBDIVISION.

TYLER COUNTY MAKES NO REPRESENTATION THAT ADEQUATE WATER SUITABLE FOR HUMAN CONSUMPTION WILL BE AVAILABLE WITHIN THIS SUBDIVISION.

ALL ON SITE SEPTIC SYSTEMS (OSSF) MUST COMPLY WITH REGULATIONS PUBLISHED BY TCEQ.

ANY INDIVIDUAL WATER WELLS MUST COMPLY WITH 30 TEX CHAPTER 230 OR IN SUCH RULES AS MAY BE PUBLISHED BY TCEQ.

PASSED AND APPROVED BY TYLER COUNTY COMMISSIONERS COURT THIS _____ DAY OF _____, 2022

COMMISSIONER JOE BLACKBURN, PCT. 1 STEVEN STURROCK, PCT. 2

MARK MERRILL, PCT. 3 CHARLES "BUCK" HORDON, PCT. 4

JESSIE T. BLANCHETTE, COUNTY CLERK TONETTE GREGORY, COUNTY CLERK

CERTIFICATE OF OSSF RULE REQUIREMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED TYLER COUNTY FIRE MARSHAL, HAVE REVIEWED THIS PROPOSED SUBDIVISION AND CONFIRM THAT SAID PLANS COMPLY WITH ALL APPLICABLE TCEQ RULES FOR ON SITE SEPTIC SYSTEMS (OSSF), INCLUDING DENSITY REQUIREMENTS.

TYLER COUNTY FIRE MARSHAL DATE

CERTIFICATE OF REGISTRATION:

**STATE OF TEXAS
COUNTY OF TYLER**

I, DONNIE GREGORY, CLERK OF THE COUNTY COURT OF TYLER COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHORIZATION WAS FILED IN MY OFFICE ON _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M., IN PLAT NO. _____ OF THE PLAT RECORDS OF TYLER COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT TYLER, THE DAY AND DATE LAST ABOVE WRITTEN.

DONNIE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

By _____ Deputy

LEGEND:

- SHINE & ASSOC. OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TX
- SHINE & ASSOC. OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TX
- SHINE & ASSOC. OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TX
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- SHINE & ASSOC. OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TX



330 N. 4TH STREET
SILSBEE, TEXAS 77656
409-385-9263
TPELS FIRM # 10040800

**SECOND TIER OR MINOR PLAT
OF LOTS 1 - 4
CROSSCOURT LAND ADDITION NO. 1
BEING PART OF LOT 4
LOCATED IN THE
B.B.B.&C. RAILROAD CO.
SURVEY NO. 11, A-155
TYLER COUNTY, TEXAS**

FIELD NOTE DESCRIPTION:

FIELD NOTES DESCRIBING A 15.00 ACRE TRACT OUT OF A CALLED 30.07 ACRE TRACT CONVEYED TO WILLIAM F. UNDERWOOD IN VOLUME 807, PAGE 887, OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 15.00 ACRE TRACT CONVEYED TO ROWAN LANE PARTNERS, LLC (aka CROSSCOURT LAND ADDITION NO. 1) IN THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS IN VOLUME 1288, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS IN THE B.B.B.&C. RAILROAD COMPANY SURVEY NUMBER 11, ABSTRACT 155, TYLER COUNTY, TEXAS.

ALL BEARINGS, DISTANCES AND ACRES ARE GRID AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE U. S. SURVEY FEET. THE MAPPING ANGLE IS +03°07'08" AND THE SCALE FACTOR IS 0.999999826 AT THE JOB. ALL RECORDS CITED ARE RECORDED IN THE TYLER COUNTY DEED OR OFFICIAL PUBLIC RECORDS. A PLAT OF EVEN DATE ACCOMPANIES THIS DESCRIPTION. ANY REFERENCE OR TIES TO TREES ARE GIVEN TO THE FACE THEREOF.

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID 30.07 ACRE TRACT IN THE NORTH RIGHT-OF-WAY OF F.M. 1943 EAST, ALSO BEING A SOUTHWEST CORNER OF A CALLED 508.495 ACRE TRACT DESCRIBED IN VOLUME 1231, PAGE 730 AND ALSO BEING IN THE WEST LINE OF COUNTY ROAD 4250, APPARENT 30' WIDTH.

THENCE NORTH 03°23'22" EAST WITH THE EAST LINE OF THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 908.17 FEET TO A 3/8" IRON ROD SET WITH CAP "SHINE" AT THE SOUTHWEST CORNER AND POINT OF BEGINNING (POB) OF THE HEREBY DESCRIBED TRACT HAVING A TEXAS STATE PLANE COORDINATE VALUE OF N 10,235,373.17' AND E: 4,200,301.17'.

THENCE NORTH 86°25'07" WEST ACROSS THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 888.60 FEET TO A 1/2" IRON ROD SET WITH CAP "SHINE" IN THE WEST LINE OF THE SAID 30.07 ACRE TRACT, ALSO BEING IN THE EAST LINE OF A CALLED 17.46 ACRE TRACT DESCRIBED IN VOLUME 556, PAGE 877, ALSO BEING IN THE EAST EDGE OF THE TRAVELED WAY OF SWEARINGEN CEMETERY ROAD AND ALSO BEING THE SOUTHWEST CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE NORTH 03°28'11" WEST WITH THE WEST LINE OF THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 726.55 FEET TO THE PLACE AND POINT OF BEGINNING OF THE SAID 17.46 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF A CALLED 5.74 ACRE TRACT DESCRIBED IN VOLUME 1235, PAGE 440 AND ALSO BEING THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT FROM SAID IRON ROD. A 12" WATER OAK BEARS N32°W 16.75 FEET AND A 7" WATER OAK BEARS S42°W 4.73 FEET.

THENCE NORTH 86°25'07" EAST WITH THE NORTH LINE OF THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 887.63 FEET TO A 1/2" IRON ROD SET WITH CAP "SHINE" AT THE NORTHEAST CORNER OF THE SAID 30.07 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE SAID 5.74 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 8.189 ACRE TRACT DESCRIBED IN VOLUME 1235, PAGE 440, ALSO BEING AN ELL CORNER OF THE SAID 508.495 ACRE TRACT AND ALSO BEING THE NORTHEAST CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE SOUTH 03°23'22" EAST WITH THE EAST LINE OF THE SAID 30.07 ACRE TRACT FOR A DISTANCE OF 726.55 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 15.00 ACRES OF LAND.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF TEXAS
COUNTY OF TYLER

I, JOHN H. CORRAL, AS MANAGER OF ROWAN LANE PARTNERS, LLC (aka CROSSCOURT LAND ADDITION NO. 1) AS THE OWNER OF THE 15.00 ACRE TRACT OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT OF CROSSCOURT LAND ADDITION NO. 1, DO HEREBY MAKE A REPRESENTATION OF SAID PROPERTY ACCORDING TO THE STREETS, LINES, LOTS AND EASEMENTS THEREON SHOWN, AND DECREE SAID SUBDIVISION AS SHOWN IN TYLER COUNTY, TEXAS AND DEDICATE TO THE PUBLIC USE AS SHOWN THE STREETS AND EASEMENTS SHOWN HEREON. FURTHER, I DO SO HEREBY MAKE ANY CLAIM FOR DAMAGES OCCURRED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE CORNERS OF THE SAID TRACT, AND I AGREE TO HOLD AND DEFEND THE INTERESTS OF SUCCESSORS AND ASSIGNS TO INMAYNT AND FOREVER EXTENDING THE TERM OF THIS INSTRUMENT.

WITNESS MY HAND ON THE DATE AS WRITTEN BELOW.

JOHN H. CORRAL DATE
AS MANAGER OF ROWAN LANE PARTNERS, LLC (aka CROSSCOURT LAND

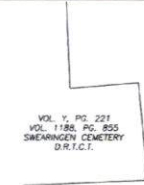
STATE OF TEXAS
COUNTY OF TYLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN H. CORRAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2022.

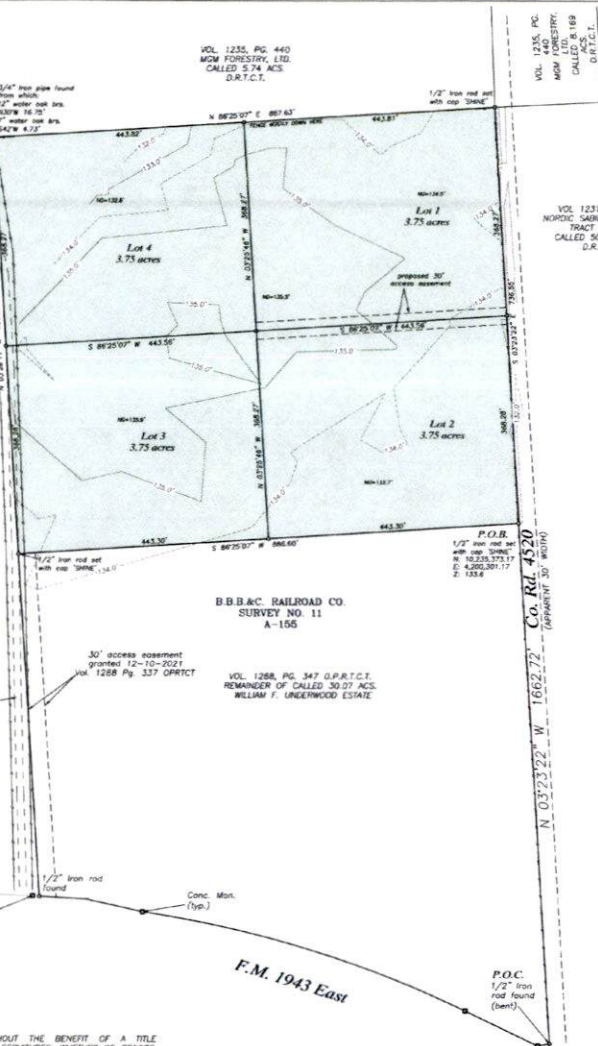
Notary Public in and for the State of Texas
Commission Expires _____



VOL. 556, PG. 877
DAVID H. & LOIS B.
HENDERSON
CALLED 17.46 ACS.
D.R.T.C.T.

J. E. MASHBURN
SURVEY
A-469

Swearingen Cemetery Road
(See note 2)



SURVEYOR'S NOTES:

- (1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND NOT ALL EASEMENTS OR SURVIVALITIES, WHETHER OF RECORD OR NOT, WERE RESEARCHED AT THE TIME OF THIS SURVEY OR SHOWN HEREON.
- (2) SWEARINGEN CEMETERY ROAD APPEARS TO BE A PRIVATE ROADWAY THAT ENCRONES UPON THE WEST SIDE OF THE 15.00 ACRE TRACT HEREBY SUBDIVIDED. SAID ROADWAY HAS BEEN IN EXISTENCE FOR MANY YEARS AND IS MOSTLY FENCED ALONG BOTH SIDES.
- (3) LOTS 1 & 2 HAVE DIRECT ACCESS TO COUNTY ROAD 4520, LOTS 3 & 4 HAVE ACCESS VIA A PROPOSED 30 FOOT ACCESS EASEMENT.
- (4) ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NUMBER 48457C 0575 C, DATED APRIL 04, 2011, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X (UNSHEDDED).
- (5) ALL BEARINGS, DISTANCES AND ACRES ARE GRID AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, U. S. SURVEY FEET. THE MAPPING ANGLE IS +03°07'08" AND THE SCALE FACTOR IS 0.999999826 AT THE JOB. ALL RECORDS CITED ARE RECORDED IN THE TYLER COUNTY DEED OR OFFICIAL PUBLIC RECORDS. A PLAT OF EVEN DATE ACCOMPANIES THIS DESCRIPTION. ANY REFERENCE OR TIES TO TREES ARE GIVEN TO THE FACE THEREOF.

SURVEYOR'S CERTIFICATION:

I, JOE A. MATTOX, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND FIELD NOTES OF THE PROPERTY SURVEYED FOR CROSSCOURT LAND ADDITION NO. 1, IN TYLER COUNTY, TEXAS ARE TRUE AND CORRECT AND WERE PREPARED FROM A SURVEY MADE BY ME ON THE GROUND APRIL 04, 2022.

Plat Dated: April 13, 2022.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE RELIED UPON AS A FINAL SURVEY DOCUMENT. 22 TEX. ADMIN. CODE § 641.10(b)

Joe A. Mattox
L.S.L.S. #PLS No. 5535

RE: 15 acres Tyler Co. platting question

From: Joe Mattox (jmattox@shineandassociates.com)
To: bHUDSON@co.tyler.tx.us; mdw75979@yahoo.com
Cc: johnhcrabb@yahoo.com; scott@homelandprop.com
Date: Friday, April 22, 2022, 10:49 AM CDT

Commissioner Buck,

See attached preliminary plat for the Tier 2 plat that we spoke of.
Give me a call on my cell 409-791-0760 to discuss please.

Thanks,



Joe Mattox, LSLS, RPLS

Sr. Project Manager

A 330 North 4th Street, Silsbee, Texas 77656

P 409.385.9383 **C** 409.791.0760

ShineandAssociates.com |  

From: Joe Mattox <JMattox@shineandassociates.com>
Sent: Friday, February 25, 2022 9:19 AM
To: bHUDSON@co.tyler.tx.us; mdw75979@yahoo.com
Cc: john crabb <johnhcrabb@yahoo.com>; Scott Ratcliff <scott@HOMELANDPROP.COM>
Subject: RE: 15 acres Tyler Co. platting question

Correction, It's a 30' access easement-Joe Mattox



Joe Mattox, LSLS

Sr. Project Manager

A 330 North 4th Street, Silsbee, Texas 77656

P 409.385.9383 **C** 409.791.0760

ShineandAssociates.com |  

Mission: Listen to our client's needs. Enhance the relationship and trust we have earned. Provide high-quality surveying solutions. **Vision:** To embrace change as a pathway for increasing the overall financial value of the firm while growing strategically and maintaining our core value system. **Values:** Invest in our employees. Embrace high expectations. Expect accountability and responsibility. Passionately pursue everything we do with honesty and integrity. Carry out our duties with humility.

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received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

From: Joe Mattox
Sent: Friday, February 25, 2022 9:12 AM
To: bhudson@co.tyler.tx.us; mdw75979@yahoo.com
Cc: john crabb <johnhcrabb@yahoo.com>; Scott Ratcliff <scott@HOMELANDPROP.COM>
Subject: RE: 15 acres Tyler Co. platting question

Commissioner Buck,

Please see attached pdf for a proposed split of a 15.00 acre tract in Tyler County off FM 1943 E at CR 4520.

The subdivision reg's state that we prepare a plat and go through commissioners court or get a waiver letter.

Can you tell us whether a plat is required? Seems no one is really doing this in Tyler County or surrounding counties for small tracts being split this way.

If, it needs to be platted, do you have any objections to our client making use of the 30' access easement on the west side of the

property to get access to Tracts/Lots 3&4. It would be right next to Swearingen Cemetery Road which is not a public roadway.

Another option may be to have a shared driveway off CR 4520 along the proposed division line, maybe?

And are there standards for a roadway they would have to build to?

There is no public water and sewer in this area that I am aware of.

Cell is the best way to reach me. I understand you will not be back in till Monday.

Look forward to discussing this with you further.

Thank You,



Joe Mattox, LSLs

Sr. Project Manager

A 330 North 4th Street, Silsbee, Texas 77656

P 409.385.9383 **C** 409.791.0760

ShineandAssociates.com



2022-(04-13-22) Proposed Minor Plat (prelim).pdf
1.4MB