



RECEIVED: _____
REFERRAL NO.: _____

APPLICATION NO. _____

**INFORMATION FOR COMPLETING FORMS REQUESTING ANNEXATION
FOR SPARSELY POPULATED AREAS**

ITEMS REQUIRED FOR EACH APPLICATION:

(The following items are included in this packet. Instructions are included on each form. There is some repetition because the different forms are necessary for different reasons.)

- A. PETITION FOR ANNEXATION
- B. APPLICANT'S SUPPORT INFORMATION FOR ANNEXATION REQUEST
- C. LIST OF OWNERS OF ALL PROPERTY TO BE ANNEXED
- D. LIST OF QUALIFIED VOTERS RESIDING IN AREA TO BE ANNEXED
- E. AUTHORIZATION OF AGENT
- F. MAP OF AREA (FORM F IS AN EXAMPLE ONLY.)

(Provide a map of the area of the annexation request drawn to scale. Show all land uses, identify the ownership of each parcel of land, show any public ways within or abounding the areas, show any easements within or bordering the areas, and show the existing city limits.)

- G. PETITION FOR ORIGINAL ZONING
- H.

(NOTE: Filing fee of \$250.00 (City code Sec. 10-1) must be received with annexation petition)

ALL ANNEXATION IS BY ORDINANCE, AND ONLY THE CITY COUNCIL HAS THE AUTHORITY TO MAKE OR TO ENACT AN ORDINANCE. THE COUNCIL HAS ASSIGNED THE STUDY OF ANNEXATIONS TO THE CITY PLANNING AND ZONING COMMISSION, WHICH WILL MAKE RECOMMENDATIONS TO THE COUNCIL. THIS REQUEST FOR ANNEXATION WILL NOT BE EFFECTIVE UNTIL IT IS PASSED BY THE CITY COUNCIL.

(NOTE: The Planning and Zoning Commission hears all requests on the first Tuesday of each month at 1:30 p.m. in the City Council Chambers, City Hall, 212 N. Bonner Avenue.)

ANNEXATION PETITIONS MUST BE FILED IN THE PLANNING AND ZONING DEPARTMENT, TYLER DEVELOPMENT CENTER, 423 WEST FERGUSON.

THE FILING DEADLINE FOR THE JUNE 2, 2020, PLANNING AND ZONING COMMISSION MEETING WILL BE APRIL 27, 2020, AT 5:00 P.M. PLEASE HAVE A REPRESENTATIVE PRESENT AT ALL PUBLIC HEARINGS. THE APPLICANT HAS THE DUTY TO PRODUCE EVIDENCE BEFORE THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL TO JUSTIFY LEGALLY THE PROPOSED ANNEXATION.



FORM A

REQUEST FOR ANNEXATION OF SPARSELY POPULATED AREAS
BY THE OWNER(S) OF AREA

TO THE HONORABLE MAYOR AND GOVERNING BODY
OF THE CITY OF TYLER, TEXAS

The undersigned owners of the hereinafter described tract of land hereby request your Honorable Body to extend the present City limits so as to include as a part of the City of Tyler, Texas, the following described territory (complete and accurate field notes must be attached), to-wit:

Being the above described area is one-half (1/2) mile or less in width and is sparsely populated, the owner(s) request that the City of Tyler, Texas, annex this area on petition of the area landowner(s), pursuant to Texas Local Government Code Section 43.028, which provides for the annexation of sparsely populated areas without the hearings and rigid time schedule required for general annexations or those annexations undertaken unilaterally by the City.

That I (we), the undersigned, hereby certify that the tract described on FORM A and attached field notes, which is the subject of this annexation petition, is located adjacent to and adjoins the existing corporate limits of the City of Tyler, Texas, that this area is one-half (1/2) mile or less in width, that this area is sparsely populated as evidenced by the list on FORM D of the qualified voters residing in the area to be annexed, and that this petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

IN WITNESS WHEREOF, I (We), as owner(s) of real property in the area to be annexed, request annexation of this area, pursuant to Texas Local Government Code Section 43.028, by signing this annexation on the date shown below.

[Handwritten Signature]
SIGNATURE

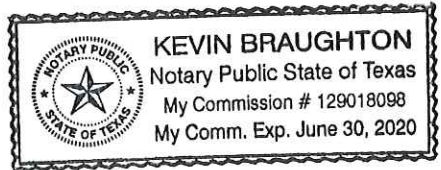
* Don Simmons
PRINT NAME

4-27-2020
DATE

(ACKNOWLEDGMENT)

THE STATE OF TEXAS
COUNTY OF SMITH

This petition was acknowledged before me on the 27th day of APRIL,
2020 by Kevin Braughton.



[Handwritten Signature]
Notary Public
State of Texas



FORM A1

That I (we), the undersigned, hereby certify that the tract described on FORM A, which is the subject of this annexation petition, is located adjacent to and adjoins the existing corporate limits of the City of Tyler, Texas, that this area is one-half (1/2) mile or less in width, that this area is sparsely populated as evidenced by the list on FORM D of the qualified voters residing in the area to be annexed, and that this petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

IN WITNESS WHEREOF, I (We), as owner(s) of real property in the area to be annexed, request annexation of this area, pursuant to Texas Local Government Code Section 43.028, by signing this annexation on the date shown below.

* [Signature]
SIGNATURE
4-27-2020
DATE

* Don Simmon
PRINT NAME

SIGNATURE

DATE

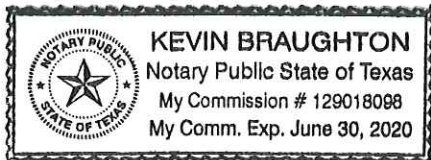
PRINT NAME

(ACKNOWLEDGMENT)

THE STATE OF TEXAS
COUNTY OF SMITH

This petition was acknowledged before me on the 27th day of APRIL, 2020 by Kevin Braughton.

[Signature]



Notary Public
State of TEXAS

(ACKNOWLEDGMENT)

THE STATE OF _____
COUNTY OF _____

This petition was acknowledged before me on the _____ day of _____, _____ by _____.

Notary Public
State of _____



APPLICANT'S SUPPORT INFORMATION FOR ANNEXATION REQUEST

Applicants should submit the following information in support of their petition for annexation. This information will be utilized by the staff in preparing comments for the Planning and Zoning Commission and City Council, and in responding to citizens' inquiries.

1. I (We) propose to utilize this property for the following purpose(s):

COMMERCIAL & RESIDENTIAL DEVELOPMENT

2. I (We) am/are requesting this annexation for the following reason(s):

DEVELOP PROPERTY WITH CITY UTILITIES & SERVICES

3. State present use and condition of property and/or structures:

UNDEVELOPED

4. What is the location of the nearest water and sewer lines? Please indicate location on area map. (This information is available at the City Water Utilities Department, 511 West Locust Street)

OLD JACKSONVILLE HWY & CROW ROAD

5. Any additional information that you desire to provide concerning your annexation request:

*


903-530-9088
Owner's Telephone Number

SIGNED:


OWNER (of property to be annexed)

OR

903-312-7075
Agent's Telephone Number


AGENT (When applicable - See Form E)



LIST OWNER(S) OF ALL PROPERTY TO BE ANNEXED

List the names and addresses of all owners of property included within the area requested by the petition to be annexed. (Please print)

NAME

MAILING ADDRESS

- * 1. Don Simmons 100 Independence Place, Suite 200
Tyler, TX 75703
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____



LIST OF NAMES OF ALL QUALIFIED VOTERS RESIDING IN THE AREA

In order for an area to qualify for annexation under Texas Local Government Code Section 43.028, the area must be vacant or without residents, or on which fewer than three (3) qualified voters reside.

List the names, age and address of all qualified voters residing within the area requested to be annexed by this petition. For purposes of this annexation request, a qualified voter is an individual of legal age in the State of Texas, 18 years or older, which meets the residency requirements and is therefor qualified to register to vote.

NAME AND AGE

MAILING ADDRESS

- 1. NONE
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

SIGNED:

Owner et al (of property to be annexed)



Agent (when applicable – See Form E)



AUTHORIZATION OF AGENT

I (We), the undersigned, being owners of real property to be annexed according to this Application, do hereby authorize (print name and address of agent) MARK PRIESTER - PLANNING CONCEPTS to act as our Agent in the matter of this annexation. The term "agent" shall mean any lessee, developer, option holder, or other authorized individual who is authorized to act in behalf of the owner(s) of said property to be annexed.

(Form to be signed below by all owners of property to be annexed.)

	SIGNATURE	MAILING ADDRESS
* 1.	<i>[Signature]</i>	<i>100 Independence Place, Suite 200, Tyler, TX 75703</i>
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

(This form is necessary only when the person representing this request does not own any of the property to be annexed. Person must also sign Forms B & G as "Agent".)



FORM G

PETITION FOR ORIGINAL ZONING OF THE AREA TO BE ANNEXED

Before the City Planning and Zoning Commission and the City Council
of the City of Tyler, Texas

The undersigned, as owner(s) or agent for the owner(s) of the area to be annexed, hereby makes application for the original zoning of the area to be annexed (insert zoning classification desired) C-1, C-2 & NR. If more than one zoning classification is requested for the area, please indicate on the area map what zoning classification is requested for each portion. Complete and accurate field notes are required delineating the different zones requested.

For the property owner which does not request original zoning, the Planning and Zoning Commission as part of its recommendation for approval of this annexation will recommend a zoning classification(s) for the area to be annexed.

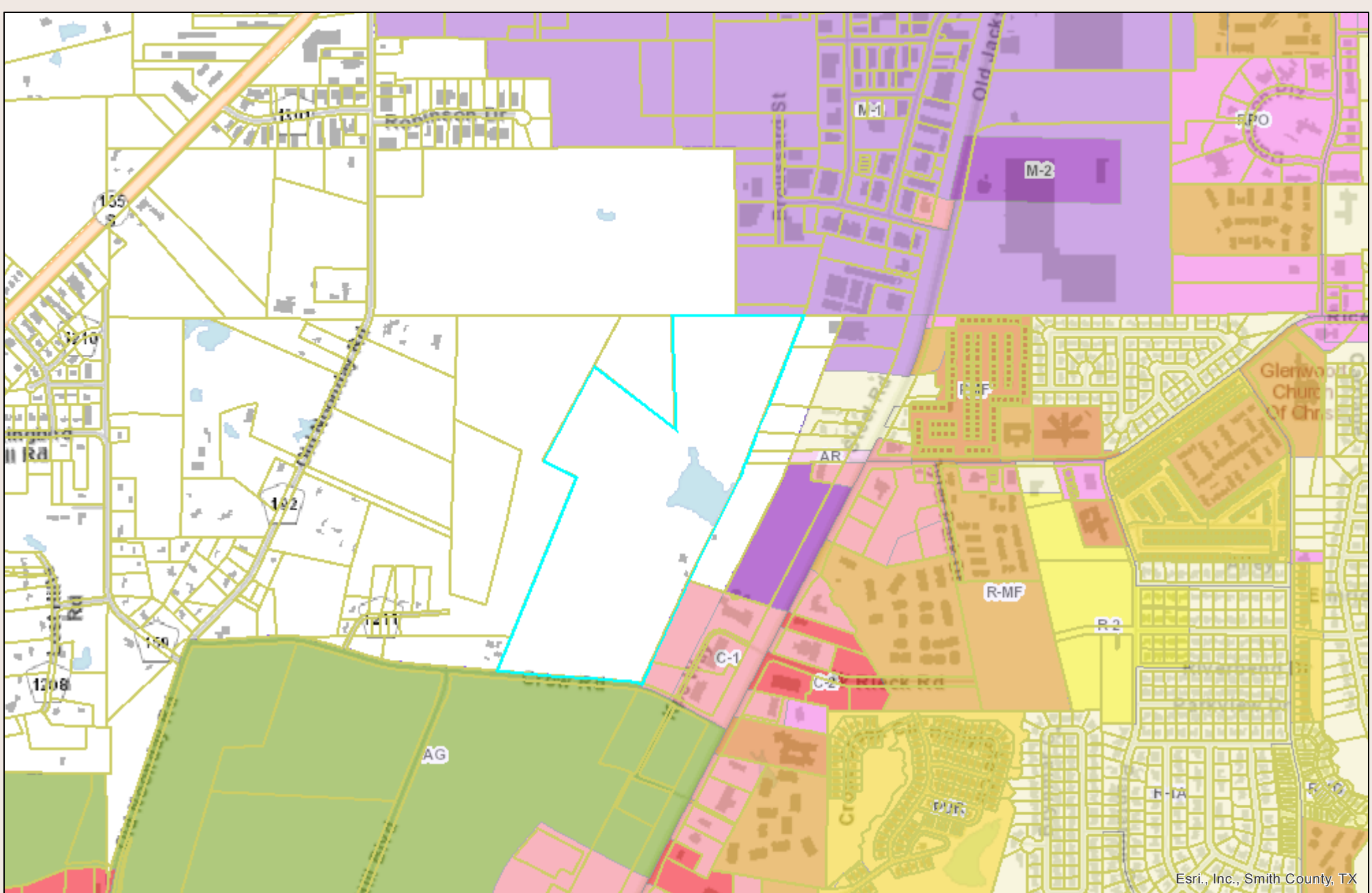
Wherefore, the owner(s) request that the Planning and Zoning Commission consider the original zoning requested, and that the Planning and Zoning Commission recommend this zoning to the City Council of the City of Tyler, Texas for adoption.*

PROPERTY OWNERS' SIGNATURES

* *Don Sumner*

A
Agent (When Applicable – See Form E)

* The Planning and Zoning Commission in recommending this annexation, and the City Council in approving the annexation, are not obligated to also approve the original zoning requested by the property owner(s). All land contained within the corporate limits of the City of Tyler must be zoned, and the Planning and Zoning Commission and the City Council will endeavor to approve original zoning for the area to be annexed as requested by the property owner(s) if such zoning is appropriate for the existing or likely use of the property to be annexed, and is compatible with current zoning and existing development in that section of the City for which the annexed area will become a part.



Esri., Inc., Smith County, TX

4/27/2020, 4:13:52 PM

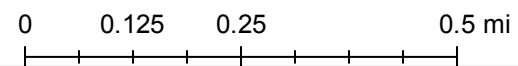
Web AppBuilder for ArcGIS

Web AppBuilder for ArcGIS

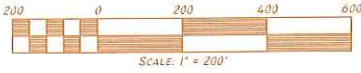
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

<http://www.smithcountymapsite.org>

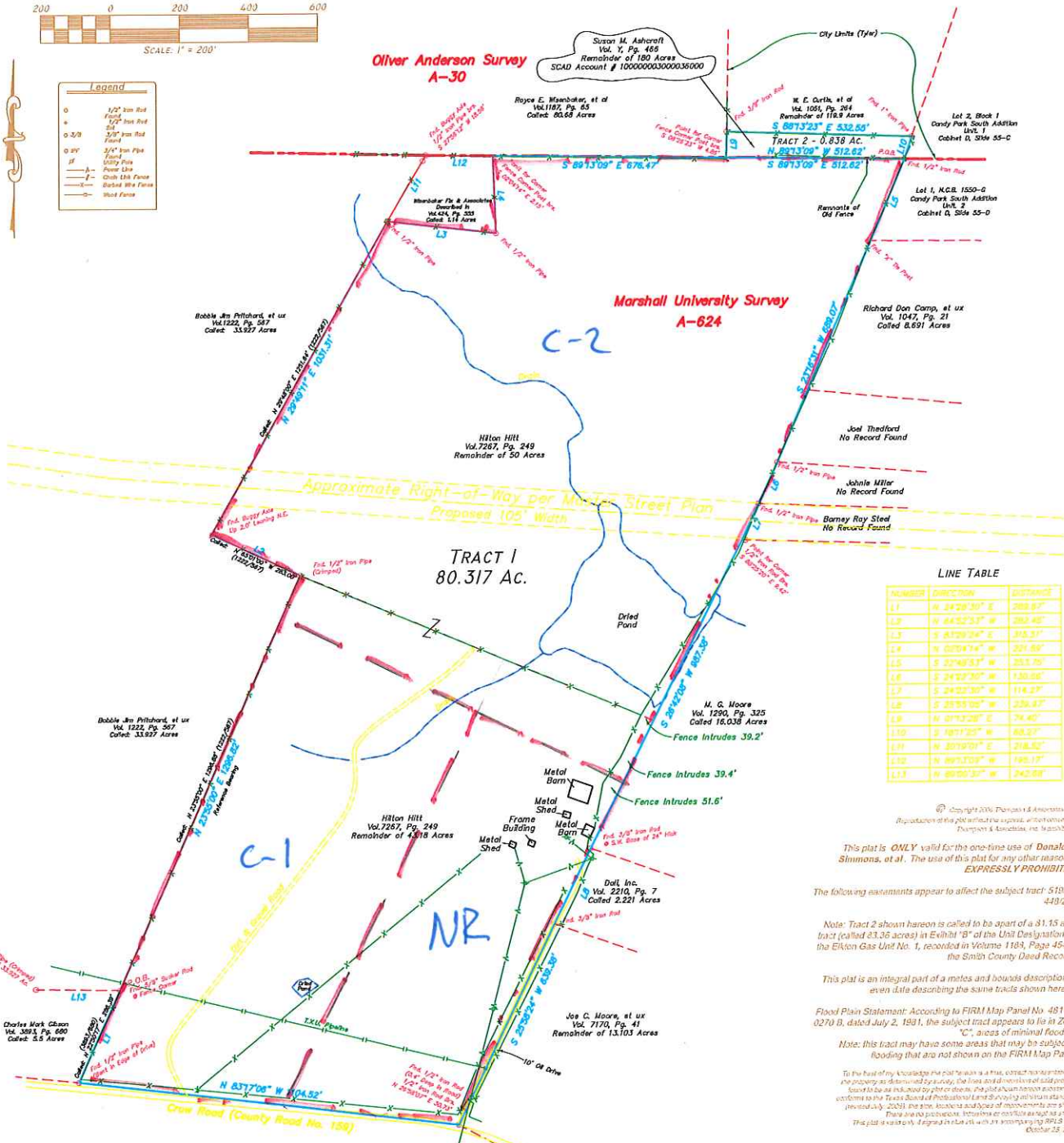
- Tax Parcels
- Zoning**
- SF-2
- SF-1
- P-2



Plat of Survey
 Marshall University Survey, A-624 (Tract One)
 Oliver Anderson Survey, A-30 (Tract Two)
 Smith County, Texas
 Buyer: Donald A. Simmons, et al



Legend	
○	1/2" Iron Rod
+	3/4" Iron Rod
○	3/8" Iron Rod
○	3/4" Iron Pipe
—	Utility Pole
—	Power Line
—	Chain Link Fence
—	Galvanized Wire Fence
—	Wood Fence



LINE TABLE

NUMBER	DIRECTION	DISTANCE
1.1	N 24°29'30" E	288.87'
1.2	N 64°52'37" W	382.40'
1.3	S 81°29'54" E	345.31'
1.4	N 02°54'34" W	207.60'
1.5	S 22°48'57" W	253.50'
1.6	S 24°22'30" W	130.00'
1.7	S 24°22'30" W	114.37'
1.8	S 20°58'20" W	230.67'
1.9	N 01°52'20" E	76.40'
1.10	S 18°17'20" W	68.27'
1.11	N 20°10'00" E	218.50'
1.12	N 69°17'00" W	149.17'
1.13	N 69°17'00" W	242.00'

Copyright 2006, Thompson & Associates, Inc.
 Reproduction of this plat without the express authorization of
 Thompson & Associates, Inc. is prohibited.

This plat is **ONLY** valid for the one-time use of Donald A. Simmons, et al. The use of this plat for any other reason is **EXPRESSLY PROHIBITED**.

The following easements appear to affect the subject tract: 519.52', 419/292.

Note: Tract 2 shown hereon is called to be a part of a 31.15 acre tract (called 43.36 acres) in Exhibit "B" of the Unit Description for the Elkton Gas Unit No. 1, recorded in Volume 1184, Page 454 of the Smith County Deed Records.

This plat is an integral part of a metes and bounds description of even date describing the same tracts shown hereon.

Flood Plain Statement: According to FIRM Map Panel No. 481165 0270 B, dated July 2, 1991, the subject tract appears to lie in Zone "C", areas of minimal flooding.

Note: This tract may have some areas that may be subject to flooding that are not shown on the FIRM Map Panel.

To the best of my knowledge and belief, and to the best of my information, the property as described hereby, the lines and monuments and generally shown to be as indicated by plot or plan, the plat and monument systems conform to the Texas Standard Professional Land Surveying Minimum Standards, revised July 2005, in the areas indicated and type of monuments are shown. There are no provisions, intentions or conditions as to what this plat is intended to represent in the event of any discrepancy.

October 25, 2006

PRELIMINARY

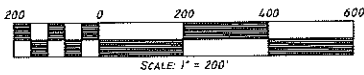
LELAND H. PERRY THOMPSON, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 2474

THOMPSON & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1528 N.W. LOOP 323, TYLER, TEXAS 75702
 (903) 693-0128

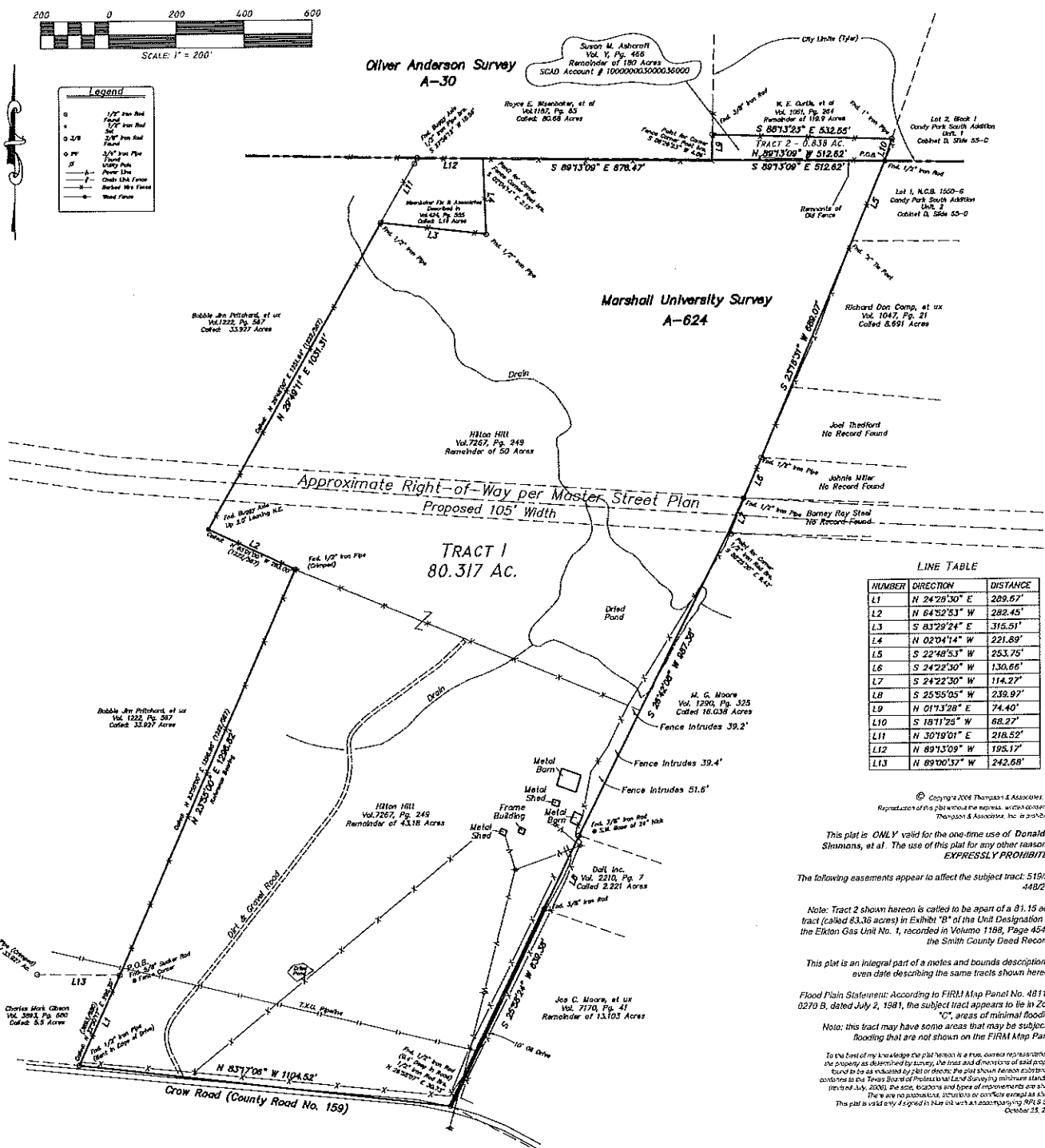
DESIGNED BY: 100			
DRAWN BY: 490			
CHECKED BY: 100			
DATE: 10-25-06			
SCALE: 1" = 200'	DATE No.	REVISION DESCRIPTION	BY CK.

THOMPSON & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1528 N.W. LOOP 323, TYLER, TEXAS 75702
 (903) 693-0128

Plat of Survey
 Marshall University Survey, A-624 (Tract One)
 Oliver Anderson Survey, A-30 (Tract Two)
 Smith County, Texas
 Buyer: Donald A. Simmons, et al



Legend	
○	1/2" Iron Rod
○	3/4" Iron Rod
○	5/8" Iron Rod
○	3/8" Iron Rod
○	1/4" Iron Rod
○	1/2" Iron Pipe
○	1" Iron Pipe
○	2" Iron Pipe
○	4" Iron Pipe
○	6" Iron Pipe
○	8" Iron Pipe
○	10" Iron Pipe
○	12" Iron Pipe
○	14" Iron Pipe
○	16" Iron Pipe
○	18" Iron Pipe
○	20" Iron Pipe
○	24" Iron Pipe
○	30" Iron Pipe
○	36" Iron Pipe
○	42" Iron Pipe
○	48" Iron Pipe
○	54" Iron Pipe
○	60" Iron Pipe
○	66" Iron Pipe
○	72" Iron Pipe
○	78" Iron Pipe
○	84" Iron Pipe
○	90" Iron Pipe
○	96" Iron Pipe
○	102" Iron Pipe
○	108" Iron Pipe
○	114" Iron Pipe
○	120" Iron Pipe
○	126" Iron Pipe
○	132" Iron Pipe
○	138" Iron Pipe
○	144" Iron Pipe
○	150" Iron Pipe
○	156" Iron Pipe
○	162" Iron Pipe
○	168" Iron Pipe
○	174" Iron Pipe
○	180" Iron Pipe
○	186" Iron Pipe
○	192" Iron Pipe
○	198" Iron Pipe
○	204" Iron Pipe
○	210" Iron Pipe
○	216" Iron Pipe
○	222" Iron Pipe
○	228" Iron Pipe
○	234" Iron Pipe
○	240" Iron Pipe
○	246" Iron Pipe
○	252" Iron Pipe
○	258" Iron Pipe
○	264" Iron Pipe
○	270" Iron Pipe
○	276" Iron Pipe
○	282" Iron Pipe
○	288" Iron Pipe
○	294" Iron Pipe
○	300" Iron Pipe
○	306" Iron Pipe
○	312" Iron Pipe
○	318" Iron Pipe
○	324" Iron Pipe
○	330" Iron Pipe
○	336" Iron Pipe
○	342" Iron Pipe
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○	366" Iron Pipe
○	372" Iron Pipe
○	378" Iron Pipe
○	384" Iron Pipe
○	390" Iron Pipe
○	396" Iron Pipe
○	402" Iron Pipe
○	408" Iron Pipe
○	414" Iron Pipe
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○	426" Iron Pipe
○	432" Iron Pipe
○	438" Iron Pipe
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○	456" Iron Pipe
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○	468" Iron Pipe
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○	546" Iron Pipe
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○	576" Iron Pipe
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○	690" Iron Pipe
○	696" Iron Pipe
○	702" Iron Pipe
○	708" Iron Pipe
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○	726" Iron Pipe
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○	738" Iron Pipe
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○	756" Iron Pipe
○	762" Iron Pipe
○	768" Iron Pipe
○	774" Iron Pipe
○	780" Iron Pipe
○	786" Iron Pipe
○	792" Iron Pipe
○	798" Iron Pipe
○	804" Iron Pipe
○	810" Iron Pipe
○	816" Iron Pipe
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○	828" Iron Pipe
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○	840" Iron Pipe
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○	852" Iron Pipe
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○	906" Iron Pipe
○	912" Iron Pipe
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○	930" Iron Pipe
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○	942" Iron Pipe
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○	954" Iron Pipe
○	960" Iron Pipe
○	966" Iron Pipe
○	972" Iron Pipe
○	978" Iron Pipe
○	984" Iron Pipe
○	990" Iron Pipe
○	996" Iron Pipe
○	1002" Iron Pipe
○	1008" Iron Pipe
○	1014" Iron Pipe
○	1020" Iron Pipe
○	1026" Iron Pipe
○	1032" Iron Pipe
○	1038" Iron Pipe
○	1044" Iron Pipe
○	1050" Iron Pipe
○	1056" Iron Pipe
○	1062" Iron Pipe
○	1068" Iron Pipe
○	1074" Iron Pipe
○	1080" Iron Pipe
○	1086" Iron Pipe
○	1092" Iron Pipe
○	1098" Iron Pipe
○	1104" Iron Pipe
○	1110" Iron Pipe
○	1116" Iron Pipe
○	1122" Iron Pipe
○	1128" Iron Pipe
○	1134" Iron Pipe
○	1140" Iron Pipe
○	1146" Iron Pipe
○	1152" Iron Pipe
○	1158" Iron Pipe
○	1164" Iron Pipe
○	1170" Iron Pipe
○	1176" Iron Pipe
○	1182" Iron Pipe
○	1188" Iron Pipe
○	1194" Iron Pipe
○	1200" Iron Pipe
○	1206" Iron Pipe
○	1212" Iron Pipe
○	1218" Iron Pipe
○	1224" Iron Pipe
○	1230" Iron Pipe
○	1236" Iron Pipe
○	1242" Iron Pipe
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○	1254" Iron Pipe
○	1260" Iron Pipe
○	1266" Iron Pipe
○	1272" Iron Pipe
○	1278" Iron Pipe
○	1284" Iron Pipe
○	1290" Iron Pipe
○	1296" Iron Pipe
○	1302" Iron Pipe
○	1308" Iron Pipe
○	1314" Iron Pipe
○	1320" Iron Pipe
○	1326" Iron Pipe
○	1332" Iron Pipe
○	1338" Iron Pipe
○	1344" Iron Pipe
○	1350" Iron Pipe
○	1356" Iron Pipe
○	1362" Iron Pipe
○	1368" Iron Pipe
○	1374" Iron Pipe
○	1380" Iron Pipe
○	1386" Iron Pipe
○	1392" Iron Pipe
○	1398" Iron Pipe
○	1404" Iron Pipe
○	1410" Iron Pipe
○	1416" Iron Pipe
○	1422" Iron Pipe
○	1428" Iron Pipe
○	1434" Iron Pipe
○	1440" Iron Pipe
○	1446" Iron Pipe
○	1452" Iron Pipe
○	1458" Iron Pipe
○	1464" Iron Pipe
○	1470" Iron Pipe
○	1476" Iron Pipe
○	1482" Iron Pipe
○	1488" Iron Pipe
○	1494" Iron Pipe
○	1500" Iron Pipe



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 24°28'30" E	289.67'
L2	N 64°52'53" W	282.45'
L3	S 83°29'24" E	315.51'
L4	N 02°04'14" W	221.89'
L5	S 22°48'53" W	253.75'
L6	S 24°22'30" W	130.66'
L7	S 24°22'30" W	114.27'
L8	S 25°55'05" W	239.97'
L9	N 01°13'28" E	74.40'
L10	S 18°17'25" W	68.27'
L11	N 38°19'01" E	218.52'
L12	N 89°13'09" W	195.17'
L13	N 89°00'37" W	242.68'

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 Registration of this plat without the approval, written consent of
 Thompson & Associates, Inc. is prohibited.

This plat is **ONLY** valid for the one-time use of Donald A. Simmons, et al. The use of this plat for any other reason is **EXPRESSLY PROHIBITED**.

The following easements appear to affect the subject tract: 519/52, 448/292.

Note: Tract 2 shown herein is called to be part of a 81.15 acre tract (called 83.36 acres) in Exhibit "B" of the Unit Designation for the Elkon Gas Unit No. 1, recorded in Volume 1188, Page 454 of the Smith County Deed Records.

This plat is an integral part of a metes and bounds description of even date describing the same tracts shown herein.

Flood Plain Statement: According to FIRMI Map Panel No. 481185 0270 B, dated July 2, 1981, the subject tract appears to lie in Zone "C", areas of minimal flooding.

Note: this tract may have some areas that may be subject to flooding that are not shown on the FIRMI Map Panel.

To the best of my knowledge the plat herein is a true, correct representation of the property as described by bearing, the true and accurate area and property to be as indicated by plan or sketch. The plat shown herein is not intended to be a true and accurate representation of the property as described by bearing, the true and accurate area and property to be as indicated by plan or sketch. The plat shown herein is not intended to be a true and accurate representation of the property as described by bearing, the true and accurate area and property to be as indicated by plan or sketch. The plat shown herein is not intended to be a true and accurate representation of the property as described by bearing, the true and accurate area and property to be as indicated by plan or sketch.

October 23, 2006

PRELIMINARY

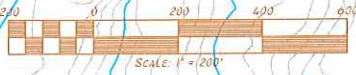
SHEETS
 OF
 SHEETS

SHEET # 360, 369, 376
 OF
 360, 369, 376

THOMPSON & ASSOCIATES, INC
 REGISTERED PROFESSIONAL ENGINEERS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1528 N.W. LOOP 323, TYLER, TEXAS 75702
 (903) 593-0128

DESIGNED BY: 100				
DRAWN BY: 480				
CHECKED BY: 100				
DATE: 10-25-06				
SCALE: 1" = 200'	DATE	No.	REVISION DESCRIPTION	BY CK.

Plat of Survey
 Marshall University Survey, A-624 (Tract One)
 Oliver Anderson Survey, A-30 (Tract Two)
 Smith County, Texas
 By: Donald A. Simmons, et al



Legend	
0	1/2" Iron Rod
1	1/4" Iron Rod
2	3/8" Iron Rod
3	1/2" Iron Rod
4	3/4" Iron Rod
5	1" Iron Rod
6	1 1/2" Iron Rod
7	2" Iron Rod
8	2 1/2" Iron Rod
9	3" Iron Rod
10	3 1/2" Iron Rod
11	4" Iron Rod
12	4 1/2" Iron Rod
13	5" Iron Rod
14	5 1/2" Iron Rod
15	6" Iron Rod
16	6 1/2" Iron Rod
17	7" Iron Rod
18	7 1/2" Iron Rod
19	8" Iron Rod
20	8 1/2" Iron Rod
21	9" Iron Rod
22	9 1/2" Iron Rod
23	10" Iron Rod
24	10 1/2" Iron Rod
25	11" Iron Rod
26	11 1/2" Iron Rod
27	12" Iron Rod
28	12 1/2" Iron Rod
29	13" Iron Rod
30	13 1/2" Iron Rod
31	14" Iron Rod
32	14 1/2" Iron Rod
33	15" Iron Rod
34	15 1/2" Iron Rod
35	16" Iron Rod
36	16 1/2" Iron Rod
37	17" Iron Rod
38	17 1/2" Iron Rod
39	18" Iron Rod
40	18 1/2" Iron Rod
41	19" Iron Rod
42	19 1/2" Iron Rod
43	20" Iron Rod
44	20 1/2" Iron Rod
45	21" Iron Rod
46	21 1/2" Iron Rod
47	22" Iron Rod
48	22 1/2" Iron Rod
49	23" Iron Rod
50	23 1/2" Iron Rod
51	24" Iron Rod
52	24 1/2" Iron Rod
53	25" Iron Rod
54	25 1/2" Iron Rod
55	26" Iron Rod
56	26 1/2" Iron Rod
57	27" Iron Rod
58	27 1/2" Iron Rod
59	28" Iron Rod
60	28 1/2" Iron Rod
61	29" Iron Rod
62	29 1/2" Iron Rod
63	30" Iron Rod
64	30 1/2" Iron Rod
65	31" Iron Rod
66	31 1/2" Iron Rod
67	32" Iron Rod
68	32 1/2" Iron Rod
69	33" Iron Rod
70	33 1/2" Iron Rod
71	34" Iron Rod
72	34 1/2" Iron Rod
73	35" Iron Rod
74	35 1/2" Iron Rod
75	36" Iron Rod
76	36 1/2" Iron Rod
77	37" Iron Rod
78	37 1/2" Iron Rod
79	38" Iron Rod
80	38 1/2" Iron Rod
81	39" Iron Rod
82	39 1/2" Iron Rod
83	40" Iron Rod
84	40 1/2" Iron Rod
85	41" Iron Rod
86	41 1/2" Iron Rod
87	42" Iron Rod
88	42 1/2" Iron Rod
89	43" Iron Rod
90	43 1/2" Iron Rod
91	44" Iron Rod
92	44 1/2" Iron Rod
93	45" Iron Rod
94	45 1/2" Iron Rod
95	46" Iron Rod
96	46 1/2" Iron Rod
97	47" Iron Rod
98	47 1/2" Iron Rod
99	48" Iron Rod
100	48 1/2" Iron Rod

Oliver Anderson Survey A-30

Marshall University Survey A-624

TRACT 1
80.317 AC.

PRELIMINARY

This plat is **ONLY** valid for the one-time use of Donald A. Simmons et al. The use of this plat for any other reason is **EXPRESSLY PROHIBITED**.

The following easements appear to affect the subject tract: 310-52, 449-292.

Note: Tract 2 shown hereon is called here apart of a 31.15 acre tract of about 33.36 acres (Exhibit "B" of the Unit Conveyance for the Edison Gas Unit No. 1, recorded in Volume 1183, Page 404 of the Smith County Deed Records.

This plat is an integral part of a notes and bounds description of a certain land describing the same tracts herein hereon.

From Plain State Plat according to FIRM Map Panel No. 481185 379 B, dated July 2, 1991, the subject tract appears to be in Zone "C1" areas of minimal flooding.

Note: The tract may have some areas that may be subject to flooding that are not shown on the FIRM Map Panel.

To the best of my knowledge and belief, the plat herein is a true and correct representation of the land as described and shown on the plat herein. I am a duly licensed and registered Professional Engineer and Registered Professional Land Surveyor in the State of Texas. I am not responsible for any errors or omissions in this plat or for any consequences that may result therefrom.

DATE: 10/25/08

THOMPSON & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1528 N.W. LOOP 323, TYLER, TEXAS 75702
 (903) 593-0128

DESIGNED BY: 100	DATE: No.	REVISION DESCRIPTION	BY CK
DRAWN BY: 490			
CHECKED BY: 100			
SCALE: 1" = 200'			

DATE: 10/25/08	BY: CK
SCALE: 1" = 200'	REVISION DESCRIPTION

Field Notes
12.825 Acre Tract
Marshall University Survey, Abstract No. 624

Being a **12.825 acre tract** situated in the Marshall University Survey, Abstract No. 624, Smith County, Texas, and being part of a called 80.317 acre tract of land from Hilton Hitt a/k/a/ Hilton R. Hitt to Kenneth P. Dougherty, Thomas K. Dougherty, Trustee of the Thomas K. Dougherty Family Gift Trust, Robert P. Dougherty, Jr., Trustee of the Robert P. Dougherty, Jr. Family Gift Trust, Russell W. Jackson, Madison Sterling Gulley, and Donald Simmons described in a Warranty Deed with Vendor's Lien filed under Clerk's File No. 2006-R00058769 of the Official Public Records of Smith County, Texas,, said 12.825 acre tract being more completely described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the Southeast corner of said 80.317 acre tract in the West boundary line of Lot 3-A, N.C.B. 1662 of West Village North Phase 1 as evidenced by a Final Plat thereof recorded in Cabinet F, Slide 48-A of the Plat Records of Smith County, Texas, and also being on the occupied North right-of-way line of Crow Road;

Thence North 86 degrees 14 minutes 41 seconds West, a distance of 521.06 feet with said occupied North right-of-way line and the South boundary line of said 80.317 acre tract to a 1/2" iron rod set with plastic cap stamped "KLK #4687";

Thence North 22 degrees 58 minutes 49 seconds East, a distance of 1224.02 feet to a 1/2" iron rod set with plastic cap stamped "KLK #4687";

Thence South 66 degrees 15 minutes 49 seconds East, a distance of 494.65 feet to a 1/2" iron rod set with plastic cap stamped "KLK #4687" in the East boundary line of said 80.317 acre tract and the West boundary line of a called 16.139 acre tract of land described in a Correction Special Warranty Deed from AMI Materials, Inc. to APAC-TEXAS, Inc. recorded under Clerk's File No. 2010-R00051531 of said Official Public Records of Smith County, Texas;

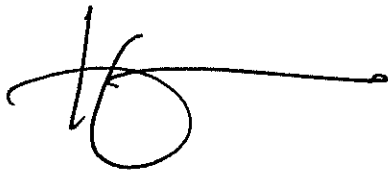
Thence South 23 degrees 44 minutes 11 seconds West, a distance of 197.34 feet with the East boundary line of said 80.317 acre tract and the West boundary line of said 16.139 acre tract to a 1/2" iron rod set with plastic cap stamped "KLK #4687 for the Southwest corner of said 16.139 acre tract, same being the Northwest corner of Lot 1-C, N.C.B. 1662 of said West Village North Phase 1;

Thence South 22 degrees 58 minutes 49 seconds West, a distance of 848.59 feet continuing with the East boundary line of said 80.317 acre tract and with the West boundary line of said West Village North Phase 1 to **the place of beginning, containing 12.825 acres** of land more or less.

Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone NAD 83, (Feet), based on the 1993 adjustment of NAD 83 System. Vertical data is based on NAVD88 datum. The control monument is TJC1-Tyler, Leica Geosystems Smartnet of North America.

I, Kevin L. Kilgore, Registered Professional Land Surveyor No. 4687, Texas, do hereby certify that the above field note description was prepared from an actual on-the-ground survey made under my direction and supervision during the month of March, 2020.

GIVEN UNDER MY HAND AND SEAL, This the 30th day of March, 2020.



Kevin L. Kilgore, R.P.L.S. 4687



Marshall University Survey, A-624



Called 80.317 Acres
Warranty Deed With Vendor's Lien
Hilton Hitt aka Hilton R. Hitt
to
Kenneth P. Dougherty et al
Clerk's File No. 2006-R00058769
O.P.R.S.C.T.

Called 16.139 Acres
Correction Special Warranty Deed
AMI Materials, Inc
to
APAC-TEXAS, Inc.
Clerk's File No. 2010-R00051531
O.P.R.S.C.T.

Called 80.317 Acres
Warranty Deed With Vendor's Lien
Hilton Hitt aka Hilton R. Hitt
to
Kenneth P. Dougherty et al
Clerk's File No. 2006-R00058769
O.P.R.S.C.T.

12.825 Acres

Lot 1-C
N.C.B. 1662
West Village North Phase 1
Fourth Amendment
Cabinet F, Slide 48-A
P.R.S.C.T.

Atmos Energy
Pipeline Sign

Approximate Pipeline Location

Atmos Energy
Pipeline Sign

Lot 3-A
N.C.B. 1662
West Village North Phase 1
Fourth Amendment
Cabinet F, Slide 48-A
P.R.S.C.T.

N 86°14'41" W 521.06'

Barb Wire Fence

Crow Road

P.O.B.
1/2" Iron
Rod Found

