

#15,185

This letter is in Reference to Final Plat of the Admiral Walter & Betty Brooks Addition
Lot 1 being a 5.495 Acres, CR 2620, Caddo Mills, Texas 75135

FILED FOR RECORD
at 11:50 o'clock 2 M

JUL 24 2018

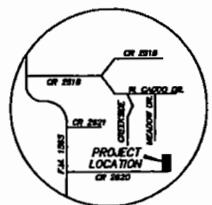
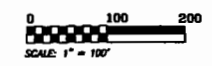
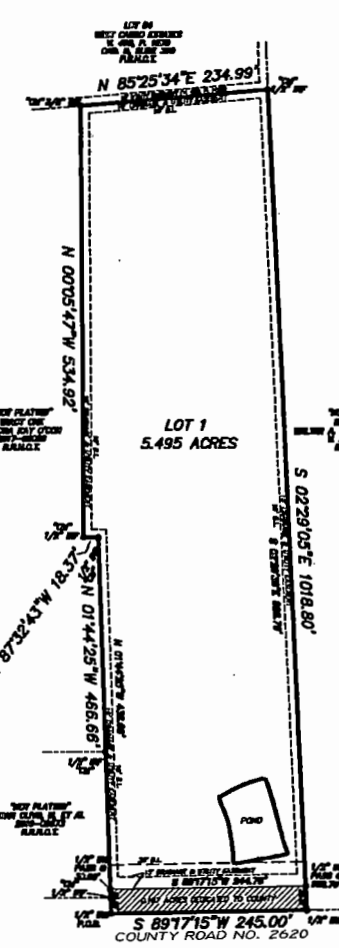
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *J. Lindenzweig*

We respectfully request a variance regarding the road frontage due to the proximity to existing and planned structures on the mother tract and the property being platted, and being located at the end of a county road.

Respectfully submitted,

Walter A. Brooks - Freda Brooks

Walter A. Brooks, and Freda M. Brooks



- NOTES**
- 1) BEARING SOURCE: GPS GRID NORTH
 - 2) "CM" = CONTROL MONUMENT
 - 3) ALL IRON RODS SET ARE 1/2" IRON RODS WITH CAPS STAMPED "TIC 5357"
 - 4) SEPTIC SYSTEM - INDIVIDUAL FACILITIES LOCATED BY HUNT COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT.
 - 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
 - 7) AN ADEQUATE POTABLE WATER SUPPLY WILL BE IMMEDIATELY AVAILABLE TO EACH LOT IN THE SUBDIVISION.
 - 8) WATER SERVICE PROVIDER: CADDO DASH S.L.L.D. ELECTRIC SERVICE PROVIDER: F.E.C. ELECTRIC COOP.
 - 9) HUNT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE OWNERS OF SUCH PRIVATE THROUGHWAYS AND AREAS SHALL BE RESPONSIBLE FOR THEIR MAINTENANCE. SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS HUNT COUNTY FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
 - 10) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR DESTRUCTION OF THE FLOODWAY IS PROHIBITED.
 - 11) The existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels.
 - 12) Hunt County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.
 - 13) Hunt County will not be responsible for any property damage, property loss, personal injury, or loss of life by flooding or flooding conditions.
 - 14) All surface drainage easements shall be kept clear of fences, buildings, foundations and planting, and other obstructions to the operation and maintenance of the drainage facility.
 - 15) Construction not completed within two (2) years of the recording date shall be subject to the then current county standards and regulations. The County may require the subdivision to be re-platted.
 - 16) According to FEMA Flood Insurance Rate Map, Community Flood Map 48331C0305A, dated January 8, 2012, this property lies in Zone X. None of this property does appear to lie within a 100-year flood plain.

OWNER'S CERTIFICATE

WHEREAS, Walter A. Brooks, Jr. and Freda M. Brooks are the owners of a tract of land situated in the George Davis Survey, Abstract No. 229, Hunt County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the George Davis Survey, Abstract No. 229, Hunt County, Texas, and being part of a tract of land described in a Deed to Walter A. Brooks, Jr., et al., as recorded in Volume 279, Page 859 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner in the centerline of County Road No. 2620 at the Southwest corner of said Brooks tract;

THENCE N. 01 deg. 44 min. 25 sec. W. with the most Southerly West line of said Brooks tract, passing a 1/2" iron rod found at the Southeast corner of a tract of land described in a Deed to Juan Oliva, III, et al. as recorded in Doc. No. 2016-9673 of the R.R.H.C.T. at a distance of 19.70 feet, passing a 1/2" iron rod set at a distance of 30.00 feet, passing a 1/2" iron rod found at the Northeast corner of said Oliva tract and at the most Easterly Southeast corner of a tract of land described as TRACT ONE in a Affidavit recorded in Doc. No. 2017-06886 at a distance of 199.76 feet and continuing with an East line of said TRACT ONE for a total distance of 466.66 feet to a 1/2" iron rod found for corner at a fence corner post at the most Easterly Northeast corner of said TRACT ONE;

THENCE N. 87 deg. 32 min. 43 sec. W. with the most Easterly North line of said TRACT ONE, a distance of 18.37 feet to a 1/2" iron rod found for corner at a fence corner post at an interior corner of said TRACT ONE;

THENCE N. 00 deg. 05 min. 47 sec. W. with the most Northerly East line of said TRACT ONE, a distance of 334.92 feet to a 3/8" iron rod found for corner at a fence corner post at the most Northerly Northeast corner of said TRACT ONE and being the most Westerly Northwest corner of said Brooks tract;

THENCE N. 85 deg. 25 min. 34 sec. E. with the most Westerly North line of said Brooks tract, a distance of 234.99 feet to a 1/2" iron rod found for corner at an interior corner of said Brooks tract;

THENCE S. 02 deg. 29 min. 05 sec. E. passing a 1/2" iron rod set at a distance of 988.79 feet and continuing for a total distance of 1018.80 feet to a 1/2" iron rod set for corner in the centerline of said road;

THENCE S. 89 deg. 17 min. 15 sec. W. along the centerline of said road, a distance of 245.00 feet to the POINT OF BEGINNING and containing 5.662 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Walter A. Brooks, Jr. and Freda M. Brooks, do hereby adopt this plat designating the herein above described property as **ADMIRAL WALTER & BETTY BROOKS ADDITION**, an addition to Hunt County, and dedicates to the public use forever the streets or roads and easements shown herein, (if any) for the use and accommodation of any public utility desiring to use, or using same for the purpose of constructing, maintaining, adding to removing any or all their respective systems located therein.

WITNESS MY HAND, this the ___ day of _____, 2018.

Walter A. Brooks, Jr.
STATE OF TEXAS
COUNTY OF HUNT

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day appeared _____ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2018.

Notary Public

Freda M. Brooks
STATE OF TEXAS
COUNTY OF HUNT

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day appeared _____ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2018.

Notary Public

STATE OF TEXAS
COUNTY OF HUNT

KNOW ALL MEN BY THESE PRESENTS: I, JOHN HORN, THE COUNTY JUDGE OF HUNT COUNTY, TEXAS, does hereby certify that this plat, with said notice herein, having been duly presented to the Commissioners Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

JOHN HORN
COUNTY JUDGE, HUNT COUNTY, TEXAS

DATE _____

CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, THE COUNTY CLERK OF HUNT COUNTY, TEXAS, does hereby certify that on the ___ day of _____, 2018, that the Hunt County Commissioners Court, by appropriate minute order, did find that this plat is in compliance with applicable State and County subdivision regulations and did approve the same for filing in the Plat Records of Hunt County, Texas.

CERTIFIED THIS ___ DAY OF _____, 2018.

COUNTY CLERK
HUNT COUNTY, TEXAS

CERTIFICATE ACCEPTANCE OF DEDICATION

THE UNDERSIGNED, THE COUNTY CLERK OF HUNT COUNTY, TEXAS, does hereby certify that on the ___ day of _____, 2018, that the owner(s) of the real property described herein did execute and deliver unto Hunt County Commissioners Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Hunt County Commissioners Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

CERTIFIED THIS ___ DAY OF _____, 2018.

COUNTY CLERK
HUNT COUNTY, TEXAS

CERTIFICATE OF APPROVAL

Approved, this ___ day of _____, 2018, by the Commissioners Court of Hunt County, Texas.

County Judge	Commissioner
_____	_____
Commissioner	Commissioner
_____	_____
Commissioner	Health Department
_____	_____

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat herein was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat.

"FOR REVIEW ONLY, NOT AN OFFICIAL DOCUMENT"
David W. Fite, R.P.L.S. No. 5837

FINAL PLAT
ADMIRAL WALTER & BETTY BROOKS ADDITION
AN ADDITION TO HUNT COUNTY, TEXAS
GEORGE DA VIS SURVEY, ABSTRACT NO. 229
JULY 2018 5.662 ACRES

DAVID FITE SURVEYING

OWNER: WALTER A. BROOKS, JR. & FREDA M. BROOKS
3350 COUNTY ROAD 3307
CADDO MILLS, TX 75135

SCALE: 1" = 100'
DATE: 7-18-2018
BY: DAVID FITE
CHECKED: DAVID FITE

PH. NO. 803-355-8178
FAX NO. 803-454-7478