

OWNERS/DEVELOPER
KR PROPERTIES LLC,
PO BOX 282
DENISON, TEXAS 75021

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

REPLAT
KENNINGTON
ADDITION, PHASE II
BEING A REPLAT OF LOTS 1, 2, AND 3 OF THE WHEELER AND
ELLIOT ADDITION
CONVEYED TO KR PROP LLC.
RECORDED IN DOC. NO. 2019-31349
OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.
AN ADDITION TO THE CITY OF TOM BEAN, TEXAS
BEING 0.312 ACRES
SPET. 10, 2020

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lot's 1, 2, & 3, Block 3, of the Wheeler & Elliot Addition conveyed to Ernest Price by deed recorded in Volume 1007, Page 267, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the northwest corner of said Block 3, also being the northwest corner of said Tract;

Thence South 77°05'42" East with the south Right-of-Way of Bonham Street a distance of 100.00 feet to a set 1/2" steel rod;

Thence South 13°26'20" West with the east line of a tract of land conveyed to David Glenn Ellis by deed recorded in Volume 3011, Page 32, Official Public Records, Grayson County, Texas, a distance of 136.01 feet to a set 1/2" steel rod;

Thence North 77°05'42" West with the south line of said Ernest Price tract a distance of 100.00 feet to a set 1/2" steel rod;

Thence North 13°26'20" East with the east Right-of-Way of Eubanks Street a distance of 136.01 feet to the Point of Beginning and containing 0.312 acres of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Grayson County, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

Approved this _____ day of _____, by the City
Planning and Zoning Commission of the City of Tom Bean, Texas.

Chairman

Secretary

Accepted by the City Council of the City of Tom Bean, Texas.

Mayor, City of Tom Bean, Texas

Date

The Undersigned, the City Clerk of the City of Tom Bean, hereby certifies that the foregoing, Final Plat of Kennington Addition Phase II, to the City of Tom Bean, Texas, was submitted to the City Council on the _____ day of _____, 2020, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2020.

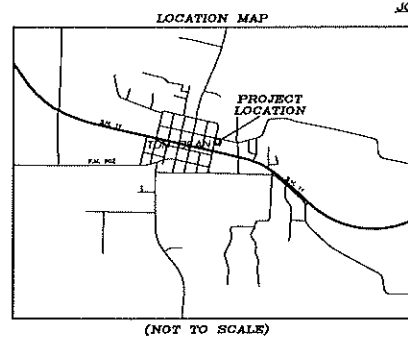
Clerk, City of Tom Bean, Texas

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OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, KR Properties LLC, being the owners of the hereinabove described property hereby adopt this plat designating said property as Kennington Addition Phase II, an addition to The City of Tom Bean, Grayson County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of The City of Tom Bean, Grayson County, Texas.

WITNESS MY HAND this _____ day of _____, 2020.

KR PROPERTIES LLC (KEVIN KENNINGTON)

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared KEVIN KENNINGTON, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for
the State of Texas

~ GENERAL NOTES ~

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION 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 DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
3. THE CITY OF TOM BEAN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR THE CONTROL OF EROSION.
4. THE CITY OF TOM BEAN WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OF LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
6. THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY THE CITY OF TOM BEAN AND FILED IN GRAYSON COUNTY PLAT RECORDS.

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