AGENDA TOM BEAN PLANNING AND ZONING BOARD 201 S Britton Tom Bean, Texas 75489 http://www.tombean.net Thursday, August 5, 2021 – 6:00 p.m.

1. CALL TO ORDER – Call to order by Chair

2. ROLL CALL

Andrew Fulenwider, Chair Roberta Wiggs, Secretary/Vice Chair Ricky Selman Vacant Seat Donnie Achimon, Alt Brent Chapman

Cathy Pugh, City Secretary

3. PUBLIC COMMENTS

4. NEW BUSINESS

4.1 Consider and act upon Final Plat request from Brent Chapman, at Whispering Wind Subdivision, an addition to the City of Tom Bean, Texas, being ten (10) lots on Wortham Road, Southwest of Tom Bean 19.898 Acres in the Collin McKinney Survey, Abstract No. 778, Grayson County per the deed recorded, April 30, 2010, in Clerk's file #2019-11383 R.P.R./G.C.TX.

5. ADJOURN

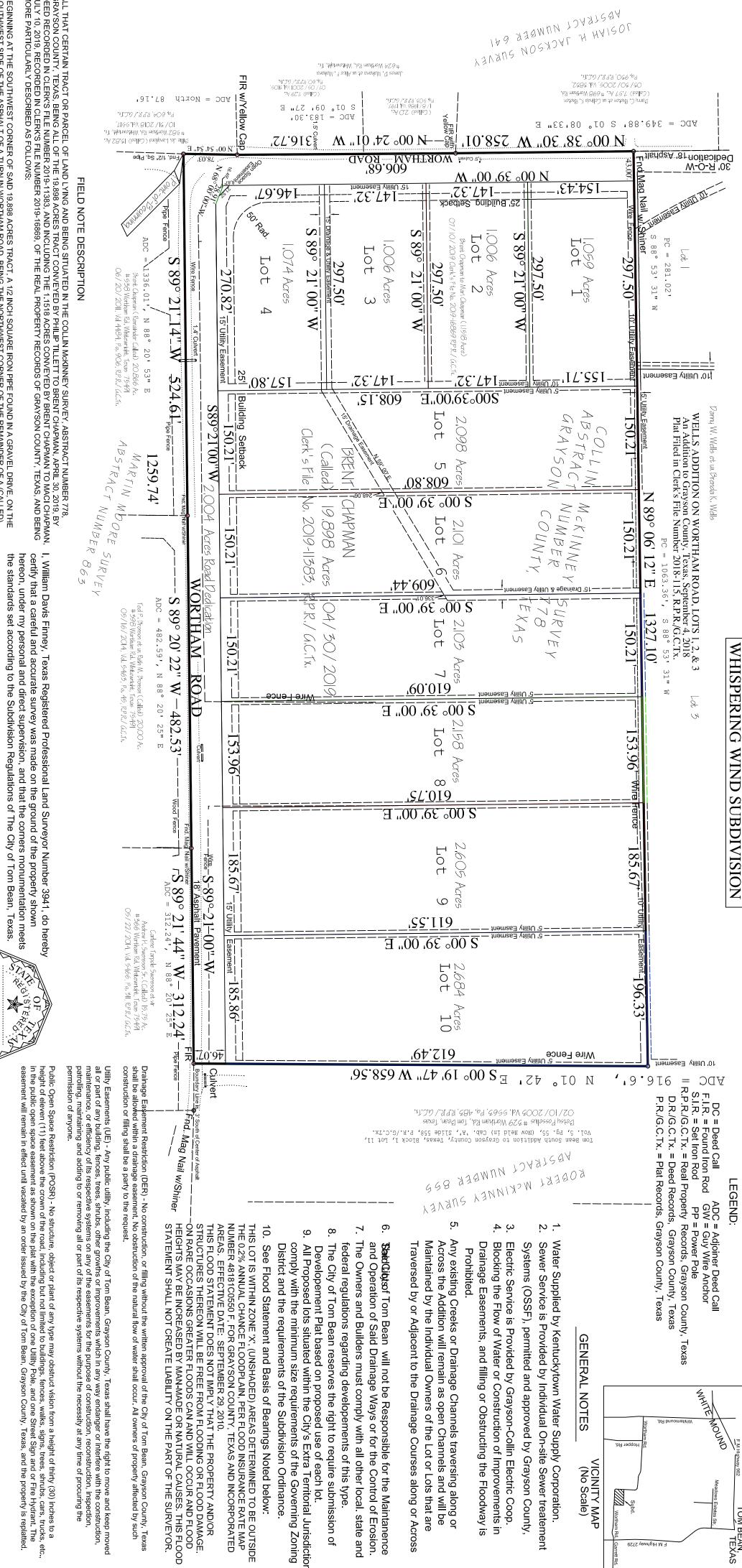
CERTIFICATION

I certify that this Notice of Meeting was posted this 2nd day of August 2021 at 6:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Tom Bean Website: www.tombean.net.

Andrew Fulenwider	
Andrew Fulenwider, Chair	Date Notice Removed

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Tom Bean City hall and Council Chambers is wheelchair accessible. Access to the building is available at the east entrance (front of the building) facing King Street. Special parking spaces are located at the east and west parking lot areas. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to contact the City Secretary's Office at (903) 546-6321 or by FAX (903) 547 4878 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



of.

W.D.F.

APRIL 12, 2021

39020-Final

100'

THENCE SOUTH 89 DEGREES 21 MINUTES 14 SECONDS WEST, WITH THE NORTH LINE OF SAID CHAPMAN TRACT, ALONG THE MIDDLE OF WORTHAM ROAD, A DISTANCE OF 524.61 FEET TO THE POINT-OF-BEGINNING AND CONTAINING IN ALL 19.898 ACRES OF LAND.

THENCE SOUTH 89 DEGREES 20 MINUTES 22 SECONDS WEST, WITH THE NORTH LINE OF SAID BRONSON TRACT, ALONG THE MIDDLE OF THE ASPHALT OF WORTHAM ROD, A DISTANCE OF 482.53 FEET TO A MAG NAIL WITH A SHINER FOUND AT THE NORTHEAST CORNER OF THE REMAINDER OF SAID BRENT CHAPMAN TRACT;

THENCE SOUTH 89 DEGREES 21 MINUTES 44 SECONDS WEST, WITH THE NORTH LINE OF SAID SWENSSON TRACT AND ALONG THE MIDDLE OF THE ASPHALT OF WORTHAM ROAD, A DISTANCE OF 312.24 FEET TO A MAG NAIL WITH A SHINER FOUND AT THE NORTHEAT CORNER OF A (CALLED) 20.00 ACRES TRACT CONVEYED, MAY 16, 2014, TO TED P. BRONSON AND RUTH M BRONSON, BY DEED RECORDED IN VOLUME 5463, PAGE 45, OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 19 MINUTES 47 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 11, ALONG AND NEAR A TREE ROW AND WIRE ENCE, A DISTANCE OF 658.56 FEET TO A IRON ROD FOUND IN THE MIDDLE OF ASPHALT IN WORTHAM ROAD, ON THE NORTH LINE OF A TRACT CALLED) 15.75 ACRES, CONVEYED TO CARLENE TARPOLE SWENSSON ET VIR ANDREW H. SWENSSON SR., MAY 22, 2014, BY DEED RECORDED IN

Preliminary

Grayson

CERTIFICATE OF COMPLIANCE

The undersigned, The Mayor of the City of Tom Bean, 2021, the City Council of Tom Bean, 2021, the City Council of Tom Ad

loes hereby certify that on the _____ day of appropriate minutes order did find that this e City of Tom Bean, Texas, is in compliance

Notary Public,

Grayson County, Texas

Given under my hand and seal of office this

WHITE MOUND TOM BEAN, TEXAS

Public Open Space Restriction (POSR) - No structure, object or plant of any type may obstruct vision from a height of thirty (30) inches to a height of eleven (11) feet above the crown of the road, including but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc in the public open space easement as shown on the plat with the exception of one Utility Pole, and one Street Sign and or Fire Hydrant. The easement will remain in effect until vacated by an order issued by the City of Tom Bean, Grayson County, Texas, and the property is replatted.

CERTIFICATE ACCEPTANCE OF DEDICATION

WILLIAM DAVIS FINNEY

3941

NOFESSIONS SURVEY

The undersigned, The Mayor and The City Secretary of Tom Bean, Texas, does hereby certify that on the _____ day of _____, 2021, that all the Owners of the real property described above did execute and deliver unto the City Council of Tom Bean, Texas, 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 City Council of Tom Bean, Texas, did by appropriate minutes order accept the dedication of all streets alleys, parks, easements and other public areas on behalf of the Public.

Certified this

Mayor

City Secretary

THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST, WITH THE EAST LINE OF SAID RHOTEN TRACT, ALONG THE MIDDLE OF WORTHAM ROAD, A DISTANCE OF 258.01 FEET TO A MAG NAIL WITH A SHINER FOUND AT THE SOUTHWEST CORNER OF THE 30 FEET WIDE ROAD DEDICATION OF WELLS ADDITION ON WORTHAM ROAD, LOTS 1, 2, & 3, AN ADDITION TO GRAYSON COUNTY, TEXAS, PLAT RECORDED, SEPTEMBER 4, 2018, IN CLERK'S FILE NUMBER 2018-115, OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 06 MINUTES 12 SECONDS EAST, WITH THE SOUTH LINE OF SAID WELLS ADDITION, PASSING AT A DISTANCE OF 22 FEET, 4 FEET NORTH OF A BOIS DE ARC FENCE CORNER POST ON THE EAST SIDE OF WORTHAM ROAD, PASSING AT 30.00 FEET THE SOUTHWEST CORNER OF LOT 1, PASSING AT A DISTANCE OF 311.02 FEET THE SOUTHERLY SOUTHWEST CORNER OF LOT 3, AND CONTINUING ON SAID BEARING ALONG AND NORTH OF A WIRE FENCE, A TOTAL DISTANCE OF 1327.10 FEET TO A 5/8 INCH IRON ROD FOUND AT A FENCE CORNER ON THE WEST LINE OF LOT 11, BLOCK 1, OF TOM BEAN SOUTH ADDITION TO GRAYSON COUNTY, TEXAS, PLAT FILED IN VOLUME 5, PAGE 55, (NOW HELDED IN) CABINET A, SLIDE 558, PLAT RECORDS GRAYSON COUNTY, TEXAS, SAID LOT 11 CONVEYED TO BETSY POSSELIUS, FEBRUARY 10, 2003, BY INSTRUMENT FILED IN VOLUME 5563, PAGE 483, OF SAID REAL PROPERTY RECORDS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID 19.898 ACRES TRACT, A 1/2 INCH SQUARE IRON PIPE FOUND IN A GRAVEL DRIVE, ON THE SOUTHWEST SIDE OF THE ASPHALT OF A TURN IN WORTHAM ROAD, BEING THE NORTHWEST CORNER OF THE REMAINDER OF A (CALLED) 103.732 ACRES TRACT CONVEYED TO BRENT CHAPMAN, JUNE 16, 2008, BY DEED RECORDED IN VOLUME 4484, PAGE 906, OF REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS, SAID POINT-OF-BEGINNING ALSO BEING ON THE EAST LINE OF A (CALLED) 13.82 ACRES TRACT CONVEYED TO BILLIE JO LANGFORD, OCTOBER 31, 2013, BY DEED RECORDED IN VOLUME 5517, PAGE 604, REAL PROPERTY RECORDS OF

William Davis Finney,

FOR PRELIMINARY REVIEW ONLY - NOT TO BE RECORDED Villiam Davis Finney, Tx. R.P.L.S. # 3941 Date:

We, Brent Chapman and Maci Chapman, are the Owners of Whispering Wind Subdivision, an Addition to the City

sements shown hereon to the Public Use Forever.

of Tom Bean, Texas, and do hereby dedicate the Streets and Ea

THENCE NORTH 00 DEGREES 54 MINUTES 54 SECONDS EAST, WITH THE EAST LINE OF SAID LANGFORD TRACT, AND THE MIDDLE OF WORTHAM ROAD, A DISTANCE OF 78.03 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP FOUND IN THE ASPHALT, AT THE SOUTHEAST A TRACT (CALLED) 7.29 ACRES, CONVEYED TO JAMES D. MAHANA AND ALICE F. MAHANA, JULY 5, 2001, BY DEED RECORDED IN VOLUME 3105, PAGE 60, OF SAID REAL PROPERTY RECORDS;

G THE MIDDLE OF WORTHAM
OM JAMES D. MAHANA ET UX,
6.72 FEET TO A 1/2 INCH
CRES, CONVEYED TO BARRY
EAL PROPERTY RECORDS;

Brent Chapman, Owner:

Maci Chapman:

Before me the undersigned, a notary public in and for said County and State, on this day personaly appeared Brent Chapman & Maci Chapman, known to me to be the persons whose names are subscribed to the foregoing, and Aknowledged to me that they executed the same for the puposes and consideration therein expressed and in the Capacity therein stated.

OWNERS: BASIS OF BEARINGS:
GRID NORTH U. S. STATE PLANE 1983
TEXAS NORTH CENTRAL ZONE 4202 (CONUS
PER ALLTERRA CENTRAL INC. NETWORK
LINKED WITH TRIMBLE RTK GPS RECEIVER.

(CONUS)

BRENT CHAPMAN AND MACI CHAPMAN # 228 Tate Circle Sherman, Tx. 75090-3562

P. O. BOX 2110, FORNEY TEXAS BOARD OF PROFESS WILLIAM DAVIS FINNEY , TEXAS 75126 I SIONAL LAND SUI Ph. (972) 564-6166 Fax (972) 564-3079, Cell (903) 815-2769 RVEYING FIRM REGISTRATION LICENSE NUMBER 10183900 ONAL LAND SURVEYOR #3941

SURVEYOR:

FINAL PLAT OF WHISPERING WIND SUBDIVISION, AN ADDITION TO THE CITY OF TOM BEAN, TEXAS, BEING TEN (10) LOTS ON WORTHAM ROAD, SOUTHWEST OF TOM BEAN, 19.898 ACRES IN THE COLLIN McKINNEY SURVEY, ABSTRACT NO. 778, GRAYSON, CO. TX. PER THE DEED RECORDED, APRIL 30, 2010, IN CLERK'S FILE # 2019-11383 R.P.R./G.C.Tx.

