

SHEET 1 OF 3

PROJECT MGR.
MLN

PROJECT TECH.
AAU

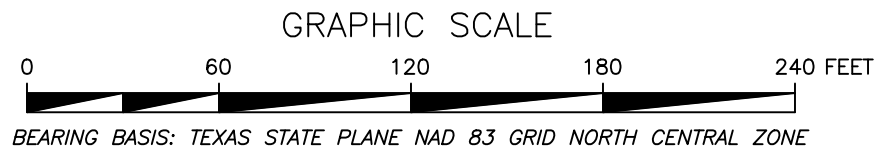
CHECKED BY
MLN

JOB NO.
20-014

Notice—selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

FINAL PLAT
THE MEADOWS ADDITION - UNIT 1
S. CALDERON SURVEY A-136
CITY OF CHANDLER,
HENDERSON COUNTY, TEXAS

59 LOTS: 27.943 ACRES
3.831 ACRES ROAD DEDICATION



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Monty Nixon
Registered Professional Land Surveyor No. 5542

CALL 10.000 AC.
DUSTIN & LANDON EPPERSON
#2019-00001317
D.R.H.C.T.

CALL 10.000 AC.
DUSTIN & LANDON EPPERSON
#2017-00018946
D.R.H.C.T.

FLOOD NOTE:
ACCORDING TO FIRM MAP NO. 484213C0225E,
DATED APRIL 05, 2010 THE SUBJECT PROPERTY
LIES WITHIN THE FOLLOWING:
• ZONE X : AREAS OF MINIMAL FLOODING.
• ZONE A : NO BASE FLOOD ELEVATIONS DETERMINED.

POINT FOR CORNER IN CENTERLINE CREEK,
30" HACKBERRY BRS. S 36°54'35" E 36.6',
REMAINS 36" ELM BRS. N 67°50'56" E 26.7'

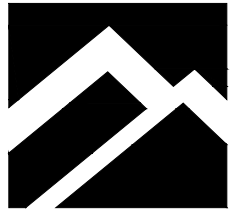
NOTE: LOT CORNERS FALLING IN CREEK
ARE POINTS FOR CORNERS REFERENCED
AS SHOWN ON LOT LINES AT 25'.

(CALL: EAST: 1650.00')
N87°40'31"E 1650.69'

CALL: 39.379 AC.
(LESS 0.20 AC.)
RICHARD W. GRIFFIN
#2018-00011004
D.R.H.C.T.

REVISIONS	DATE	BY
ISSUED		

FINAL PLAT
THE MEADOWS ADDITION - UNIT 1
S. CALDERON SURVEY A-136
CITY OF CHANDLER,
HENDERSON COUNTY, TEXAS



Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPLS Firm No. 10081000

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PROJECT MGR. MLN
PROJECT TECH. AAU
CHECKED BY MLN
JOB NO. 20-014

Owners Certificate:

McMillin Holdings, LLC, does hereby certify that we are the owners of the tract of land shown hereon and do hereby accept this as his plan for subdividing same and hereby dedicate the utility easements and streets shown hereon for public use forever,

This _____ day of _____, 2021.

Authorized Signature

State of Texas
County of Smith

Subscribed and sworn to before me, a Notary Public in and for the State of Texas,

This _____ day of _____, 2021.

Notary Public

State of Texas
County of Smith

Subscribed and sworn to before me, a Notary Public in and for the State of Texas,

This _____ day of _____, 2021.

Notary Public

Approved by City Zoning Commission, City of Chandler, Texas.

Chairman

Date

Approved by the City Council, City of Chandler, Texas.

Mayor

Date

City Secretary, City of Chandler

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Monty Nixon
Registered Professional Land Surveyor No. 5542

State of Texas
County of Smith

Subscribed and sworn to before me, a Notary Public in and for the State of Texas,

This _____ day of _____, 2021.

Notary Public

Legal Description
S. Calderon Survey A-136
27.943 Acres
City of Chandler
Henderson County, Texas

ALL THAT CERTAIN lot, tract, or parcel of land situated in the S. Calderon Survey A-136, Henderson County, Texas and being a part of a called 40.022 acre tract (net 39.620 acres) described in a deed to McMillin Holdings, LLC, recorded in Document Number 2020-00007272 in the Deed Records of Henderson County, Texas and being more completely described as follows:

BEGINNING at a PK Nail set in the center of County Road 3201 (Martin Street) for the northwest corner of said 40.022 acre tract and the southwest corner of a called 39.379 acre tract described in a deed to Richard W. Griffin, recorded in Document Number 2018-00011004 in said Deed Records;

THENCE North 87 deg. 40 min. 31 sec. East along the north line of said 40.8 acre tract and the south line of said 39.379 acre tract, passing an axle found at a cross tie fence corner at 16.10 feet, continuing along said common line, passing a 1/2 inch iron rod capped "Summit Surveying" set for reference at 1,625.69 feet, continuing for a total distance of 1,650.69 feet to a point for corner in the centerline of an existing creek for the northeast corner of said 40.022 acre tract and the southeast corner of said 39.379 acre tract, from which a 24 inch Post Oak found bears South 52 deg. 06 min. 47 sec. West, a distance of 22.2 feet;

THENCE along the east line of said 40.022 acre tract and with the meanders of said creek as follows:

South 24 deg. 36 min. 37 sec. West, a distance of 12.67 feet to a point for corner,

South 44 deg. 10 min. 23 sec. West, a distance of 34.30 feet to a point for corner,

South 39 deg. 29 min. 49 sec. West, a distance of 116.50 feet to a point for corner,

South 34 deg. 44 min. 54 sec. West, a distance of 75.09 feet to a point for corner,

South 54 deg. 58 min. 44 sec. West, a distance of 32.24 feet to a point for corner,

South 24 deg. 55 min. 18 sec. West, a distance of 87.33 feet to a point for corner,

South 10 deg. 52 min. 01 sec. West, a distance of 58.35 feet, to a point for corner,

South 16 deg. 43 min. 56 sec. East, a distance of 50.02 feet to a point for corner,

South 33 deg. 25 min. 48 sec. East, a distance of 36.67 feet to a point for corner,

North 72 deg. 43 min. 40 sec. East, a distance of 91.95 feet to a point for corner,

South 67 deg. 07 min. 45 sec. East, a distance of 29.85 feet to a point for corner,

South 22 deg. 51 min. 55 sec. East, a distance of 79.01 feet to a point for corner,

South 73 deg. 47 min. 18 sec. East, a distance of 118.20 feet to a point for corner,

South 24 deg. 20 min. 09 sec. East, a distance of 48.29 feet to a point for corner,

South 03 deg. 46 min. 46 sec. West, a distance of 186.61 feet to a point for corner,

North 82 deg. 44 min. 19 sec. West, a distance of 151.11 feet to a point for corner,

South 63 deg. 57 min. 28 sec. West, a distance of 132.34 feet to a point for corner,

South 80 deg. 06 min. 55 sec. West, a distance of 64.66 feet to a point for corner,

South 29 deg. 56 min. 39 sec. West, a distance of 35.66 feet to a point for corner,

South 30 deg. 04 min. 55 sec. East, a distance of 118.11 feet to a point for corner,

South 15 deg. 35 min. 46 sec. East, a distance of 162.17 feet to a point for corner, and

South 06 deg. 11 min. 28 sec. East, a distance of 58.94 feet to a point for corner for the southeast corner of said 40.022 acre tract and the northeast corner of said 31.938 acre tract, from which a 30 inch Hackberry found bears South 36 deg. 54 min. 35 sec. East, a distance of 36.6 feet and the remains of a 36 inch Elm found bears North 67 deg. 50 min. 56 sec. East, a distance of 26.7 feet,

THENCE South 86 deg. 11 min. 25 sec. West along the south line of said 40.022 acre tract, a distance of 350.02 feet to a 1/2 inch iron rod set for corner in same;

THENCE across said 40.022 acre tract as follows:

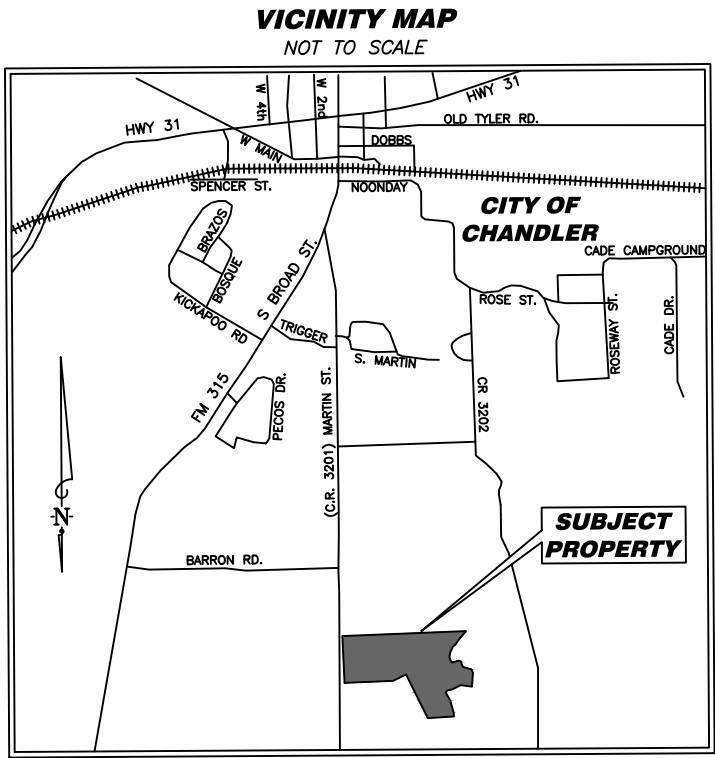
North 26 deg. 28 min. 57 sec. West, a distance of 651.87 feet to a 1/2 inch iron rod set for corner,

South 63 deg. 31 min. 03 sec. West, a distance of 192.09 feet to a 1/2 inch iron rod set for corner,

South 87 deg. 40 min. 31 sec. West, a distance of 648.94 feet to a 1/2 inch iron rod set for corner in said County Road 3201, same being in the west line of said 40.022 acre tract,

THENCE North 02 deg. 41 min. 29 sec. West along said road and said west line, a distance of 625.01 feet to the PLACE OF BEGINNING containing 27.943 acres of land.

Curve Table					
Curve #	Delta	Length	Radius	Chord Bearing	Chord
C1	90° 00' 00"	15.71'	10.00	S47° 19' 29"E	14.14'
C2	90° 00' 00"	15.71'	10.00	N42° 40' 31"E	14.14'
C3	14° 31' 41"	58.32'	230.00	N80° 24' 41"E	58.16'
C4	14° 31' 41"	58.32'	230.00	N80° 24' 41"E	58.16'
C5	9° 37' 47"	38.66'	230.00	N68° 19' 57"E	38.61'
C6	6° 43' 03"	14.36'	122.50	S23° 07' 26"E	14.35'
C7	36° 28' 19"	77.98'	122.50	S01° 31' 45"E	76.67'
C8	43° 11' 21"	92.34'	122.50	N04° 53' 16"W	90.17'
C9	123° 50' 35"	118.88'	55.00	S24° 57' 48"W	97.05'
C10	265° 28' 29"	254.84'	55.00	S45° 51' 09"E	80.79'
C11	75° 16' 03"	72.25'	55.00	S74° 35' 31"E	67.17'
C12	46° 24' 01"	44.59'	55.00	N44° 32' 57"E	43.38'
C13	19° 54' 49"	19.12'	55.00	N11° 22' 02"E	19.02'
C14	5° 03' 33"	15.67'	177.50	N01° 07' 09"W	15.67'
C15	19° 26' 02"	60.21'	177.50	N13° 21' 56"W	59.92'
C16	27° 53' 34"	86.41'	177.50	N12° 32' 10"W	85.56'
C17	3° 24' 00"	10.53'	177.50	N24° 46' 57"W	10.53'
C18	18° 15' 21"	54.96'	172.50	N17° 21' 17"W	54.73'
C19	262° 37' 43"	252.11'	55.00	N79° 32' 27"W	82.62'
C20	74° 38' 25"	71.65'	55.00	N14° 27' 11"E	66.69'
C21	57° 52' 12"	55.55'	55.00	N51° 48' 07"W	53.22'
C22	46° 57' 33"	45.08'	55.00	S75° 47' 01"W	43.83'
C23	35° 31' 07"	34.10'	55.00	S34° 32' 40"W	33.55'
C24	29° 47' 12"	28.59'	55.00	S01° 53' 30"W	28.27'



PLAT RECORDED IN CABINET _____, SLIDE _____

DATE RECORDED: _____

OWNER:
McMillin Holdings, LLC
2329 Oak Alley, Suite 1
Tyler, Texas 75703

ENGINEER:
Ballard & Braughton
3815 Old Bullard Road
Tyler, Texas 75701

SURVEYOR:
Summit Surveying, Inc.
2040 Deerbrook Dr.
Tyler, Texas 75703

Curve Table					
Curve #	Delta	Length	Radius	Chord Bearing	Chord
C25	17° 51' 13"	17.14'	55.00	S21° 55' 42"E	17.07'
C26	114° 09' 28"	49.81'	25.00	S59° 24' 13"E	41.97'
C27	24° 09' 28"	53.76'	127.50	N14° 24' 13"W	53.36'
C28	13° 55' 34"	30.99'	127.50	N09° 17' 16"W	30.91'
C29	10° 13' 54"	22.77'	127.50	N21° 22' 00"W	22.74'
C30	90° 00' 00"	23.56'	15.00	N42° 40' 31"E	21.21'
C31	24° 09' 28"	30.57'	72.50	N14° 24' 13"W	30.34'
C32	65° 50' 32"	83.31'	72.50	S59° 24' 13"E	78.81'
C33	65° 50' 32"	146.52'	127.50	N59° 24' 13"W	138.59'
C34	3° 31' 45"	7.85'	127.50	N28° 14' 49"W	7.85'
C35	20° 46' 42"	46.24'	127.50	N40° 24' 03"W	45.98'
C36	11° 16' 36"	25.09'	127.50	N56° 25' 42"W	25.05'
C37	20° 43' 29"	46.12'	127.50	N72° 25' 44"W	45.87'
C38	9° 32' 01"	21.21'	127.50	N87° 33' 29"W	21.19'
C39	277° 58' 16"	266.83'	55.00	S02° 19' 29"E	72.19'
C40	48° 59' 08"	21.37'	25.00	N63° 10' 57"E	20.73'
C41	38° 47' 55"	37.24'	55.00	N58° 05' 21"E	36.54'
C42	60° 36' 30"	58.18'	55.00	S72° 12' 27"E	55.50'
C43	39° 34' 43"	37.99'	55.00	S22° 06' 51"E	37.24'
C44	37° 27' 47"	35.96'	55.00	S16° 24' 24"W	35.32'
C45	63° 00' 45"	60.49'	55.00	S66° 38' 41"W	57.49'
C46	38° 30' 35"	36.97'	55.00	N62° 35' 39"W	36.27'
C47	48° 59' 08"	21.37'	25.00	N67° 49' 55"W	20.73'

Notice--selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

FLOOD NOTE:
ACCORDING TO FIRM MAP NO. 484213C0225E, DATED APRIL 05, 2010 THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING:
• ZONE X : AREAS OF MINIMAL FLOODING.
• ZONE A : NO BASE FLOOD ELEVATIONS DETERMINED.

All lots comply with the minimum size requirements of the zoning district.

This plat does not alter or remove existing deed restrictions, if any, on this property.

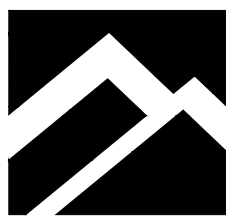
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