

Public Easements

All public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Palestine, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Palestine shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Palestine nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.

STATE OF TEXAS
COUNTY OF ANDERSON

We, the undersigned, public works director and director of development services of the City of Palestine, Texas, certify that the plat conforms to the city comprehensive plan, and all applicable design criteria and standards of the City of Palestine, Texas.

Dated this ____ day of _____, 20____

(Interim Public Works Director)

(Interim Development Services Director)

I, _____, Anderson County Clerk, certify that this plat was filed for record in my office on _____, 20____

County Clerk, Anderson County, Texas

I, the undersigned, owner(s) and lien holder(s) of the land shown on this plat, and designated as the DUNCAN FARMS ADDITION, LOTS 1 & 2 in the City of Palestine, Anderson County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Note: All signatures shall be acknowledged by a notary public.

(Frank Duncan)

Address

(Lien holder Signature)

This instrument was acknowledged before me on the ____ day of _____, 20____

by _____

NOTARY PUBLIC FOR STATE OF TEXAS

Print Name

MY COMMISSION EXPIRES: ____/____/____

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

CALLED 28.858 ACRES
VOLUME 1996, PAGE 714

SAVE & EXCEPT
CALLED 10.23 ACRES
INSTRUMENT #2021-5528

CALLED 23.111 ACRES
INSTRUMENT #2009-486

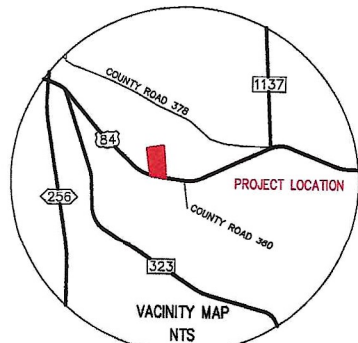
CALLED 6.84 ACRES
INSTRUMENT #2021-5528

CALLED 23.111 ACRES
INSTRUMENT #2009-486

LOT 1
6.326 Acres

LOT 2
1.394 Acres

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1095.76	74.04	74.03	N 76°23'32" W	135°21'17"



PRELIMINARY PLAT DUNCAN FARMS ADDITION LOTS 1 & 2 BEING PART OF CALLED 41.089 ACRES AS RECORDED IN INSTRUMENT #2021-5528 ANDERSON COUNTY, TEXAS

GENERAL NOTES:

The proposed Subdivision lies in Zone 'X' according to the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) for Community No. 480004, Panel 0415D, Map No. 48001C0415D, effective Date of February 3, 2010.

This survey was prepared without the benefit of a Title Commitment and is subject to any easements of record not indicated or shown hereon.

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas Central, Zone 4203, NAD 83.

NOTE: THIS SURVEY PLAT SHALL NEVER BE USED AS A T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT. BOUNDARY LINES, IMPROVEMENTS AND TITLE INFORMATION SHOWN HEREON ARE THE ONLY FACTS I JAMES CAIN CERTIFY TO. ANY ADDITION TO THIS PLAT SHALL BE DONE BY CAIN SURVEYING STAFF ONLY.

I, James Garrett Cain, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on June 17, 2023 and is being submitted along with a Legal Description of the tract(s) shown hereon.

James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980



0 80 160

MICKAM MAIN SURVEY ABSTRACT 40

LEGAL DESCRIPTION

BEING 7.720 acres situated in the Mickam Main Survey, Abstract 40 Anderson County, Texas. Being part of a called 41.089 acres as recorded in Instrument #2021-5528 of the Official Public Records of Anderson County, Texas (OPRACT). Being located at 2003 State Highway 84 East (HWY 84) Palestine, Texas. Said 6.326 acres being more particularly described by Metes and Bounds as follows:

BEGINNING at an existing 1/2" iron rod (w/cap 4091) found marking the Southeast corner of this 7.720 acres marking the Southwest corner of a called 23.111 acres as recorded in Instrument #2009-486 of the (OPRACT) and being in the North right of way of said (HWY 84)

THENCE with the North margin of said (HWY 84) North 78°19'35" West a distance of 339.46 feet N 74° 51'10" W -488.46' to a Point for Corner in some marking the beginning of a curve to the right;

THENCE continuing with the North margin of said (HWY 84) with said curve to the right having a Radius of 1095.76 feet, an Arc Length of 74.04 feet, a Chord Length of 74.03 feet, a Chord Bearing of North 76°23'32" West, through a Delta Angle of 03°52'17" to an existing 1/2" iron Rod found in same marking the North corner of a called 0.4449 of an acre 1/2" iron rod found in same marking the Southeast corner of a called 6.84 acres as recorded in Instrument #2021-5528 of the (OPRACT);

THENCE with the East line of said called 6.84 acres North 04°35'51" West a distance of 719.84 feet N 00°53'46" W 721.68 to an existing 5/8" iron Rod found marking the Northeast corner of some marking the Southeast corner of a called 28.858 acres as recorded in Volume 1996, Page 714 of the Land Records of Anderson County Texas (LRAC) marking the Southwest corner of a called Save & Except 10.23 acres as recorded in Instrument #2021-5528 of the (OPRACT);

THENCE with the South line of said called 10.23 acres North 82°55'12" East a distance of 452.33 feet N 88°40'31" E - 452.29' to an existing 6" steel post fence break found for the Southeast corner of same

and being in the West line of said called 23.111 acres;

THENCE with the West line of said called 23.111 acres South 00°52'50" East a distance of 859.48 feet S 02°50'00" W -859.17' to the place of beginning and containing 7.720 acres of land.

LEGEND:
11 DEED CALL
● 1/2" IRS W/CAP
(CSC RPLS#3900)
○ 1/2" IRF
UNLESS OTHERWISE NOTED.

DRAWN BY: DIK
DATE: 6/19/2025
DWG. NO.: JS432 PLAT

APPROVED BY: J.G.C.
PROJ. NO.
DWG.

REVISIONS:

A SURVEY FOR
FRANK DUNCAN
2003 E HIGHWAY 84
PALESTINE, TEXAS

JAMES CAIN
SURVEYING COMPANY
14500 CR 240 - TROUP, TEXAS 76789
PHONE: 817-389-1104

TRIPLEX NO. 10128100 SHT. NO.