

# FANNIN COUNTY COMMISSIONERS COURT AGENDA ITEM(S) REQUEST FORM

DATE: 10/06/2021 Via: Email

TO: Fannin County Commissioners Court  
Attn: Office of County Judge  
Email to [countyjudge@fanninco.net](mailto:countyjudge@fanninco.net)  
903-583-7455

FROM: Di Hopkins  
Dept: Development Services  
Or Address \_\_\_\_\_  
\_\_\_\_\_  
Phone: 903-449-4220

RE: Commissioners Court Scheduled: 10/12/2021 9:00 am  
Date Time

Please add the following item(s) to the agenda for above stated date and time:

Discussion, consideration, and action to approve a one time severence  
of 2.789 acres out of 7.336 acres at 418 South Main, Ravenna TX- Precinct 1

Di Hopkins

Digitally signed by Di Hopkins  
Date: 2021.10.06 10:12:02 -05'00'

**(Signature)**

**\*\*Please specify on the above item(s) you listed whether it is to be a  
(1) Discussion Only item; (2) Consideration and Action item; (3) Discussion,  
Consideration and Action or (4) Executive Session item followed by action**

**\*\*Requests are due by NOON on Thursday prior to the Tuesday of Commissioners  
Court.**

**\*\*Please email this signed request form and all attachments, pertaining to the agenda  
item above, to [Countyjudge@fanninco.net](mailto:Countyjudge@fanninco.net)**



**One Time Severance of a Tract of Less than Five Acres**

**Fee: \$250.00**

A plat is not required for the division of a tract of less than 5.00 acres if:

- (1) Owner/Seller is not acting as a developer as defined by these Regulations;
- (2) Owner/Seller has not made a conveyance of less than 5.000 acres from the Parent Tract in the preceding 2 years;
- (3) Owner/Seller will not make another conveyance of less than 5.000 acres from the Parent Tract during the following 2 years after the current conveyance;
- (4) The Severance Property has existing legal access and actual access to and from an established public right-of-way; and
- (5) The Owner/Seller does not lay out any streets, alleys, squares, parks, and no part of the tract is to be dedicated to public use.

An affidavit or statement of fact made by the Owner/Seller which establishes the existence of the above stated conditions exempting a tract from platting requirements, and which is filed of in the Official Public Records of Fannin County contemporaneously with the instrument of conveyance, or which is filed separately therein with sufficient legal reference to the instrument of conveyance, shall be prima facie evidence that the severance was excepted from platting requirements.

Owner Name Jeff Peeler Phone Number [REDACTED]

Owner Address [REDACTED] SOUTH MAIN RAVENNA, TX 75418

Buyer Name Jeff Peeler Phone Number [REDACTED]

Survey S. Chambless Abstract # A0186

Amount of acres 7.336 → 4.547 @ 2.789

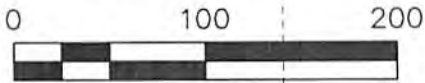
Date 9-29-2021

Two water meters are already installed, one on each property.





Scale 1"=100'



LEGEND	
Subject Property	
Point for Corner	⊙
1/2" Found Iron Rod	●
O/H Power Line	---
Barbed Wire Fence	x
1/2" Set Iron Rod	○

All fences vary from line. Areas between fence and boundary lines may be in possible conflict. Fences along right-of-way vary from line and are not shown on this plat.

NOTE: Buried utilities may be located on this property that are not shown on this plat. You must call Dig Toss @ 1-800-344-8377 and have all utilities marked before any digging or construction.

R=1095.92'  
 AL=644.29'  
 CL=635.06'  
 $\Delta=33^{\circ}41'03''$   
 T=331.76'  
 D=5'13'41"  
 B=N 38'41'04" E

R=1095.92'  
 AL=331.93'  
 CL=330.66'  
 $\Delta=17^{\circ}21'13''$   
 T=167.24'  
 D=5'13'41"  
 B=N 13'09'56" E

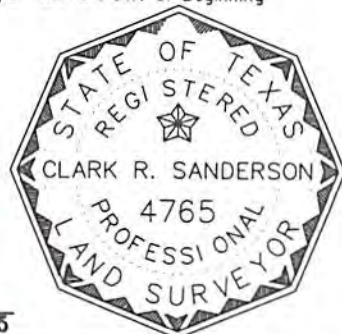
**2.789 ACRES**  
 Jeff Peeler  
 Northern Part of  
 7.336 Acre Tract  
 Doc. # 2020005810

**4.547 ACRES**  
 Remainder of 7.336  
 Acre Tract  
 Jeff Peeler  
 Doc. # 2020005810

418 S. Main  
 Ravenna, Texas

Daniel Weaver  
 56.982 Acres  
 Volume 1776,  
 Page 253

Iva Hedges  
 9.991 Acres  
 Volume 1234, Page 488



Clark R. Sanderson RPLS #4765

SANDERSON SURVEYING INC.  
 1874 SOUTH SH 121  
 BONHAM, TEXAS 75418  
 (903) 583-2969

Being 4.547 acres of land, a part of a the Solomon Chambliss Survey Abstract Number 186, lying and being situated in Fannin County, Texas about South 1/2 mile from Ravenna. The said 4.547 acre tract being off the South side of a 7.336 acre tract conveyed to Jeff Peeler in a Special Warranty Deed of record in Document # 2020005810 in the Official Public Records of Fannin County, Texas. The said 4.547 acre tract being described more particularly by metes and bounds as follows:

Standing at the Southwest corner of the said 7.336 acre parent tract a 1/2" set iron rod in the East right-of-way of F. M. Highway 274 for the Point of Beginning and the Southwest corner of this tract and at the Northwest corner of 9.991 acre tract conveyed to Iva Hedge in Volume 1776, Page 253.

THENCE: N 04°30'21" E with the East highway right-of-way a distance of 97.30 feet to a concrete monument for a corner of this tract and at a corner of the parent tract.

THENCE: with a curve to the right and with the East right-of-way of F. M. Highway 274 as follows: R=1095.92', A L = 331.93', CL = 330.66', Delta = 17°21'13", T = 167.24', D = 5°13'41", and bearing N 13°09'56" E to a 1/2" set iron rod for the Northwest corner.

THENCE: N 88°06'00" E across the parent tract a distance of 420.92 feet to a 1/2" set iron rod in the East line of the parent tract for the Northeast corner of this tract.

THENCE: S 02°49'24" E with the East line of the parent tract and near a fence line a distance of 401.73 feet to a 1/2" found iron rod for the Southeast corner of this tract, at the Southeast corner of the parent tract and at the Northeast corner of the 9.991 acre Iva Hedge tract.

THENCE: S 86°32'09" W near a fence line a distance of 524.39 feet to the Point of Beginning and containing 4.547 acres.

I, Clark R. Sanderson Registered Professional Land Surveyor # 4765, State of Texas, do hereby certify the above was taken from measurements made upon the ground on 7-25-2021 and there are no visible easements, encroachments or overlapping of improvements, except as shown on the plat.

Clark R. Sanderson



# Statement of Account

NOTICE: This is a statement of Taxes Due as of 09/30/2021 12:15:25PM  
based upon the tax records of the tax office.

FANNIN CENTRAL APPRAISAL DISTRICT  
831 W. ST. HWY 56  
BONHAM, TX 75418

Property Information	
Property ID: 72736	Geo ID: 0186-010-0010-05
Legal Acres: 7.3480	
Legal Desc: A0186 S CHAMBLISS, ACRES 7.348, POA- MARKA PEELER	
Situs: 418 S MAIN RAVENNA, TX 75476	
DBA:	
Exemptions: HS	

Owner ID: 156994                      Ownership: 100.00%  
PEELER JEFF  
PO BOX 797  
BONHAM, TX 75418

Value Information	
Improvement HS:	183,920
Improvement NHS:	0
Land HS:	8,500
Land NHS:	53,960
Productivity Market:	0
Productivity Use:	0
Assessed Value	234,129

Entity	Description	Pct.	Ex Code	Description
GFA	Fannin Co	100.00%	HS	HOMESTEAD
SBO	Bonham ISD	100.00%		

**Unpaid Bills Summary**  
No Information on File.

**Paid Refunds Summary**  
No Information on File.

\*\*\* End of Statement \*\*\*

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.





October 1, 2021

Nolan Graham  
Oncor Electric Delivery  
4200 Highway 271 N.  
Powderly, Texas 75473

Jeff Peeler

[REDACTED]  
Ravenna, Tx. 75476

Re: Electric Service Availability for subdivided property at 418 S. Main St.

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Nolan Graham".

Nolan Graham  
Oncor Project Designer Sr.



# Permit to Construct Access Driveway Facilities on Highway Right of Way

PERMIT NUMBER: 095-274-2020			
REQUESTOR		GPS*	
		LATITUDE, LONGITUDE	
		33.663823, -96.274194	
		ROADWAY	
		HWY NAME	FM 274
		FOR TxDOT'S USE	
		CONTROL SECTION	3016 01
NAME	JEFF PEELER		
MAILING ADDRESS	[REDACTED]		
CITY, STATE, ZIP	RAVENNA, TEXAS 75476		
PHONE NUMBER	[REDACTED]		
<small>*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY</small>			

Is this parcel in current litigation with the State of Texas?  YES  NO

The Texas Department of Transportation, hereinafter called the State, hereby authorizes [REDACTED] JEFF PEELER, hereinafter called the Permittee, to  construct /  reconstruct a 18" DIAMETER BY 24' WIDE RESIDENTIAL (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number 274 in FANNIN County, located 3966' SOUTH OF FM 1753, EAST SIDE

USE ADDITIONAL SHEETS AS NEEDED

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative JAMES ALEXANDER telephone, (903) 227-3485, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 12-10-2020

Signed: [Signature]  
(Property owner or owner's representative)

Dec 8, 2020	
Date of Issuance	<u>[Signature]</u> District Engineer, or designee Approval
Date of Issuance as per Variance to AMM	District Engineer, or designee Approval
Date of Denial	District Engineer Denial (No Delegation)

Fannin County Environmental Development

1203 E. Sam Rayburn Dr.

Bonham, TX 75418

(903) 583-7495

Receipt Number: 2021-129

9/30/2021 12:51 PM DH

Descriptions:

- |    |          |                    |
|----|----------|--------------------|
| 1. | \$250.00 | One Time Severance |
| 2. |          |                    |
| 3. |          |                    |
| 4. |          |                    |

Received From:

Jeff Peeler  
[Redacted]

Amount Received:

\$250.00

Payment Information:

Check Cashier Chek #114649

1 Time severance Jeff Peeler, PCT 1

Signature / Initials:



DH 9/30/2021 12:52 PM