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1874

Precinct: 1



NAVARRO COUNTY

Stanley Young -- Director

syoung@navarrocouny.org

601 N. 13<sup>th</sup> Street Suite 1  
Corsicana, Texas 75110  
Ph. 903-875-3312  
Fax 903-875-3314

APPLICATION FOR REPLAT

Fee: \$150

General Location of Property: 4798 NE CR 1040, Chatfield, TX.

Name of Subdivision: Plum Berry Acres

Number of existing lots owned: 1

Proposed number of new lots: 6

Name of Owner: Secure Covenant Interests, Ltd.

Mailing Address: 1231 Financial Plaza, Huntsville, TX 77340

Phone Number: (936) 291-7141 option #1

E-mail: mary@txacres.com; cody@txacres.com; mark@txacres.com

Owner Signature: \_\_\_\_\_

Surveyor preparing plat: Andress Surveying, LLC.

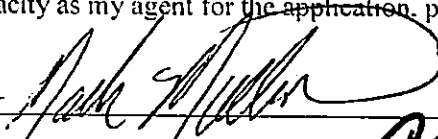
Mailing Address: 506 Richardson St., Athens, TX 75751

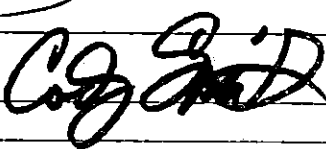
Phone Number: (903) 904-5043

E-mail: \_\_\_\_\_

This box only pertains to requests in which the owner will not be available to make meetings.

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request.

Signature of Owner: 

Signature of Authorized Representative: 

**SURVEYOR'S NOTES:**

- 1) BEARINGS AND DISTANCES WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (FID# 4204)
- 2) NO EFFORT WAS MADE BY THIS SURVEYOR TO LOCATE POSSIBLE UNDERGROUND GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY RESULT OR ACCIDENT THEREOF.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, ENCUMBRANCES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON AS A RESULT
- 4) ADDRESS SURVEYING, LLC PROJECT NUMBER 2019-0181, DRAFTED BY J.K.M. (06/29/2020)

**SURVEYOR'S CERTIFICATE:**

I, ROSS C. ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6454, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN OWNED SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN JUNE OF 2020 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992

GIVEN UNDER MY HAND AND SEAL THIS THE 29TH DAY OF JUNE 2020.



ROSS C ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454  
 ADDRESS SURVEYING, LLC  
 506 RICHARDSON STREET ATHENS, TEXAS 75751 (903) 904-5043  
 TOLLS FIRM NUMBER: 10174120

**OWNERSHIP ACKNOWLEDGEMENT:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, MARK MULLIN, REPRESENTATIVE FOR SECURE COVENANT INTERESTS, LTD., OWNER OF THE ABOVE NOTED TRACT, DO HEREBY ADMIT THIS REPLAT DESIGNATING THIS PROPERTY AS TRACT 1-A, TRACT 1-B, TRACT 1-C, TRACT 1-D, TRACT 1-E, AND TRACT 1-F OF PLUM BERRY ACRES, A SUBDIVISION OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOR THE STREETS AND EASEMENTS SHOWN SO FAR AS MY INTEREST MAY APPEAR

THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF NAVARRO COUNTY AND THE STATE OF TEXAS

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020

MARK MULLIN  
 SECURE COVENANT INTERESTS, LTD.  
 1431 FINANCIAL PLAZA  
 HUNTSVILLE, TEXAS 77330  
 (936) 291-7144

**NOTARIZATION:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS ON THIS DAY APPEARED MARK MULLIN, REPRESENTATIVE FOR SECURE COVENANT INTERESTS, LTD., 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 PURPOSES HEREIN EXPRESSLY SET

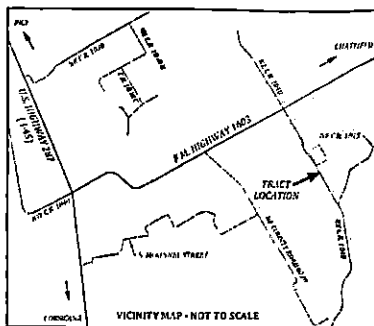
I SUBSCRIBED TO AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS

**CLERK'S OFFICE ACCEPTANCE:**

I, COUNTY CLERK FOR NAVARRO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY CLERK, NAVARRO COUNTY TEXAS



**COMMISSIONER'S COURT APPROVAL:**  
 APPROVED BY THE NAVARRO COUNTY, TEXAS COMMISSIONER'S COURT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020

COUNTY CLERK, NAVARRO COUNTY, TEXAS  
 COMMISSIONER, DISTRICT #1, NAVARRO COUNTY, TEXAS  
 COMMISSIONER, DISTRICT #2, NAVARRO COUNTY, TEXAS  
 COMMISSIONER, DISTRICT #3, NAVARRO COUNTY, TEXAS  
 COMMISSIONER, DISTRICT #4, NAVARRO COUNTY, TEXAS

**NAVARRO COUNTY APPROVAL:**

THIS PLAT LIES WITHIN THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE AND DISPOSAL FACILITIES TO BE LICENSED BY NAVARRO COUNTY.

APPROVED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020

AUTHORIZED REPRESENTATIVE, NAVARRO COUNTY

**EASEMENT RIGHTS:**

THE EASEMENTS SHOWN HEREON ARE HEREBY PROVIDED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE GIVEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAYING ON THE UTILITY EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OBSTRUCTIONS WHICH IN ANY MANNER RESTRICT OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING AND ADDING TO OR TO REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE RESTRICTION AT ANY TIME OF OBTAINING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PAVER PROPERTIES FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR OTHERWISE PROVIDED BY THE UTILITY CUSTOMER HEREON AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY COMPANY OR THE CUSTOMER.

**SEWER / SEPTIC SYSTEMS:**

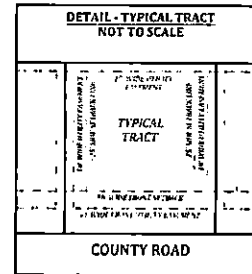
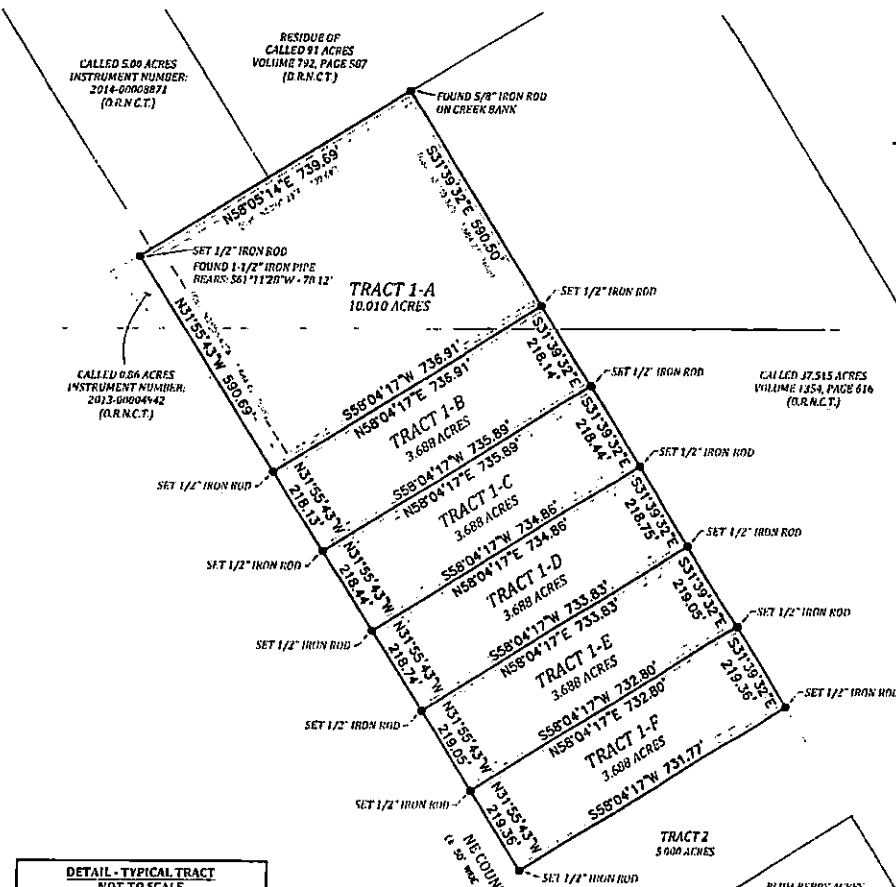
SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL HOUSE SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, FARRANT REGIONAL WATER DISTRICT AND/OR NAVARRO COUNTY, TEXAS REGULATIONS.

**NOTES PER NAVARRO COUNTY REQUIREMENTS:**

- 1) BLOCKING OF THE FLOW OF WATER ON CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND VOID FILLING OR OBSTRUCTION IS PROHIBITED.
- 2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITIONAL BARRIERS AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT OR TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
- 3) NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE DITCHES FOR THE CONTROL OF EROSION.
- 4) NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

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**ADDRESS SURVEYING, LLC**  
 506 Richardson Street - Athens, Texas 75751  
 Phone: (903) 904-5043 Fax: (903) 904-5044  
 AddressSurveying.com TOLLS Firm No. 10194120

FILED FOR RECORD IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



**REPLAT**  
 OF  
**TRACT 1 OF PLUM BERRY ACRES**  
 CREATING  
**TRACT 1-A, TRACT 1-B, TRACT 1-C,**  
**TRACT 1-D, TRACT 1-E AND TRACT 1-F**  
 OF  
**PLUM BERRY ACRES**  
**ROBERTSON COUNTY SCHOOL LAN**  
**ABSTRACT NUMBER 674**  
**NAVARRO COUNTY, TEXA**  
 1" = 200'

THE REPLAT SHOWN HEREON IS ALL OF TRACT 1 OF PLUM BERRY ACRES AS SHOWN ON THE FINAL VOLUME 9, PAGES 125 OF THE PLAT RECORDS OF NAVARRO COUNTY. NOTE: THIS PLAT DOES NOT VACATE THE PREVIOUS PLAT OR RESTRICTIVE COVENANTS OF PLUM BERRY ACRES.