



NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocounty.org

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

APPLICATION FOR RE-PLAT

Fee: \$150

General Location of Property: 9308 NW CR 1343 Blooming Grove TX 76626
Name of Subdivision: Lago Vista
Number of existing lots owned: X 1
Proposed number of new lots: X 2

Name of Owner: Dan Thompson & Janet Cox
Mailing Address: 9308 NW CR 1343 Blooming Grove TX 76626
Phone Number: (214) 282-7762
Owner Signature: [Signature]

Surveyor preparing plat: Hearne Surveying
Mailing Address: 108 Tyler Street Athens TX 75151
Phone Number: 903 872 9669

This box only pertains to requests in which the owner will not be available to make the meeting.
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]
Signature of Authorized Representative: _____

LAGO VISTA RANCH

Replat of Tracts 11 AND 12

Final Plat of Tracts 11-R & 12-R

19.96 Acres

TANGENT	BEARING	LENGTH
T1	S69°47'50"W	72.92 (CALL S69°26'41"W 72.92)
T2	N34°49'02"W	205.94 (CALL N34°33'29"W 206.16)
T3	S73°49'10"W	124.44 (CALL S69°26'41"W 123.90)
T4	S00°15'52"W	244.35 (CALL S00°30'33"W 244.70)
T5	S85°26'22"W	370.57 (CALL S87°00'00"W 347.30)
T6	N27°02'12"E	273.19 (CALL N27°33'05"E 272.79)
T7	N61°02'10"E	165.30 (CALL N60°50'57"E 165.90)
T8	N81°15'31"E	345.36
T9	N32°49'18"W	137.11

Utility easements. Utility easements of not less than fifteen feet (15') shall be provided on each side of the front or rear front lines, as applicable, easements shall be clearly indicated on the preliminary and final plat. "Easements Rights" shall be defined and explained on the plat as follows:

The easements shown thereon are hereby reserved for purposes as indicated. The utility easements shall be open to all public and private utilities for each particular use. The maintenance of paving the utility easements is the responsibility of the property owner. No building, fence, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using and desiring to use the same. All and any public utility shall have the right to remove any heap removed or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, repairing, restoring, maintaining and adding to or to remove all or parts of its respective system without the necessity of any line of encroachment or any other person. Any public utility shall have the right of ingress and egress to provide property for the purpose of reading meters and any maintenance and service required or ordered performed by the utility. Customer meters and service lines are considered an integral and necessary part of utility systems regardless of whether they are installed by the utility or the customer.



Scale: 1" = 200'
County: Navarro
Acreage: 19.96 AC
Drawn By: R.P.001

Survey: Thomas Capps A-164
Description: See Plat
Surveyed for: Thompson
Field Tech: J.G.

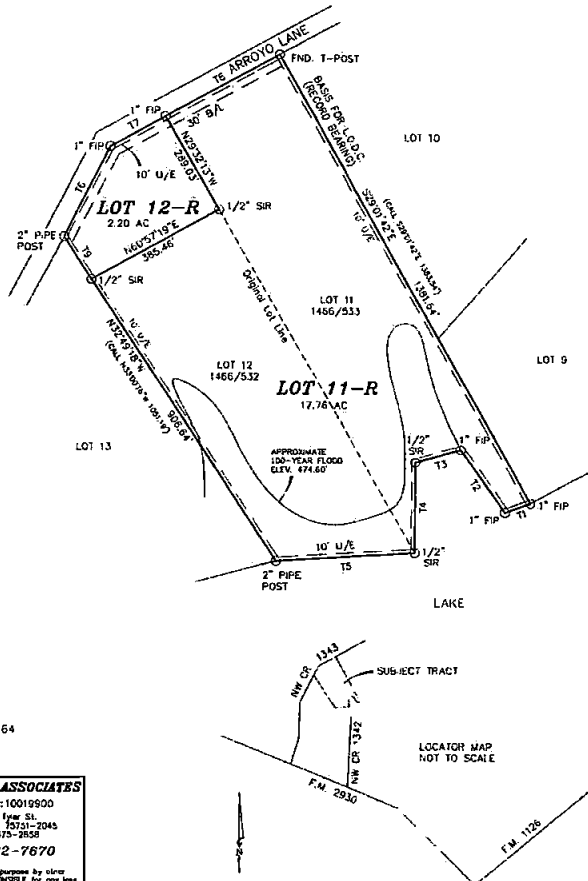
I, Mark Ferrell, Registered Professional Land Surveyor #4373, do hereby certify that the above survey plat represents the tracts of land on the ground survey made under my direction and supervision. This the 26 Day of October, 2021.

HEARN SURVEYING ASSOCIATES

Firm Number: 10016900
100 W. Iyer St.
Atkins, TX 75751-2045
(803) 678-2858
1-800-432-7670

Mark Ferrell
Registered Professional Land Surveyor
Number: 4373

Use in reproduction of this survey for any purpose by third parties is PROHIBITED. Surveyor is NOT RESPONSIBLE for any use reading thereon.



State of Texas:
County of Navarro: Know all men by these presents:

That Don and Janet Thompson are the owners of that certain tract designated as Tracts 11 and 12 of Lago Vista Ranch, in the Thomas Capps Survey Abstract 164, Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby admit this plat designated as Tracts 11-R and 12-R, Lago Vista Ranch, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 14th Day of December, 2021

Don Thompson
Don Thompson
9308 NW CR 1343
Blooming Grove, TX 76626

Janet Thompson Cox
Janet Thompson Cox
9308 NW CR 1343
Blooming Grove, TX 76626

State of Texas:
County of Navarro: Know all men by these presents:

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day appeared Don and Janet Thompson, known to me to be the person(s) whose subscription to the foregoing, and acknowledged to me that the person(s) executed to the same for the purpose here in expressed.

Witness my hand and seal on this the 14th Day of December, 2021.

SD [Signature]
Notary Public in and for the State of Texas

State of Texas:
County of Navarro: Know all men by the presents:

Certificate of approval by the Commissioners Court of Navarro County, Texas.
Approved this date, the Day of , 20

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

State of Texas:
County of Navarro: Know all men by these presents:

That I, County Clerk FOR THE County of Navarro, do hereby certify that the foregoing plat was file in my office on this the Day of 20

County Clerk

State of Texas:
County of Navarro: Know all men by these presents:

This platted area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for On-Site Sewage Facilities, to be licensed by Navarro County Authorized Agent.

This the Day of , 20

Designative Representative
Navarro County