



NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocounty.org

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Corsicana, Texas 75110
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APPLICATION FOR AMENDED PLAT

General Location of Property: SW CORNER OF NW CR 1130 AND NW CR 1120. SOUTH OF EMHOUSE, TX.

Name of Subdivision: GRACE PRAIRIE

Number of existing lots owned: 20 Proposed number of new lots: 20

Name of Owner: RICHLAND CREEK CATTLE CO. INC. JANA HAYES - PRESIDENT

Mailing Address: 4560 BELT LINE RD. #428 ADDISON, TX

Phone Number: 214/232-3624 Email: jhayes@cross 75001 countryland.com

Owner Signature: Jana Hayes

Surveyor preparing plat: JACK WARD SURVEYING L. ASSOCIATES - ATHENS, TX

Mailing Address: P.O. BOX 1490 ATHENS, TX 75751

Phone Number: 903/675-3819 Email: wardsurveyingllc@gmail.com

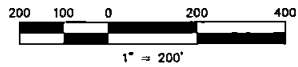
This box only pertains to requests in which the owner will not be available to make the meeting.

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]

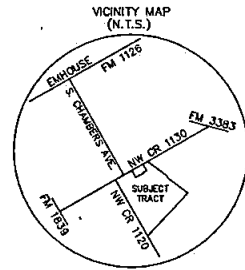
Signature of Authorized Representative: _____

GRACE PRAIRIE FINAL PLAT AMENDED



BASIS OF BEARING
BASED ON GEODETIC OBSERVATION
TEXAS NORTH CENTRAL ZONE 4204
N.A.D. 83

H.T. & B.R.R. Co.
Abstract 416



CURVE REPORT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00	50.50	49.02	S 44.47 19° W	48° 13' 21"
C2	60.00	50.93	58.25	N 82° 00' 24" W	58° 11' 13"
C3	60.00	17.13	53.00	N 25° 05' 01" W	54° 33' 33"
C4	60.00	57.13	53.00	N 25° 05' 32" E	54° 33' 33"
C5	60.00	57.13	55.00	N 83° 29' 05" E	54° 33' 33"
C6	60.00	131.92	130.87	S 44° 16' 45" E	28° 54' 45"

PRIVATE ROAD STATEMENT

- Navarro County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance.
- The roads will be maintained in perpetuity by the owners in the subdivision, and must contain mechanism for assessing the owners to produce adequate revenue for perpetual maintenance.
- Requirement that every deed contain notice to the grantee that all streets are private, that the owners will be perpetually liable for maintenance, and the quality of the roads may affect owners by public services such as police, fire and EMS.

UTILITY EASEMENTS

UTILITY EASEMENTS: UTILITY EASEMENTS OF NOT LESS THAN FIFTEEN (15) FEET SHALL BE PROVIDED ON EACH SIDE OF THE FRONT OR REAR LOT 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, FENCES, 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 DESPOND TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY CHALLENGE 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 ACCESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR TO REMOVE ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY. CUSTOMER METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER."

O.B. Munroe Survey
Abstract 597

Rodriguez
4 Ac.
1387/430

Witness: 2" Pipe Post
S 63°34'39" E
32.10'

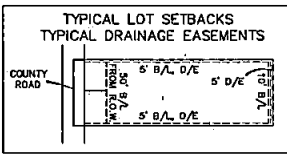
A.K. Brown Survey
Abstract 890

Gillen/Gaetza
125.0 AC
2014-5491

LINE	BEARING	DISTANCE	REMARKS
L1	S 52°20'11" W	117.20	
L2	N 60°40'30" E	22.25	
L3	N 28°08'37" W	15.86	
L4	N 62°08'27" E	33.37	(cont N 28°11'29" W 18.00')
L5	N 61°17'18" E	64.78	(cont N 62°53'48" E 108.287)
L6	S 60°17'18" W	64.78	(cont N 60°34'41" E 108.287)
L7	N 56°03'28" E	24.67	(cont S 38°47'00" W 23.80)
L8	S 30°52'24" E	181.91	(cont S 30°23'48" E 181.91')
L9	N 60°34'58" E	188.70	(cont N 60°23'48" E 188.81')
L10	N 30°43'04" W	167.52	(cont N 30°28'48" W 187.52')

- 1.460 AC. -0.23 AC. IN ROAD.
- 1.288 AC. -0.08 AC. IN ROAD.
- 1.324 AC. -0.05 AC. IN ROAD.
- 1.205 AC. -0.05 AC. IN ROAD.
- 1.258 AC. -0.08 AC. IN ROAD.
- 1.281 AC. -0.05 AC. IN ROAD.
- 1.103 AC. -0.05 AC. IN ROAD.
- 1.107 AC. -0.05 AC. IN ROAD.
- 1.112 AC. -0.05 AC. IN ROAD.
- 1.117 AC. -0.07 AC. IN ROAD.
- 1.071 AC. -0.07 AC. IN ROAD.
- 1.050 AC. -0.03 AC. IN ROAD.
- 1.050 AC. -0.03 AC. IN ROAD.

● = POINT IN ROAD.
○ = 1/2" SET IRON ROD AT ALL CORNERS UNLESS NOTED.



SCALE: 1" = 200'
COUNTY: Navarro
ACREAGE: See Plat

SURVEY: H.T. & B.R.R. Co. Survey A-416
DESCRIPTION: 2019-00009114
SURVEYED FOR: Cross Country Land Company, Inc.

JACK L. WARD & ASSOCIATES
FIRM NUMBER: 10057600
P. O. BOX 1490
ATHENS, TX 75751
(803) 675-3819
(803) 675-8655

I, Clark Fincher, Registered Professional Land Surveyor 5035, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision. This the 22nd Day of August, 2022.

Clark Fincher
Registered Professional Land Surveyor
Number 5035

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

STATE OF TEXAS:
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

THAT CROSS COUNTRY LAND COMPANY IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT DESIGNATING THIS PROPERTY AS LOTS 1 THROUGH 20 OF GRACE PRAIRIE, NAVARRO COUNTY, TEXAS, AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS ON THIS THE _____ DAY OF _____, 2019.

Jana Hayes
4560 Belt Line Rd, Suite 428
Addison, TX 75001-4518

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 JANA HAYES, KNOWN TO ME TO BE THE PERSON WHOSE SUBSCRIBED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSE HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF NAVARRO COUNTY, TEXAS:
APPROVED THIS DATE, THE _____ DAY OF _____, 2020.

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 FILED IN MY OFFICE ON THIS THE _____ DAY OF _____, 2020.

COUNTY CLERK

THIS PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE DISPOSAL FACILITIES, TO BE LICENSED BY NAVARRO COUNTY.

AUTHORIZED REPRESENTATIVE
NAVARRO COUNTY