



NAVARRO COUNTY

Stanley Young -- Director

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APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: Lot 1

Name of Subdivision: Plum Berry Acres

Number of existing lots owned: 1 Proposed number of new lots: 2

Name of Owner: Hazel's Mobile Home, LLC

Mailing Address: 8521 SE McKinney St Rice, Texas 75155

Phone Number: (972) 357-5117 Email: broker200700@gmail.com

Owner Signature: _____

Surveyor preparing plat: Hearn Surveying Associates

Mailing Address: 108 W Tyler St Athens, TX 75751

Phone Number: (903) 675-2858 Email: admin@hearnsurvey.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 of Authorized Representative: _____

REPLAT OF TRACT 1-D PLUM BERRY ACRES NAVARRO COUNTY, TEXAS CREATING FINAL PLAT TRACTS 1-DR AND 2-DR PLUM BERRY ACRES

**Line of Directional Control
based upon GPS Observation.
Nad 83, State Plane Zone 2,
Sone 6361, FIPS 4802,
Texas-North Central**

Utility easements: Utility easements of not less than fifteen feet (15') shall be provided on each side of the front or rear tract 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 desiring 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 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, 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 ingress and egress to provide property for the purpose of reading meters and any maintenance and service required or ordinary 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.

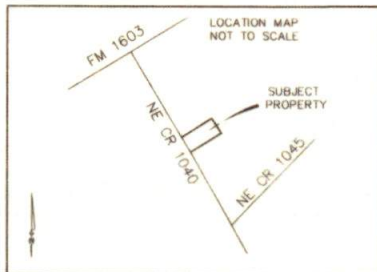
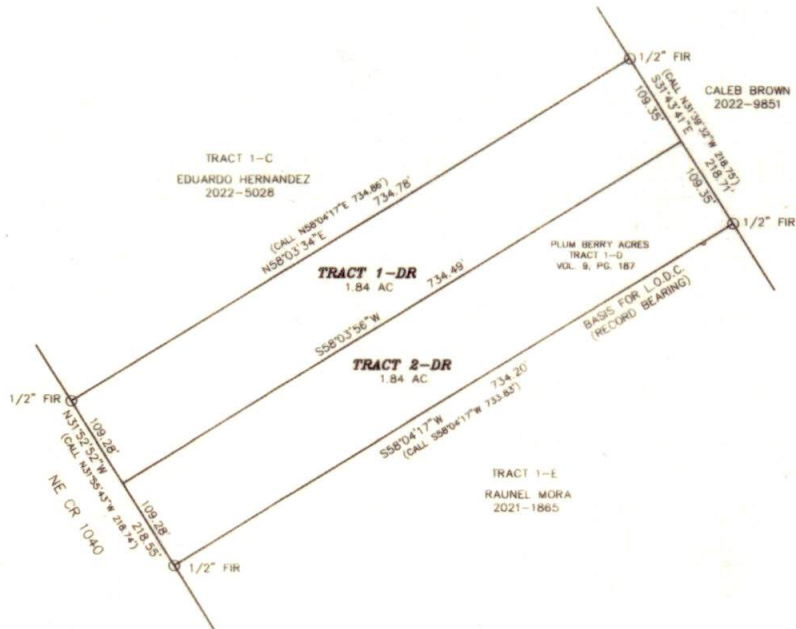
Note: This Property lies in Zone "X", areas of minimal flooding according to Firm Number 48349C0200D, dated 6/5/2012

Warning: If this property is not within Zone "A", the above flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create any liability on the part of the land surveyor.

Note: See restrictive covenants for building and utility setbacks.

Note: Bearings based on GPS observation NAD 1983.

Note: This Survey was prepared without benefit of a Title Commitment or Title Report, there may be additional Easements or Encumbrances affecting this tract that are not shown hereon.



Legend	
L.C.V.	= Irrigation Control Valve
P.O.C.	= Point of Commencement
P.O.B.	= Point of Beginning
B.C.S.	= Buried Cable Sign
U/G	= Underground Electric
W/M	= Water Meter
W/V	= Water Valve
F.I.R.	= Found Iron Rod
S.I.R.	= Set Iron Rod
F.I.P.	= Found Iron Pipe
TEL.	= Telephone
A/C	= Air Conditioner
C/G	= Cleanout
W/F	= Wood Fence
○-○	= Chainlink Fence
-X-X-	= Barbwire Fence
-DHP-	= Powerline

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.

This the Day of . 20

Authorized Representative
Navarro County

Scale: 1" = 100'
County: Navarro
Acreage: See Plat
Survey: Robertson County School Land A-674
Description: 2022-008344
Surveyed for: Hazels Mobile Home LLC
Drawn by: R.P. 001
On the ground Field Tech: J.G.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, 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 15th Day of December, 2023.

[Signature]
Mark Ferrell
Registered Professional Land Surveyor
Number 4373

HEARN SURVEYING ASSOCIATES
Firm Number: 10019900
108 W. Tyler St.
Athens, TX 75751-2045
(903) 675-2858
800-432-7670

Use or reproduction of this Survey plat only permitted 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 Hazels Mobile Home LLC is the owner of that certain tract called Tract 1-D, Plum Berry Acres, Robertson County School Land Survey A-674, Navarro County, Texas, recorded in Volume 9, Page 187, Plat Records of Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as Tracts 1-DR and 2-DR, Plum Berry Acres, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 5th Day of January, 2024

[Signature]
Owner
Hazels Mobile Home LLC
Isaac Peralta, Owner
2521 McKinney Street SE
Rice, TX 75155

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 Isaac Peralta, known to me to be the person(s) whose appearance 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 5th Day of January, 2024

[Signature]
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 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:
Certificate of approval by the planning and zoning commission of Navarro County, Texas:

Approved this the Day of 20

Chairman Vice Chairman