

Stanley Young - Director

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## APPLICATION FOR RE-PLAT

Fee: \$300.00	rost Tti Tlokell
General Location of Property: 2035 NW CR 3091	olige con the all
Name of Subdivision: OCK HOLOU	
Number of existing lots owned:1 Proposed number of ne	ew lots: 2
Name of Owner: Annette Chandler	, , , , , , , , , , , , , , , , , , ,
Mailing Address: 2035 NW CR 3691 Frost T	x 76641
Phone Number: 903-641-5320 Email: Chandler	connette sta yahoc
Owner Signature:	
Surveyor preparing plat: Rockin B Surveying, LLC  Mailing Address: PO Box 5052 Mabank, Texas 751  Phone Number: (903) 288-6810 Email: wayne@re	47 ockinbsurveying.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 hereb person designated below to act in the capacity as my agent for the application representation and/or presentation of this request.  Signature of Owner:	
Signature of Authorized Representative:	



FINAL REPLAT OF LOT 18, OAK HOLLOW ADDITION INTO LOT 18-R1 & 18-R2, OAK HOLLOW ADDITON, J.B. McDANIEL SURVEY, ABSTRACT NO. 520 NAVARRO COUNTY. TEXAS

## LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN THE J.B. McDANIEL SURVEY, ABSTRACT No. 520, NAVARRO COUNTY, TEXAS, BEING LOT 18, OAK HOLLOW ADDITION, PLAT RECORDED IN VOLUME 6, PAGE 162, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

CALLED 25,001 ACRES JOHNNY NEAL SARGENT DOC. No. 2017-5578 O.P.R.N.C.T. I.B. MCDANIEL SURVEY ABSTRACT NO. 520 CALLED 23,417 ACRES JOHNNY SARGENT DOC. No. 2020-8307 OAK HOLLOW ADDITION O.P.R.N.C.T. N58'46'40"F 11.92 LOT 18-R2 5,000 ACRES OT 18-R1 **5.348 ACRES** LOT 17 OAK HOLLOW ADDITION VOL. 6, PG. 162 PRNCT OAK HOLLOW ADDITION VOL. 6, PG. 162 COUNTY ROAD No. NW 3091

OWNER'S STATEMENT:

I, ANNETTE CHANDLER, do hereby adopt this plat, designating the hereinabove described property as REPLAT OF LOT 18, OAK HOLLOW ADDITION, and do accept this plat as my plan for dividing into Lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the \_\_\_\_ day of ADI

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 12 day of APRIL

DARLENE KRAMER My Notary ID # 125610178 Expires June 8, 2024

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 the \_\_\_ day of \_\_\_\_

County Judge

PRNCT

LOT 19

Commissioner Precinct #1

Commissioner Precinct #2

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 FORGOING PLAT WAS FILED IN MY OFFICE ON THIS

COUNTY CLERK

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

The 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.

Approved this the

Designated Rep., Navarro County

## REPLAT OF LOT 18 OAK HOLLOW ADDITION SUBDIVISION

04/01/2024 1" = 100' JOB NO. 2024-085 CLIENT: PREMIER REALTY TECHNICIAN

P.O. BOX 5052 MABANK, TEXAS 75147 FIRM No. 10194744 903-288-6810 JOB NO: 2024-085

DATE: SCALE:

DEVELOPER; ANNETTE CHANDLER 2035 NW CR. 3091 FROST TEXAS 76641

1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48349C05250, DATED JUNE 5, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA HUNDRATED BY 100-YEAR FLOOD. 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.

3) ALL SET IRON RODS HAVE HAVE A PINK CAP STAMPED "ROCKIN B". 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.

5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.

8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND REAR OF ALL LOTS, AND A 10' UTILITY EASEMENT ALONG SIDE LINES OF ALL LOTS—AS SHOWN.

8) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

I, Wayne Beets II RPLS No. 6039, do hereby certify to: Donnie Stark: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated and was prepared from an on the ground survey done under my supervision during the month of March, 2024.