

Precinct 3



NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocounty.org

601 N. 13th Street Suite 1
Corsicana, Texas 75110
Ph. 903-875-3312
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APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: Gains Subdivision -

Name of Subdivision: _____

Number of existing lots owned: 1 Proposed number of new lots: 3

Name of Owner: Robin Ratliff

Mailing Address: 416 SW Crooked Corsicana

Phone Number: 903-467-2910 Email: dhobyrobin@gmail.com

Owner Signature: Robin Ratliff

Surveyor preparing plat: Hearn Assoc.

Mailing Address: 108 West Tyler St

Phone Number: 903-675-2258 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: _____

GOINS SUBDIVISION
FINAL PLAT OF LOTS 6-A, 6-B & 6-C
 REPLAT of LOT 6
 10.200 ACRES

UTILITY EASEMENTS: UTILITY EASEMENTS OF NOT LESS THAN TWENTY (20') AND NOT LESS THAN TEN (10') ON ALL SIDE 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 PAYING, 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 DESIGNED 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 UTILITY 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 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."

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

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

THAT ROBIN DENISE RATLIFF IS THE OWNER OF THAT CERTAIN TRACT DESIGNATED AS 10.200 ACRES (TRACT 6, GOINS SUBDIVISION -- UNRECORDED) IN THE JOHN TAYLOR ABSTRACT 11, IN NAVARRO COUNTY, TEXAS.

NOW THEREFORE BE IT KNOWN THAT THE AFORESAID, DO HEREBY ADOPT THIS PLAT DESIGNATED AS LOTS 6-A, 6-B AND 6-C, GOINS SUBDIVISION AND EASEMENTS SHOWN HEREON ARE HEREBY DESIGNATED FOR PUBLIC USE, IN SO FAR AS OUR INTEREST MAY APPEAR.

WITNESS OUR HANDS ON THIS THE _____ DAY OF _____, 20____

ROBIN DENISE RATLIFF
 416 SW CR 0020
 CORSICANA, TX 75110

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 FRANK AND FRANCES MINER, 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 _____, 20____

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 FILED IN MY OFFICE ON THIS THE _____ DAY OF _____, 20____

COUNTY CLERK

STATE OF TEXAS:
 COUNTY OF NAVARRO:

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

ROBERT SERRANO
 2020-005685

MARK BATES
 2016-00326
 LOT 7

ROBIN DENISE RATLIFF
 CALL 10/200 AC
 1291/042
 LOT 8

ALFONSO LUGO
 2022-007303
 LOT 5

REF. 23.6'
 1/2" FIR

REF. 25.5'
 1" FIR

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	
I.C.V.	= IRRIGATION CONTROL VALVE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
W/M	= WATER METER
W/V	= WATER VALVE
FIR	= FOUND IRON ROD
SIR	= SET IRON ROD
TEL	= TELEPHONE
A/C	= AIR CONDITIONER
—X—	= FENCE
—E—	= POWERLINE

SCALE: 1" = 40'
 COUNTY: NAVARRO
 ACREAGE: SEE PLAT
 DRAWN BY: R.P. 001

SURVEY: JOHN TAYLOR A-11
 DESCRIPTION: 2019-000269
 SURVEYED FOR: JOHN MATLOCK
 FIELD TECH: S.G.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plot represents the results of an on the ground survey made under my direction and supervision. This the 11 Day of APRIL, 2024.

HEARN SURVEYING ASSOCIATES

FIRM NO. 10019900
 108 W. TYLER STREET
 ARLING, TX 75711
 (903) 675-2656
 1-800-432-7670



Revised 05/15/24

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.