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NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocounty.org

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

APPLICATION FOR REPLAT

Fee: \$150

General Location of Property: 2051 SE CR 3310, KECEMS, TX 75144

Name of Subdivision: IMPERIAL BAY

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

Name of Owner: Rocky & Rhonda Buckner

Mailing Address: 1 Park Place, Plainville, TX 79072

Phone Number: 806-292-6564 E-mail: rhondacb@suddenlink.net

Owner Signature: Rhonda Buckner

Surveyor preparing plat: Hearn Surveying

Mailing Address: 108 West Tyler St., Athens, TX 75751

Phone Number: 903 675-2858 E-mail: Admin@hearnsurvey.com

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

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.

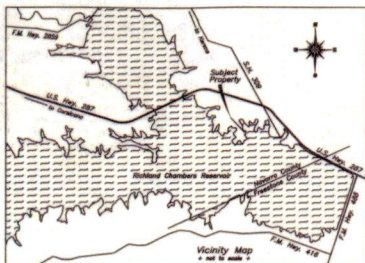
Signature of Owner: \_\_\_\_\_

Signature of Authorized Representative: \_\_\_\_\_

**Final Plat of Lot 9-R, Block 1  
Imperial Bay  
Replat Lots 9, 10, & 11, Block 1  
Imperial Bay  
J. Ammons Survey A-15  
Instrument No. 2021-012088**



**Line of Directional Control  
based upon GPS Observation  
Nad 83, State Plane Zone 2,  
Zone 6561, FIPS 4202,  
Texas-North Central**



Restrictions:  
Vol. 1087, Pg. 813  
Vol. 1486, Pg. 573

Corey Lynn Riney  
2019 Revocable Trust  
Imperial Bay Subdv.  
Lot 12-R, Block 1  
IN #2019-002661

184.9' Ref.  
5/8" F.I.R.

Platted 320'  
Elevation  
(Cal N73°14'7"E 464.30')

5/8" F.I.R.

Platted 315'  
Elevation

27.1' Ref.  
Pad. T-Post

Rocky & Rhonda Buckner  
Imperial Bay Subdv.  
Lot 11, Block 1, 0.52 Ac.  
IN #2021-012088

T.R.W.D. Joint  
Use Area

Original Lot Line

**Lot 9-R  
(1.642 Ac.)**  
Rocky & Rhonda Buckner  
Imperial Bay Subdv.  
Lot 10, Block 1, 0.51 Ac.  
IN #2021-012088

T.R.W.D. Joint  
Use Area

Original Lot Line

1.364 Ac. lies below the  
Platted 320' Elevation

Rocky & Rhonda Buckner  
Imperial Bay Subdv.  
Lot 9, Block 1, 0.51 Ac.  
IN #2021-012088

T.R.W.D. Joint  
Use Area

173.4' Ref.  
5/8" F.I.R.

Steven & Sonia Powers  
Imperial Bay Subdv.  
Lot 9, Block 1, 0.50 Ac.  
IN #2019-002354

Richland  
Chambers  
Reservoir

SE County Rd. #3110  
(Cal S80°19'27"E 178.03')

Utility easements: Utility easements of not less than fifteen feet (15') shall be provided on each side of the front or rear T.R. 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 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: This Property lies in Zone "X", areas of minimal flooding according to Firm Number 48349C06250, 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: 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.

Tarrant Regional Water District

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 the Tarrant Regional Water District.

This the Day of . 20 .

Authorized Representative  
Tarrant Regional Water District

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

That Rocky & Rhonda Buckner are the owners of that certain tract designated as Lots 9, 10, & 11 of Imperial Bay Subdivision, on Richland Chambers Lake in the J. Ammons Survey, A-15, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as Tract 9-R, Imperial Bay Subdivision, on Richland Chambers Lake, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 6 Day of May, 2024

Rocky Buckner  
#1 Park Place  
Plainview, Tx. 79072

Rhonda Buckner  
#1 Park Place  
Plainview, Tx. 79072

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 Rocky & Rhonda Buckner, known to me to be the person(s) whose subscribed 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 6 Day of May, 2024

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 T #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

**Legend**

- I.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/O = Cleanout
- //-- = Wood Fence
- O-O- = Chainlink Fence
- X-X- = Barbwire Fence
- OHP- = Powerline

LINE	BEARING	DISTANCE
L1	N 11°59'58" E	55.00'
L2	N 15°00'59" W	39.70'
L3	N 38°15'13" W	42.04'
L4	N 57°00'01" W	30.00'
L5	N 50°00'02" W	55.00'
L6	N 20°59'59" W	3.62'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	1152.46'	197.63'	197.39'	S 08°16'45" E	9°49'32"

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.

Note: There may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

DISCLAIMER:  
This Survey is being provided solely for the use of the CURRENT PARTIES. No License has been granted, expressed or implied to copy this SURVEY, except as is necessary in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

Scale: 1" = 60'  
County: Navarro  
Acreage: 2.896 Ac.  
Survey: J. Ammons A-15  
Description: IN #2021-012088  
Surveyed for: Rhonda Buckner  
Drawn by: L.P. 002  
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 AUGUST, 2023.

REVISED & UPDATED: 04/26/2024

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 for any purpose by other parties IS PROHIBITED. Surveyor IS NOT RESPONSIBLE for any loss resulting therefrom.

TAX CERTIFICATE



MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
P O BOX 1070
CORSICANA, TX 75151-1070

Issued To:

ROCKY OR RHONDA BUCKNER
1 PARK PLACE
PLAINVIEW, TX 79072-6555

Legal Description

I0030 IMPERIAL BAY BLK 1 LOT 9 .51 ACRES

Fiduciary Number: 34591930

Parcel Address: 2051 SE CR 3310

Legal Acres: .5100

Account Number: 60084

Print Date: 05/06/2024 11:13:55 AM

Certificate No: 250448518

Paid Date: 05/06/2024

Certificate Fee: \$10.00 CASH

Issue Date: 05/06/2024

Parent No. R78525

Operator ID: KBROOKS

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

BUCKNER ROCKY & RHONDA
1 PARK PLACE
PLAINVIEW, TX 79072
UNITED STATE

Table with 2 columns: Description and Amount. Rows include 2023 Value (\$562,830), 2023 Levy (\$8,804.91), 2023 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

- 2 NAVARRO CO REVOLVING&CLEARIT
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
20 NAVARRO COUNTY EMERGENCY
33 KERENS ISD

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Handwritten signature: Kell Brooks

Reference (GF) No: CUST PAY

Issued By:

MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
(903) 654-3080



**TAX CERTIFICATE**



**MIKE DOWD  
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR  
P O BOX 1070  
CORSICANA, TX 75151-1070**

**Account Number:** 60084  
**Certificate No:** 250448518

<b>Account Number</b>	<b>Year(s)</b>	<b>Amount Due</b>	<b>Cause Number</b>
R78525	No Years	0.00	

TAX CERTIFICATE



MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
P O BOX 1070
CORSICANA, TX 75151-1070

Issued To:

ROCKY OR RHONDA BUCKNER
1 PARK PLACE
PLAINVIEW, TX 79072-6555

Legal Description

10030 IMPERIAL BAY BLK 1 LOT 11 .52
ACRES

Fiduciary Number: 34591930

Parcel Address:

Legal Acres: .5200

Account Number: 60088

Print Date: 05/06/2024 01:39:49 PM

Certificate No: 250448543

Paid Date: 05/06/2024

Certificate Fee: \$10.00 CASH

Issue Date: 05/06/2024

Parent No. R78529

Operator ID: KBROOKS

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

BUCKNER ROCKY & RHONDA
1 PARK PLACE
PLAINVIEW, TX 79072
US

Table with 2 columns: Description and Amount. Rows include 2023 Value (99,710), 2023 Levy (\$1,559.86), 2023 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

- 2 NAVARRO CO REVOLVING&CLEARIT
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
20 NAVARRO COUNTY EMERGENCY
33 KERENS ISD

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Handwritten signature: Kell Brun

Reference (GF) No: CUST PAY

Issued By:

MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
(903) 654-3080



**TAX CERTIFICATE**



**MIKE DOWD**  
**NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR**  
**P O BOX 1070**  
**CORSICANA, TX 75151-1070**

**Account Number:** 60088  
**Certificate No:** 250448543

<b>Account Number</b>	<b>Year(s)</b>	<b>Amount Due</b>	<b>Cause Number</b>
R78529	No Years	0.00	

TAX CERTIFICATE



MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
P O BOX 1070
CORSICANA, TX 75151-1070

Issued To:

ROCKY OR RHONDA BUCKNER
1 PARK PLACE
PLAINVIEW, TX 79072-6555

Legal Description

10030 IMPERIAL BAY BLK 1 LOT 10 .51
ACRES

Fiduciary Number: 34591930

Parcel Address:

Legal Acres: .5100

Account Number: 60087

Print Date: 05/06/2024 01:37:05 PM

Certificate No: 250448542

Paid Date: 05/06/2024

Certificate Fee: \$10.00 CASH

Issue Date: 05/06/2024

Parent No. R78528

Operator ID: KBROOKS

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

BUCKNER ROCKY & RHONDA
1 PARK PLACE
PLAINVIEW, TX 79072
US

Table with 2 columns: Description and Amount. Rows include 2023 Value (69,430), 2023 Levy (\$1,086.17), 2023 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

- 2 NAVARRO CO REVOLVING&CLEARIT
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
20 NAVARRO COUNTY EMERGENCY
33 KERENS ISD

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Handwritten signature: Kell Brooks

Reference (GF) No: CUST PAY

Issued By:

MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
(903) 654-3080



**TAX CERTIFICATE**



**MIKE DOWD  
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR  
P O BOX 1070  
CORSICANA, TX 75151-1070**

**Account Number:** 60087  
**Certificate No:** 250448542

<b>Account Number</b>	<b>Year(s)</b>	<b>Amount Due</b>	<b>Cause Number</b>
R78528	No Years	0.00	