

#8



NAVARRO COUNTY

Stanley Young - Director

syoung@navarrocounty.org

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

APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: Richard Chambers Lots 124 & 125

Name of Subdivision: Southpoint

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

Name of Owner: Ricky Rhodes

Mailing Address: 6713 Matador Ranch Rd NPH TX 76182

Phone Number: 214-673-9223 Email: ricky@thermalwindowdtx.com

Owner Signature: [Signature]

Surveyor preparing plat: Hearn Surveying

Mailing Address: 108 W Tyler St Allen, TX 75751

Phone Number: 800-432-7670 Email: service@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: _____

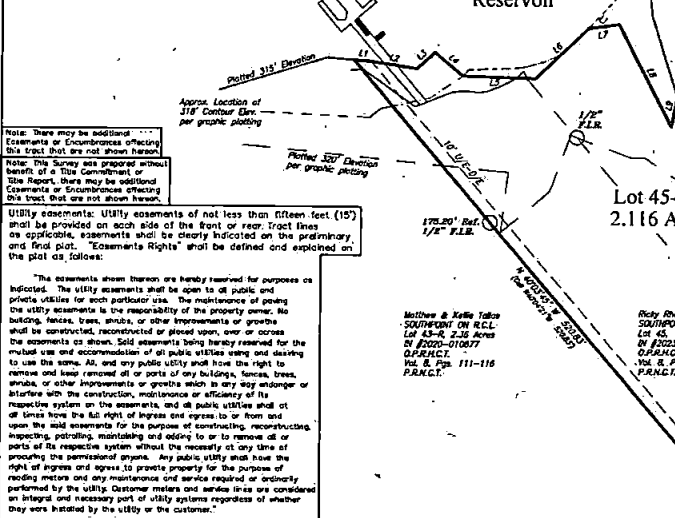
Signature of Authorized Representative: _____

SOUTHPOINT ON RICHLAND CHAMBERS LAKE

REPLAT of LOTS 124 & 125
FINAL PLAT of LOT 124-R
2.07 Acres

Line of Directional Control based upon GPS Observations	LENGTH	BEARING	PERCENT ERROR	ADJUSTED LENGTH	ADJUSTED BEARING	ADJUSTED PERCENT ERROR
CL	630.00'	223.01°	1/21.72	627.24'	223.01°	1/21.72
CD	1000.00'	223.01°	1/21.72	997.24'	223.01°	1/21.72

(Total = 223.29°)

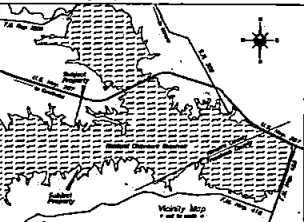


Note: There may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

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.

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 hereon are hereby reserved for purposes as indicated. The utility easements shall be open to all public and private utilities for such 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 growth 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 building, fences, trees, shrubs, or other improvements or growth which in any way impede 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 said upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or to remove all or parts of its respective system without the necessity of any time of procuring the permission 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 ordered 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.



- Legend**
- I.C.V. = Irrigation Control Valve
 - P.O.C. = Point of Commencement
 - P.O.E. = 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
 - T.E. = Telephone
 - A/C = Air Conditioner
 - C/O = Creosote
 - /-/- = Wood Fence
 - X-X- = Chainlink Fence
 - X-X- = Barbwire Fence
 - G-P- = Powerline

Scale: 1" = 60'
County: Navarro
Acreage: 2.116 Ac.
Survey: S. King A-45B
Description: See Plat
Surveyed for: Ricky Rhodes
Drawn by: L.P. 002
On the ground Field Tech: J.G.

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: 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 _____

Note: This Property lies in Zone "X", areas of minimal flooding according to Farm Number 45349C00250, dated 6/9/2012.

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.

Notarized Thomas J. Rhodes
SOUTHPOINT ON R.C.L.
Lot 45, 1.000 Acres
N 223-01087
O.P.R.N.C.T.
Vol. 8, Pgs. 111-116
P.R.N.C.T.

Allen & Norma Miller
SOUTHPOINT ON R.C.L.
Lot 45, 1.117 Acres
N 223-01087
O.P.R.N.C.T.
Vol. 8, Pgs. 111-116
P.R.N.C.T.

Ricky Rhodes
SOUTHPOINT ON R.C.L.
Lot 45, 1.117 Acres
N 223-01087
O.P.R.N.C.T.
Vol. 8, Pgs. 111-116
P.R.N.C.T.

STATE OF TEXAS:
COUNTY OF NAVARRO: Know all men by these presents:
That RICKY RHODES is the owner of that certain Lot designated as LOT 45 of SOUTHPOINT ON RICHLAND CHAMBERS LAKE, in the S. KING SURVEY, A-45B, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as LOT 45-R, SOUTHPOINT 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 _____ Day of _____, 20____.

Ricky Rhodes
#8713 Motador Ranch Rd.
North Richland Hills, Tx. 76182

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 RICKY RHODES, 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 _____ Day of _____, 20____.

Notary public in and for the State of Texas _____

STATE OF TEXAS:
COUNTY OF NAVARRO: Know all men by these presents:
That ALLEN & NORMA MILLER are the owners of that certain Lot designated as LOT 46 of SOUTHPOINT ON RICHLAND CHAMBERS LAKE, in the S. KING SURVEY, A-45B, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as LOT 45-R, SOUTHPOINT 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 _____ Day of _____, 20____.

Allen Miller
#2904 Moody Drive
Piano, Tx. 75025

Norma Miller
#2904 Moody Drive
Piano, Tx. 75025

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 ALLEN & NORMA MILLER, 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 _____ Day of _____, 20____.

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 #1 _____ Commissioner Precinct #2 _____
Commissioner Precinct #3 _____ Commissioner Precinct #4 _____

LINE	BEARING	DISTANCE	AREA	AREA
L1	S 85°10'42" E	177.77'	(Cont. S85°11'07" E 12.46')	
L2	S 81°25'48" E	40.00'	(Cont. S81°32'24" E 40.00')	
L3	N 4°17'17" E	30.00'	(Cont. N42°20'57" E 30.00')	
L4	S 49°32'41" E	30.00'	(Cont. S49°31'19" E 30.00')	
L5	S 49°32'41" E	30.00'	(Cont. S49°31'19" E 30.00')	
L6	N 40°27'12" E	30.00'	(Cont. N42°20'57" E 30.00')	
L7	N 82°21'25" E	25.00'	(Cont. N82°20'49" E 25.00')	
L8	S 2°21'48" E	25.00'	(Cont. S2°13'21" E 25.00')	
L9	N 11°19'12" E	25.00'	(Cont. N11°26'52" E 25.00')	

SPECIAL NOTICE:
It is the sole responsibility of the customer and/or parties bound to the use of this Survey with the use of the same. THE SURVEYOR IS NOT RESPONSIBLE TO ANY PARTY FOR ANY LOSS OR DAMAGE TO ANY PROPERTY OR INTEREST THEREIN THAT MAY BE CAUSED BY THE USE OF THIS SURVEY AND/OR THE INFORMATION CONTAINED THEREIN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DISCLAIMER:
This Survey is being provided only for the use of the CUSTOMER. No license has been granted, implied or expressed, in using the SURVEY, except as to the information contained herein. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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.

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 13th Day of AUGUST, 2024.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

Seal Here

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.

TARRANT REGIONAL WATER DISTRICT
This plotted 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