



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 RE-PLAT

Fee: \$300.00

General Location of Property: Section 227, Block 227, Abstract 3, Enoch Frier Survey Name  
of Subdivision: Retreat Ranchettes II, being a replat of Lot 5-R2, Retreat Ranchettes II

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

Name of Owner: CMH HOMES, INC

Mailing Address: 5000 Clayton Rd, Maryville, TN 37804

Phone Number: 903-872-9837 Email: HC1054@claytonhomes.com

Owner Signature: *Clayton Jones*

Surveyor preparing plat: Carter Feldhoff

Mailing Address: 8312 Upland Ave., Lubbock Tx, 79424

Phone Number: 281.798.3074 Email: Cfeldhoff@thecenterline.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: *Clayton Jones*  
Signature of Authorized Representative: *Carter Feldhoff*

# Lots 1 thru 3

## Retreat Ranchettes II Addition,

### Being a Replat of Lot 5-R2, Retreat Ranchettes II Addition to Navarro County, Texas

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

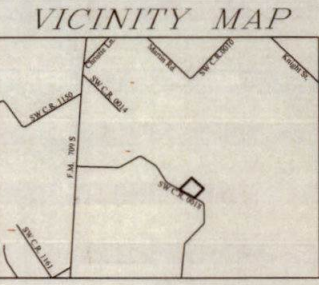
This I, County Clerk for the County of Navarro, Texas, do hereby certify that the foregoing Plat was filed in my Office this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

County Clerk \_\_\_\_\_

SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS.

That I, Justin Cantwell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

*Justin Cantwell*  
Justin Cantwell RPLS 6331  
Date: March 25, 2024



- GENERAL SURVEYOR NOTES:**
1. Heavy Lines indicate plat limits.
  2. All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
  3. Any relocation or revision of existing facilities shall be at the subdivisor's expense. Compensation shall be made prior to the recording of this final plat.
  4. All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.
  5. All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
  6. Any easements or rights-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.
  7. The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.
  8. Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
  9. Distances and areas shown hereon are based on horizontal surface measurements in U.S. feet.
  10. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
  11. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
  12. Navarro County will not be responsible for the maintenance and operation of said drainage ways for or the control of erosion.
  13. Navarro County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

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The Platred area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for the On-Site Sewage Facilities, to be licensed by Navarro County Authorized Agent.

Approved this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Designated Representative, Navarro County \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON HOMES, INC. (OWNERS) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RETREAT RANCHETTES II ADDITION, BEING A REPLAT OF LOT 5-R2 OF THE RETREAT RANCHETTES II ADDITION, AN ADDITION TO THE COUNTY OF NAVARRO, TEXAS DEDICATE TO THE PUBLIC ALL STREETS, HIGHWAYS, ALLEYS, UTILITY AND DRAINAGE EASEMENTS, IF ANY TO THE USE OF THE PUBLIC FOREVER.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

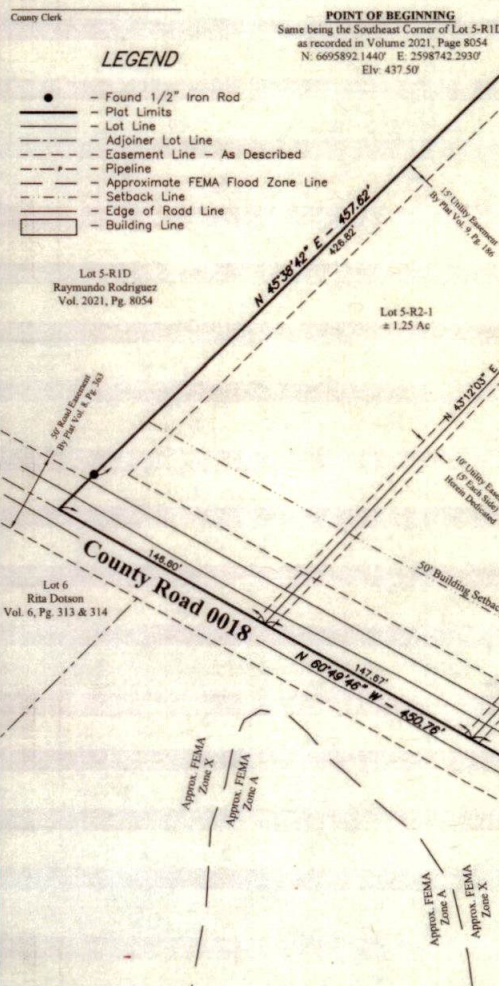
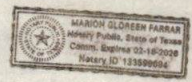
*Clayton Jones*  
Signature of Owner  
**Clay Jones - G.M.**  
Printed Name and Title

STATE OF TEXAS  
COUNTY OF **Navarro**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Clay Jones**, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this **2** day of **April**, 20**24**

*Marion A. Farrar*  
Notary Public in and for the State of Texas  
My Commission Expires **02-18-2026**



Unplatted  
± 69.96 Acres  
Rigoberto & Ruth Aguilar  
Vol. 2018, Pg. 5371

N 6695596.1480'  
E 2599057.4870'  
Elev: 441.20'

Lot 5-R3  
Machado Leovis Mercado  
Vol. 2021, Pg. 8054

Lot 7  
Deven & Rachel Griggs  
Vol. 6, Pg. 313 & 314

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 \_\_\_\_\_, 202\_\_\_\_.

- County Judge \_\_\_\_\_
- Commissioner Precinct #1 \_\_\_\_\_
- Commissioner Precinct #2 \_\_\_\_\_
- Commissioner Precinct #3 \_\_\_\_\_
- Commissioner Precinct #4 \_\_\_\_\_

## REPLAT

Lots 1 thru 3  
Retreat Ranchettes II Addition  
Section 227, Block 227,  
Abstract 3, Enoch Frier Survey  
Navarro County, Texas

Total ± 4.00 Acres      March 25, 2024

OWNER	SURVEYOR
Clayton Homes, Inc. 5000 Clayton Rd. Meyerville, Tx 77804 903.872.9837	Justin Cantwell 8312 Uphand Ave. Lubbock Tx, 79424 806.470.8686

