



NAVARRO COUNTY

Stanley Young - Director

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Corsicana, Texas 75110  
Ph. 903-875-3312  
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APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: Sandy Cove Ct.

Name of Subdivision: Sandy Cove Ranch

Number of existing lots owned: 2

Proposed number of new lots: 1

Name of Owner: Jonathan and Raisa Bosley

Mailing Address: 11329 Dumbarton Dr. Dallas, TX 75228

Phone Number: 832-226-3864

Email: jdbosley@gmail.com

Owner Signature: [Signature]

Surveyor preparing plat: Mark Ferrell - Hearn Surveying Associates

Mailing Address: 108 W. Tyler St. Athens, 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.

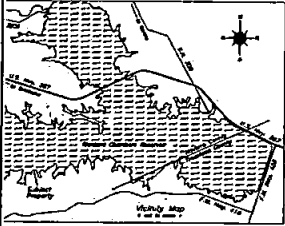
In lieu of representing this request, myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request.

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

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



Lines of Directional Control based upon GPS Observations, NAD 83, State Plane Zone 8, Zone 6301, FIPS 4302, Texas-North Central



Utility easements of not less than fifteen feet (15') be provided on each side of the front or rear tract lines applicable, easements shall be clearly indicated on the preliminary final plat. "Easements Rights" shall be defined and explained on plat as follows:

"The easements shown thereon are hereby reserved for purposes as stated. The utility easements shall be open to all public and private utilities for such purposes. The maintenance of existing utility easements is the responsibility of the property owner. No new, fences, trees, shrubs, or other improvements or structures be constructed, reconstructed or placed upon, over or across easements as shown. Said easements being hereby reserved for the use and accommodation of all public utilities using and desiring to use the same. All any public utility shall have the right to use and keep removed all or parts of any such fences, trees, shrubs, or other improvements or structures which in any way impinge or interfere with the construction, maintenance or efficiency of its utility system on the easements, and of public utilities that it has have the full right of ingress and egress to or from and the said easements for the purpose of constructing, reconstructing, maintaining, and adding to or to remove all or parts of its respective system without the necessity of any time of day, the permission of anyone. Any public utility shall have the right of ingress and egress to provide property for the purpose of installing meters and any maintenance and service required or authorized by the utility. Customer meters and service lines are considered legal and necessary part of utility systems regardless of whether they are installed by the utility or the customer."

This Property lies in Zone "X", of minimal flooding according to number 4834500000, dated 9/3/2012

g: If this property is not within Zone "A", the flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, if floods can and will occur and flood heights are increased by man-made or natural causes, flood statement shall not create any liability part of the land surveyor.

**Legend**

- Irrigation Control Valve
- Point of Commencement
- Point of Beginning
- Buried Cable Sign
- Underground Electric
- Water Meter
- Water Valve
- Found Iron Rod
- Set Iron Rod
- Found Iron Pipe
- Telephone
- Air Conditioner
- Cleanout
- Wood Fence
- Chainlink Fence
- Barbwire Fence
- Powerline

**DISCLAIMER**  
This Survey is being provided only for the use of the CURRENT PARTIES. No License has been granted, renewed or failed to renew this Survey's record as a Surveyor in accordance with the ORIGINAL TRANSACTION. It is CERTIFIED FOR THIS TRANSACTION ONLY.  
**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.

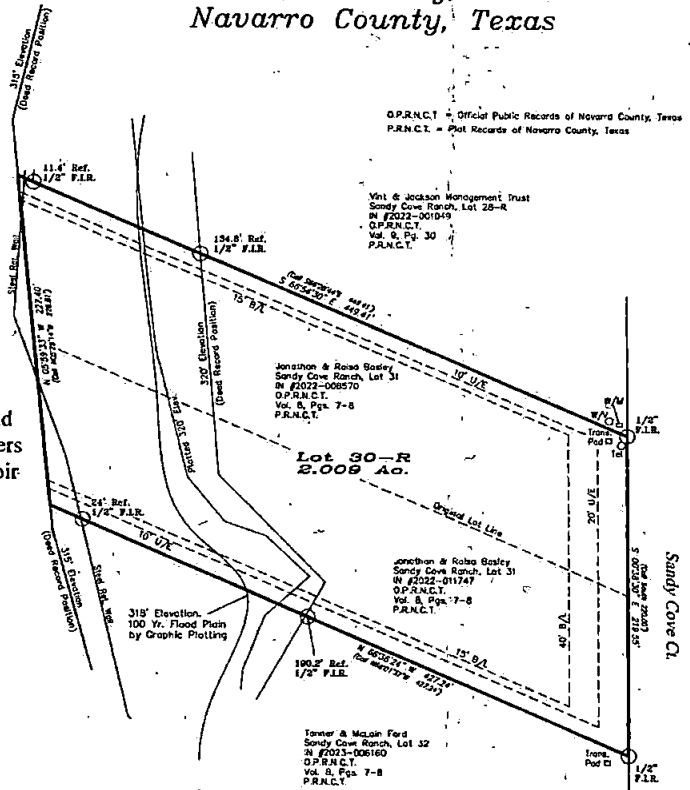
Scale: 1" = 50'  
County: Navarro  
Acreage: 2.009 Acres  
Survey: S. Moore A-582  
Description: See Plat  
Surveyed for: Jonathan & Raissa Bosley  
Drawn by: LP 002  
On the ground Field Tech: B.N.

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

# Final Plat of Lots 30 and 31 Creating Lot 30-R Sandy Cove Ranch S. Moore Survey, A-582 Navarro County, Texas

OP.R.N.C.T. = Official Public Records of Navarro County, Texas  
P.R.N.C.T. = Plat Records of Navarro County, Texas

Richland Chambers Reservoir



State of Texas:  
County of Navarro: Know all men by these presents:  
That Jonathan and Raissa Bosley are the owners of that certain Lot designated as LOTS 30 and 31 of SANDY COVE RANCH, located in the S. MOORE SURVEY, A-582, in Navarro County, Texas;  
Now therefore be it known that the aforesaid, do hereby adopt this plat designated as LOT 30-R, SANDY COVE RANCH, and easements shown are hereby designated for public use, in so far as our interest may appear, as our interest may appear.  
Witness our hands on this the 17th Day of August, 2024  
Jonathan David Bosley  
#11329 Dumbarton Dr.  
Dallas, Tx. 75228  
Raissa Aleksandrovna Bosley  
#11329 Dumbarton Dr.  
Dallas, Tx. 75228

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 Gil & Don Comert, 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 29th Day of August, 2024  
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 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 \_\_\_\_\_

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 located by the Tarrant Regional Water District.

This the 17th Day of August, 2024  
Authorized Representative  
Tarrant Regional Water District

I, Mark Ferris, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of same date hereon are the results of an on the ground survey made under my direction and supervision.  
This the 25th Day of June, 2024

Mark Ferris  
Registered Professional Land Surveyor  
Number 4373

**HEARN SURVEYING ASSOCIATES**  
Firm Number: 10019900  
100 W. Year St.  
Albany, TX 75711-2045  
(903) 975-2558  
800-432-7670

This is a reproduction of this Survey for use only by the original parties. Survey is NOT APPLICABLE to any new or existing interests.