



NAVARRO COUNTY

Stanley Young - Director

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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: 4149 Fm Rd 709 S

Name of Subdivision: Retreat ranchettes Phase #1

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

Name of Owner: george plemons

Mailing Address: 4143 Fm 709 south.

Phone Number: _____ Email: Tripletrata@sbcglobal.net

Owner Signature: george plemons

Surveyor preparing plat: Hearn Surveying

Mailing Address: 108 W Tyler St

Phone Number: 903 675 2858 Email: _____

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: George Plemons

Signature of Authorized Representative: _____



Line of Directional Control based upon GPS Observation Nad 83, State Plane Zone 2, Zone 5351, FIPS 4202, Texas-North Central

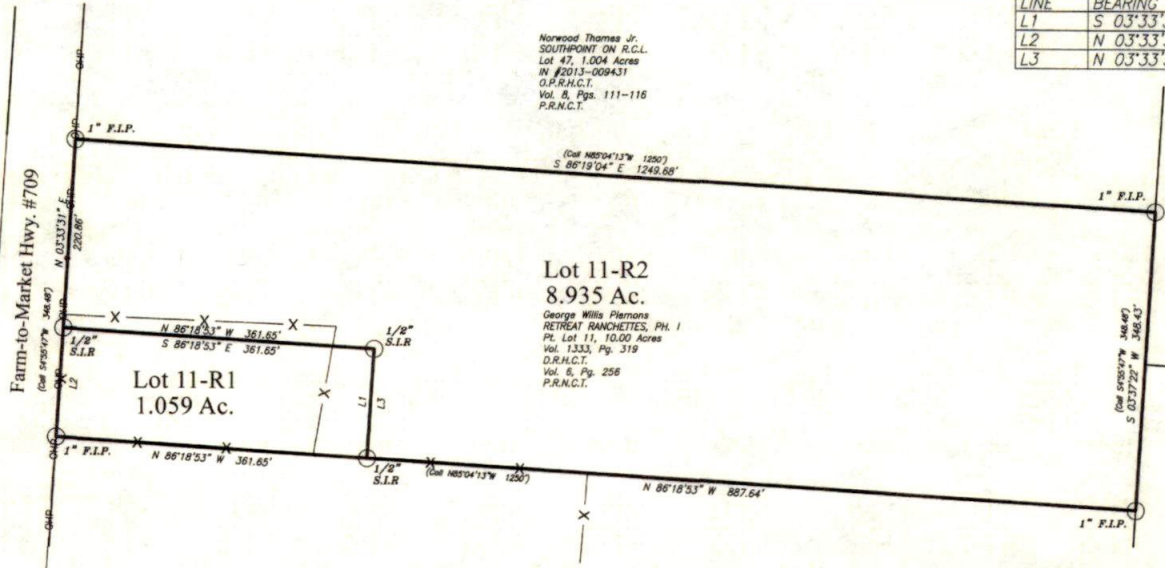
RETREAT RANCHETTES, PHASE I

REPLAT LOT 11

FINAL PLAT of LOTS 11-R1 & 11-R2

1.059 Ac. & 8.935 Ac.

LINE	BEARING	DISTANCE
L1	S 03°33'31" W	127.50'
L2	N 03°33'31" E	127.50'
L3	N 03°33'31" E	127.50'



Norwood Thomas Jr. SOUTHPOINT ON R.C.L. Lot 47, 1.004 Acres IN #2013-009431 O.P.R.H.C.T. Vol. 8, Pgs. 111-116 P.R.N.C.T.

Lot 11-R2 8.935 Ac. George Willis Plemons RETREAT RANCHETTES, PH. I Pt. Lot 11, 10.00 Acres Vol. 1333, Pp. 319 O.P.R.H.C.T. Vol. 6, Pg. 256 P.R.N.C.T.

Safari Relief Organization RETREAT RANCHETTES, PH. II Pt. Lot 13, 20.000 Acres IN #2014-002093 O.P.R.H.C.T. Vol. 6, Pg. 313 P.R.N.C.T.

Charles H. Underwood RETREAT RANCHETTES, PH. II Pt. Lot 13, 20.001 Acres IN #2014-002093 O.P.R.H.C.T. Vol. 6, Pg. 313 P.R.N.C.T.

Hope Dechaume/Justin Bell RETREAT RANCHETTES, PH. II Lot 15, 10.00 Acres IN #2023-008301 O.P.R.H.C.T. Vol. 6, Pg. 313 P.R.N.C.T.

STATE OF TEXAS: COUNTY OF NAVARRO: Know all men by these presents: That GEORGE WILLIS PLEMONS is the owner of that certain Lot designated as LOT 11 of RETREAT RANCHETTES, PHASE I in the ENOUGH FRIER SURVEY, A-3, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as LOTS 11-R1 & 11-R2, RETREAT RANCHETTES, PHASE I, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 19th Day of November, 2024

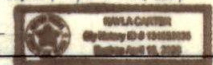
George Willis Plemons #4143 F.M. 709 South Corsicana, Tx. 75110

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 GEORGE WILLIS PLEMONS, 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 19th Day of November, 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 #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

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 .

SIGNATURE NOT REQUIRED
Chairman
SIGNATURE NOT REQUIRED
Vice Chairman

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

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:

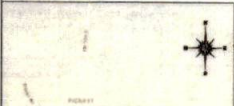
"The easements shown thereon are hereby reserved for purposes as indicated. The utility easements shall be open to all public and private utilities for each particular use. The maintenance of paving the utility easements is the responsibility of the property owner. No building, fences, trees, shrubs, 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 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 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."

SPECIAL NOTE: It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerk's office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

DISCLAIMER: This Survey is being provided solely for the use of the CURRENT PARTIES. No License has been created, expressed or implied to copy this SURVEY, except as is necessary in conjunction 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.

Locator Map (not to scale)



Legend

- 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
- ⊙-⊙ = Chainlink Fence
- X-X = Barbwire Fence
- OHP- = Powerline

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.

Note: This Property lies in Zone "X", areas of minimal flooding according to Firm Number 48349C04000, 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.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even dots represent the results of an on the ground survey made under my direction and supervision. This the 10th Day of SEPTEMBER, 2024.

Mark Ferrell Registered Professional Land Surveyor Number 4373



Scale: 1" = 100'
County: Navarro
Acres: See Plat
Survey: S. King A-458
Description: Vol. 1333, Pg. 319
Surveyed for: Juan Ramirez
Drawn by: L.P. 002
On the ground Field Tech: B.N.

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.