



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: Lots 12A & 12F

Name of Subdivision: Plettenburg Bay

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

Name of Owner: Eugene & Gale Schilder

Mailing Address: 8507 Wilkie Way Streetman, Texas 75859

Phone Number: (903) 879-5587 Email: ggschilder@gmail.com

Owner Signature: _____

Surveyor preparing plat: Hearn Surveying Associates

Mailing Address: 108 W. Tyler St. Athens, Tx. 75751

Phone Number: (903) 675-2858 Email: admin@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: _____

The following submittals to the Planning and Zoning Director will be required prior to twenty (20) days before the date that the plat will be considered:

- *The completed application with the \$300.00 fee.
- *One (1) copy of the plat on reproducible Mylar for recording (18" x 24" min).

The plat shall include:

- *The word "Re-plat"
- *Name of Subdivision (and Phase of subdivision if applicable)
- *Name of City, County and State
- *Name, address and phone number of owner of properties to be re-platted.
- *Name, address and phone number of surveyor providing re-plat.
- *Scale, true and grid north points and date of preparation.
- *Location showing vicinity map
- *Sufficient data readily determine and reproduce on the ground the location, bearing and length of every road line, boundary line, block line and building line, whether curved or straight.
- *An accurate boundary survey of the property which is being re-platted, noting the bearings and distances of the sides, same being referenced to original survey lines or established subdivision, showing the lines of all adjacent lands and properties, lines of adjacent streets, alleys and easements, noting width and names of each.
- *An accurate survey of the 315' and 320' contour line elevations, if applicable
- *The distances between the 315' and 320' contour line elevations, if applicable
- *The 2000' jurisdictional line for Tarrant Regional Water District
- *Utility Easement statement
- *Names of adjoining property owners or subdivisions and showing existing property lines, street, alleys and other pertinent physical features.
- *Acreage to be subdivided
- *Location, width and names of all platted roads, railroads, utility right-of-ways, easements, public areas, existing buildings and structures.
- *Delineation of existing sewer lines, water mains, drains, culverts or other underground facilities within the tract or within the right-of-way of boundary roads, with pipe sizes and grades.
- *Regulatory flood elevations and boundaries of flood-prone area. Indicate 100-year flood plain boundaries and floodway boundaries.
- *Layout of all lots, including building setback lines and lot divisions
- *Utility easements, with widths noted
- *Designation of acreage on all lots

The following is the time-line process for re-plat approval.

1. Application, fee and re-plat are delivered to Director twenty (20) days prior to meeting.
2. Re-plat goes before Planning & Zoning meeting at the next regularly scheduled meeting.
3. Contingent upon P&Z approval, the re-plat goes before Commissioners' Court for final approval at the next regularly scheduled Commissioners' Court meeting.
4. Original sealed tax certificates must be obtained from the Navarro County Property Tax Assessor's Office (903) 654-3080 for the properties which were involved in the re-plat prior to filing the final approved Survey with the Navarro County Clerk's Office.
You will know that you have received the correct tax certificate if it has a hand pressed seal on it. Tax certificates usually cost \$10 each.
5. Upon receipt of all sealed tax certificates the re-plat will be taken to the County Clerk for recording. The County clerk requires a \$100.00 filing fee for the first page and \$25.00 for each additional page.
6. Re-plat is recorded and changes are sent to all applicable entities by Director. It may take up to six months before changes appear on tax rolls.

Director's Note:

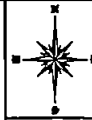
A re-plat may seem like a difficult procedure. The process may seem confusing. However, provided that each step is followed accordingly it is not difficult.

Please be assured that I will personally be available for council. If you have any questions or concerns do not hesitate to contact me.

Stanley Young, Director
Navarro County Planning & Development
903-875-3312

PLETTENBURG BAY situated in J.W. HAGEN SURVEY, A-341

REPLAT of LOTS 12A & 12F
FINAL PLAT of LOT 12A-R
4.586 ACRES



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

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.

STATE OF TEXAS:

COUNTY OF NAVARRO: Know all men by these presents:

That EUGENE JR. & GALE SCHILDER be the owners of those certain Lots designated
as LOTS 12A and 12F of PLETTENBURG BAY on RICHLAND CHAMBERS LAKE, in
the J.W. HAGEN SURVEY, A-341, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat
designated as LOT 12A-R, PLETTENBURG BAY 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__.

Eugene L. Schilder Jr.
#8507 Wilkie Way
Streetman, Tx. 75859

Gale E. Schilder
#8507 Wilkie Way
Streetman, Tx. 75859

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 EUGENE JR. & GALE SCHILDER, 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 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
forgoing plat was file in my office on this ____ 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 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.

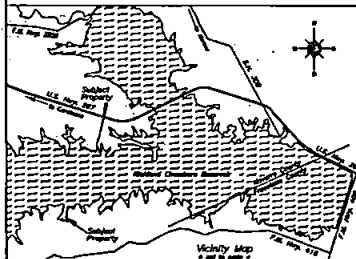
This the ____ Day of ____, 20__.

Authorized Representative
Tarrant Regional Water District

12A	N 67°16'53" E	121.40'	(Call N52°48'56" E 121.40')
12B	N 67°09'12" E	111.32'	(Call N55°49'39" E 111.32')
12C	N 67°11'43" E	91.89'	(Call N54°44'27" E 94.02')
12D	N 66°41'56" W	36.92'	(Call N55°08'13" W 36.92')
12E	S 34°56'51" E	114.58'	(Call N40°29'40" E 84.56')
12F	N 65°28'52" E	99.69'	(Call N67°01'34" E 99.69')
12G	S 34°38'39" E	115.34'	(Call S37°05'57" E 135.15')
12H	S 86°51'46" E	32.07'	(Call S87°19'03" E 32.07')
12I	S 49°01'07" E	36.04'	(Call S47°29'05" E 36.04')
12J	S 51°06'51" W	60.37'	(Call S52°39'35" W 60.37')
12K	S 36°18'07" W	50.49'	(Call S39°21'32" W 50.00')
12L	N 66°41'09" E	42.29'	(Call N60°37'47" E 42.29')
12M	N 55°29'14" E	56.64'	(Call N57°12'59" E 56.64')
12N	N 27°34'48" E	22.80'	(Call N29°18'33" E 22.80')
12O	N 75°04'24" E	82.02'	(Call N76°48'11" E 82.02')
12P	S 87°49'42" W	36.13'	(Call S88°57'35" W 36.00')

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 utilities shall at
all times have the full right of ingress and egress to or from and
upon the said easements for the purposes of constructing, reconstructing,
inspecting, patrolling, maintaining and adding to or to remove all or
parts of its respective system without the necessity of any time of
procuring the permission of anyone. Any public utility shall have the
right of ingress and egress to promote property for the purpose of
reading meters and any maintenance and service required or otherwise
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.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
-//-- = Pipe Fence
-X-X- = Barbed Wire Fence
-O-P- = Powerline

SURVEY INFO.

Scale: 1" = 100'
County: Navarro
Acreage: 4.586 Acres
Survey: J.W. HAGEN SURVEY, A-361
Description: Vol. 7, Pg. 55 P.R.N.C.T.
Surveyed by: EUGENE JR. & GALE SCHILDER
Drawn by: L.P. 002
On the ground Field Tech: S.G.

HEARN SURVEYING ASSOCIATES

Firm Number: 10019900

108 W. Tyler St.
Athens, Tx. 75751-2045
(803) 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.

NOTE: This survey was prepared WITHOUT the benefit of a title commitment or title report.
All easements and encumbrances shown hereon are shown as indicated by the field notes
and/or as shown on the plat. No warranty is made by the surveyor as to the accuracy or
completeness of the information shown hereon. The surveyor is not responsible for any
errors or omissions in the field notes or on the plat. The surveyor is not responsible for
any errors or omissions in the field notes or on the plat. The surveyor is not responsible for
any errors or omissions in the field notes or on the plat.

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 BEING RECOGNIZED AS A LEGAL DOCUMENT ON 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 THE 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.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

SEAL HERE