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Percinct #1



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: 16R tract 8

Name of Subdivision: FRANCE ADDITION

Number of existing lots owned: 2 Proposed number of new lots: 3

Name of Owner: RATCHNEE FRANCE

Mailing Address: P.O. BOX 121 RICE TX 75155

Phone Number: 254-226-0367 Email: RATCHNEESAT@HOTMAIL-EDM

Owner Signature: [Signature]

Surveyor preparing plat: ROCKIN B. SURVEYING

Mailing Address: WAYNE@ROCKINBSURVEYING-EDM 4211 A N. GunBarrell

Phone Number: 903-288-6810 Email: ✓ GunBarrell City Lake

TX

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: _____



FINAL REPLAT OF TRACT 16-R
FRANCE ADDITION & A PORTION OF CALLED 361.540 ACRE TRACT
INTO TRACTS 16-R1, 16-R2, & 16-R3, FRANCE ADDITION
T.J. CHAMBERS SURVEY, ABSTRACT No. 1
NAVARRO COUNTY, TEXAS

FRANCE ADDITION, PHASE III
VOL. 10, PG. 326
P.R.N.C.T.

LEGAL DESCRIPTION - TRACT ONE

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE T.J. CHAMBERS SURVEY ABSTRACT No. 1, IN NAVARRO COUNTY, TEXAS, BEING TRACT 16-R OF THE REPLAT OF FRANCE ADDITION, AS SHOWN BY PLAT RECORDED IN VOLUME 9, PAGE 201, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

LEGAL DESCRIPTION - TRACT TWO

Being a 4.698 acre tract or parcel of land situated in the T.J. Chambers Survey, Abstract No. 1, Navarro County, Texas, being part of that certain called 361.540 acre tract of land conveyed to Ratchnee France et vir, recorded in Document No. 2007-8903, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at a Northeast corner of said 361.540 acre tract and at or near the projected centerline of NE County Road 1080;

THENCE South 12 DEGREES 59 MINUTES 44 SECONDS West, with an East line of said 361.540 acre tract and along or near the centerline of NE County Road 1060, passing the Northeast corner of Tract 16-R, France Addition, plat recorded in Volume 9, Page 201, Plat Records of Navarro County, Texas, continuing on said line a total distance of 373.76 feet to a point for corner;

THENCE North 77 DEGREES 00 MINUTES 59 SECONDS West, with a South line of the residue of said 361.540 acre tract and with the North line of said Tract 16-R, a distance of 529.92 feet to a point for corner, at the Northeast corner of said Tract 16-R, at the Northeast corner of Tract 28, and the Southeast corner of Tract 29, France Addition, Phase II, plat recorded in Volume 9, Page 205, Plat Records of Navarro County, Texas;

THENCE North 13 DEGREES 00 MINUTES 48 SECONDS East, with a West line of the residue of said 361.540 acre tract and with the East line of said France Addition, Phase II, a distance of 389.66 feet to a 1/2" iron rod found (SHALLOW CREEK), at the Northeast corner of Tract 31 of said France Addition, Phase II, and at Southeast corner of France Addition, Phase III, plat recorded in Volume 10, Page 326, Plat Records of Navarro County, Texas;

THENCE South 76 DEGREES 35 MINUTES 35 SECONDS East, over and across said 361.540 acre tract, a distance of 406.64 feet to a 5/8" iron rod found at an interior ell corner of said 361.540 acre tract;

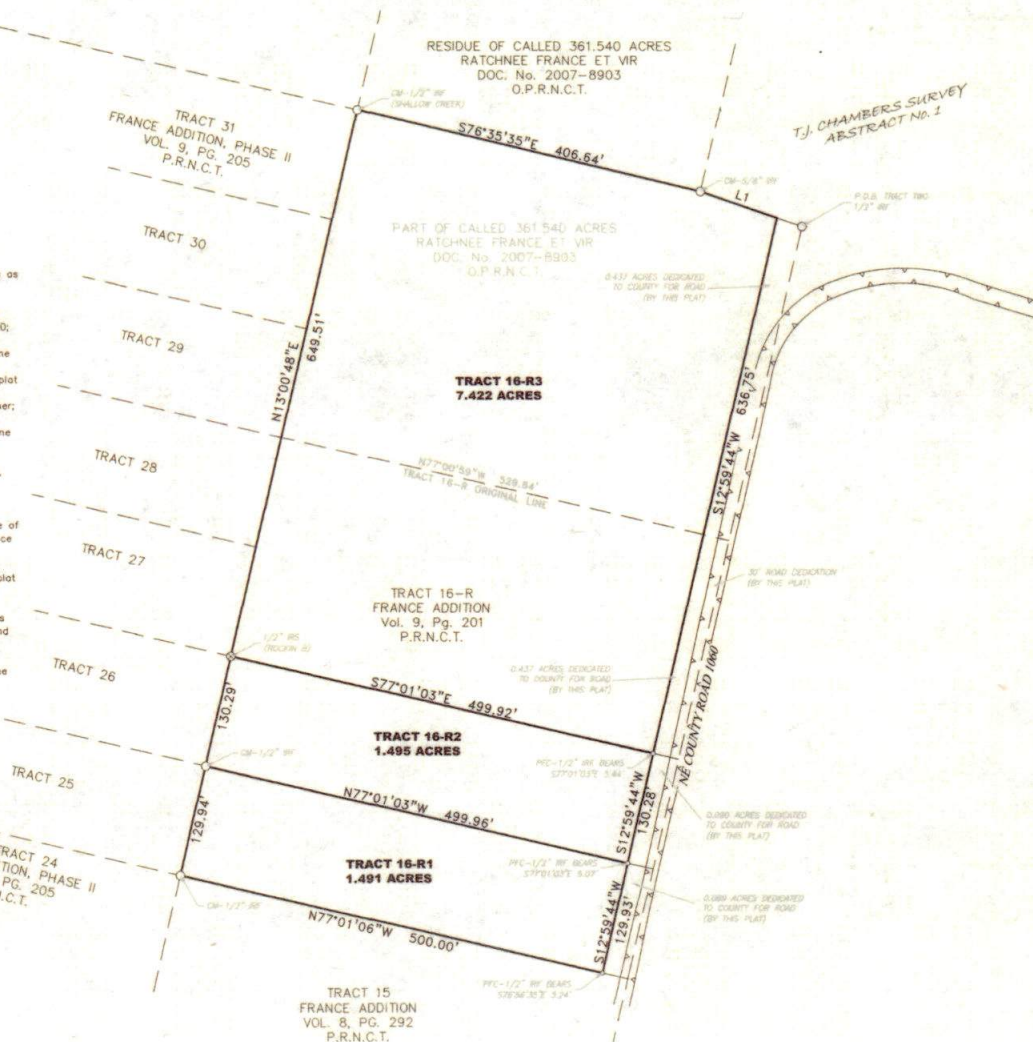
THENCE South 71 DEGREES 02 MINUTES 13 SECONDS East, with a North line of said 361.540 acre tract, a distance of 123.73 feet to the POINT OF BEGINNING, Containing 4.698 Acres of Land.

0	100	200	300
LINE	BEARING	DISTANCE	
L1	S71°02'13"E	93.57'	

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions as are indicated. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 08-26-2025

BY: Wayne Beets
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6039



NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 484800000D, DATED JUNE 5, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
- 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 3) ALL SET IRON RODS HAVE HAD A PINK CAP STAMPED "ROCKIN B".
- 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 7) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS 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 CREEKS OR DRAINAGE CHANNELS; AND, NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGEWAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
- 8) THERE SHALL BE A 35' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND A 10' UTILITY EASEMENT ALONG THE REAR AND SIDES OF ALL LOTS - AS SHOWN.
- 9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

OWNER'S STATEMENT:

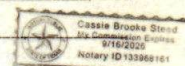
WE, JOHN EARL FRANCE AND RATCHNEE FRANCE, do hereby adopt this plat, designating the hereinabove described property as a FINAL REPLAT OF TRACT 16-R FRANCE ADDITION AND A PORTION OF CALLED 361.540 ACRE TRACT INTO TRACTS 16-R1, 16-R2, & 16-R3, FRANCE ADDITION, and do accept this plat as my plan for dividing into Lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the 27th day of August, 2025.

By: John Earl France
JOHN EARL FRANCE

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 27th day of August, 2025.

By: Cassie Brooke Stend
Notary Public



Witness, my hand, this the 27th day of August, 2025.

By: Ratchnee France
RATCHNEE FRANCE

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 27th day of August, 2025.

By: Cassie Brooke Stend
Notary Public



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 _____, 2025.

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 FILED IN MY OFFICE ON THIS

the _____ day of _____, 2025.

COUNTY CLERK _____

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

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

Approved this the _____ day of _____, 2025.

Designated Rep., Navarro County _____

1" = 100'

PREPARED BY:
ROCKIN B

SURVEYING LLC
P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810
JOB NO: 2025-330