

15

Precinct #3



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: 128 SW CR 4020 Dawson, TX 76639

Name of Subdivision: Whitworth Subdivision

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

Name of Owner: Nina Lynn Whitworth

Mailing Address: 128 SW CR 4020 Dawson, TX 76639

Phone Number: _____ Email: _____

Owner Signature: _____

Surveyor preparing plat: Blackland Surveying

Mailing Address: PO Box 367 West, TX 76691

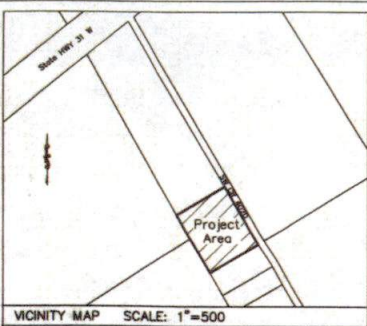
Phone Number: (254) 457-1442 Email: kolten@blacklandsurveying.com

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: _____



Based upon what can be ascertained from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48349C05250, Dated June 05, 2012, the property shown on this plat appears to be situated in Zone "X", Under "OTHER AREAS" Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.

Water service provided by Post Oak SUD, COM# 10760
Electric Service provided by Oncor Electric
Sewer provided by Individual On-Site Sewage Facility
School District: Dawson ISD

Bearings are based on the State Plane Coordinate System, Texas North Central Zone, NAD 83.

D.R. - Deed Records of Navarro County, Texas.
O.P.R. - Official Public Records of Navarro County, Texas.

NOTES

1. This surveyor did not abstract the subject tract, there may easements, restrictions or encumbrances which may affect the subject tract that are not shown hereon.
2. This Subdivision does not appear to fall within the ETJ of any Town or City.
3. "Sanitary sewer to be handled by facilities approved by the Navarro County Onsite Sewage Facilities (OSSF) Agent."
4. "The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Navarro County."
5. "All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility."

STATE OF TEXAS
COUNTY OF NAVARRO

That Nina Lynn Whitworth being the owners of the property described above and wishing to subdivide same into lot and block do hereby adopt the plat attached hereto and that LOTS 1 & 2, BLOCK 1, RAGDELL SUBDIVISION as our legal subdivision of same and do hereby dedicate all rights-of-way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and easements shall be placed at no risk or obligation to the Public and Navarro County and the county shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way or easements. The sale of the lot shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in Navarro County, Texas Real Property Records pertaining to such subdivision.

By
Nina Lynn Whitworth
128 SW CR 4020
Dawson, Texas 76639

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, Notary Public in and for the State of _____ on _____ day of _____, 2025, _____ known to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

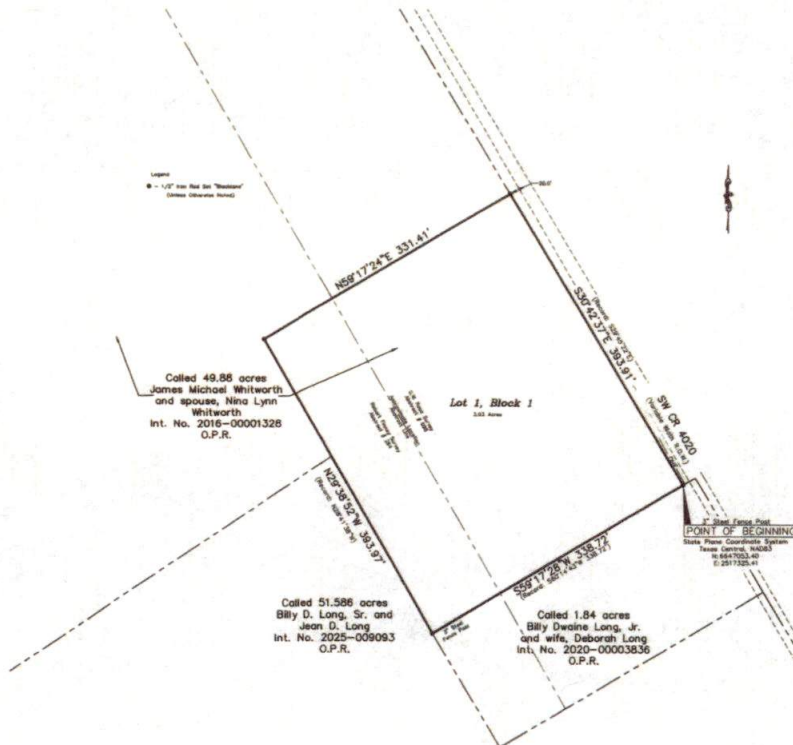
Notary Public in and for the State of _____

ALL RIGHTS RESERVED BY:
BLACKLAND SURVEYING LLC 2025



P.O. Box 387 West, Texas 76791
(254) 457-1443
L.S.P.E.L.S. Public Registration No. 1074650

FINAL PLAT
LOTS 1, BLOCK 1, WHITWORTH SUBDIVISION
in Navarro County, Texas, being a part of the of that called 49.88 acre tract described in a deed to James Michael Whitworth and spouse, Nina Lynn Whitworth recorded under Instrument Number 2016-00001328 of the Official Public Records of Navarro County, Texas.



STATE OF TEXAS
COUNTY OF NAVARRO

Field Notes for 3.03 acres of land out of the Robert Finney Survey, Abstract Number 264 and G.W. Rose Survey, Abstract Number 695, in Navarro County, Texas, being that called 49.88 acre tract described in a deed to James Michael Whitworth and spouse, Nina Lynn Whitworth, recorded under Instrument Number 2016-00001328 of the Official Public Records of Navarro County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas North Central Zone, NAD 83.

Beginning at a 3-inch steel post out in the West line of SW CR 4020, at the most Easterly corner of said 49.88 acre tract, in the North line of that called 1.84 acre tract described in a deed to Billy Dwayne Long, Jr. and wife, Deborah Long, recorded under Instrument Number 2020-00003836 of the Official Public Records of Navarro County, Texas, for the East corner of this tract;

THENCE S 59degrees 17minutes 28seconds W 338.72 feet to a 3- inch steel post out at the South corner of said 49.88 acre tract, at the Southwest corner of said 1.84 acre tract, in the East line of that called 51.586 acre tract described in a deed to Billy D. Long, Sr. and Jean D. Long, recorded under Instrument Number 2025-009093 of the Official Public Records of Navarro County, Texas, for the South corner of this tract;

THENCE N 29degrees 38minutes 52seconds W 393.97 feet to a 1/2-inch iron rod set capped 'Blockland' for the West corner of this tract;

THENCE N 59degrees 17minutes 24seconds E 331.41 feet to a 1/2-inch iron rod set capped 'Blockland' in the West line of SW CR 4020, in the East line of said 49.88 acre tract, for the North corner of this tract;

THENCE S 30degrees 42minutes 37seconds E 393.91 feet with the West line of SW CR 4020 to the POINT OF BEGINNING containing 3.03 acres of land.

STATE OF TEXAS
COUNTY OF NAVARRO

Certificate of approval by the Commissioners' Court of Navarro County, Texas:
Approved this day _____ of _____, 2025.

M. Davenport, County Judge

Jason Grant
Commissioner, Precinct No. 1

Eddie Perry
Commissioner, Precinct No. 2

Erkile Moore
Commissioner, Precinct No. 3

David Brewer
Commissioner, Precinct No. 4

STATE OF TEXAS §
COUNTY OF NAVARRO §

That I, County Clerk for the County of Navarro, Texas, do hereby certify that the foregoing Plat was filed in my Office on this the _____ day of _____, 2025.

Sherry Dowd, County Clerk

STATE OF TEXAS §
COUNTY OF NAVARRO §

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 Representative, Navarro County

KNOW ALL MEN BY THESE PRESENTS:

That I, Jacob Waters, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Navarro County, Texas.

Dated this day 16 of May, 2025.

Jacob Waters

Jacob R. Waters, RPLS & Registration No. 6849



SURVEYED: 5/16/2025

ORDERED BY: Bryan Cowan

Job Number: 25-04-0017

DRAWN BY: KR

FIELD SERVICES: TO 15-3