

8

ITEM #4



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: LOT 491 on Donzi Ct

Name of Subdivision: The Shores

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

Name of Owner: Ricky Stowe / Tina Stowe

Mailing Address: 2371 Country Spring Rd

Phone Number: 409-285-1152 Email: Rustowe64@GMAIL.com

Owner Signature: [Signature]

Surveyor preparing plat: Hearne Surveying Athens TX 75757

Mailing Address: 108 W. Tyler Street

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: _____

Signature of Authorized Representative: _____



NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocouny.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: 490 HATTERAS

Name of Subdivision: THE SHORES

Number of existing lots owned: 2

Proposed number of new lots: 2

Name of Owner: TRUMAN DAVID STONE
PAULA KAYE STONE

Mailing Address: 1400 CR 330 GRANGER TX
76530

Phone Number: 512-869-3863

Email: PKAYESTONE@GMAIL.COM

Owner Signature: [Signature]

Surveyor preparing plat: HEARNE SURVEYING

ATHEENS TX. 75751

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: [Signature]

Signature of Authorized Representative: _____

TAX CERTIFICATE



MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
P O BOX 1070
CORSICANA, TX 75151-1070

Issued To:

RICKY STOWE
TINA K STOWE
17211 PECOS DR
SPLENDORA, TX 77372

Legal Description

T0077.06 THE SHORES ON RICHLAND
CHAMBERS LAKE PH VI LOT 491 1.006 ACRES

Fiduciary Number: 36584895

Parcel Address:

Legal Acres: 1.0060

Account Number: 64440

Print Date: 08/13/2025 11:23:22 AM

Certificate No: 250582233

Paid Date: 08/13/2025

Certificate Fee: \$10.00

CHECK NO. 1235

Issue Date: 08/13/2025

Operator ID: TRICHARDS

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

NHS CAP LOSS

Certified Owner:

STOWE RICKY & TINA
2371 COUNTRY SPRING RD.
LORENA, TX 76655
UNITED STATE,

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEARII
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
35 MILDRED ISD

2024 Value:	251,230
2024 Levy:	\$3,727.38
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: CUSTPD

Issued By:

MIKE DOWD

NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR

(903) 654-3080

TAX CERTIFICATE



MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
P O BOX 1070
CORSICANA, TX 75151-1070

Issued To:

RICKY STOWE
TINA K STOWE
17211 PECOS DR
SPLENDORA, TX 77372

Legal Description

T0077.06 THE SHORES ON RICHLAND
CHAMBERS LAKE PH VI LOT 490 1.13 ACRES

Fiduciary Number: 36584895

Parcel Address:

Legal Acres: 1.1300

Account Number: 64439

Print Date: 08/13/2025 11:24:53 AM

Certificate No: 250582236

Paid Date: 08/13/2025

Certificate Fee: \$10.00

CHECK NO. 1235

Issue Date: 08/13/2025

Operator ID: TRICHARDS

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Exemptions:

Certified Owner:

STONE TRUMAN DAVID & PAULA K
1400 COUNTY ROAD 330
GRANGER, TX 76530
US

2024 Value:	218,200
2024 Levy:	\$3,362.25
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEARIT
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
35 MILDRED ISD

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: CUSTPD

Issued By: *Mike Dowd*

MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
(903) 654-3080

STATE OF TEXAS:
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
THAT TRUMAN DAVID AND PAULA STONE ARE THE OWNERS OF THAT CERTAIN TRACT AS SHOWN BY THIS REPLAT IN NAVARRO COUNTY, TEXAS.
NOW THEREFORE BE IT KNOWN THAT THE AFORESAID, DO HEREBY ADOPT THIS PLAT DESIGNATED AS THE LOTS SHOWN HEREON, AND ALL STREETS AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE, IN SO FAR AS OUR INTEREST MAY APPEAR.
WITNESS OUR HANDS ON THIS THE ____ DAY OF ____, 202__.

TRUMAN DAVID STONE
1400 CR 330
GRANGER, TX 76330
PAULA STONE
1400 CR 330
GRANGER, TX 76330

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 TRUMAN DAVID AND PAULA STONE, KNOWN TO ME TO BE THE PERSON WHOSE SUBSCRIBED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSE HEREIN EXPRESSED.
WITNESS MY HAND AND SEAL ON THIS THE ____ DAY OF ____, 202__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
THAT ROCKY AND TINA STONE ARE THE OWNERS OF THAT CERTAIN TRACT AS SHOWN BY THIS REPLAT IN NAVARRO COUNTY, TEXAS.
NOW THEREFORE BE IT KNOWN THAT THE AFORESAID, DO HEREBY ADOPT THIS PLAT DESIGNATED AS THE LOTS SHOWN HEREON, AND ALL STREETS AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE, IN SO FAR AS OUR INTEREST MAY APPEAR.
WITNESS OUR HANDS ON THIS THE ____ DAY OF ____, 202__.

ROCKY STONE
2371 COUNTRY SPRING ROAD
LORENA, TX 76855
TINA STONE
2371 COUNTRY SPRING ROAD
LORENA, TX 76855

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 ROCKY AND TINA STONE, KNOWN TO ME TO BE THE PERSON WHOSE SUBSCRIBED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSE HEREIN EXPRESSED.
WITNESS MY HAND AND SEAL ON THIS THE ____ DAY OF ____, 202__.

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 PLANNING AND ZONING COMMISSION OF NAVARRO COUNTY, TEXAS:
APPROVED THIS THE ____ DAY OF ____, 202__.

Designated Representative, Navarro County

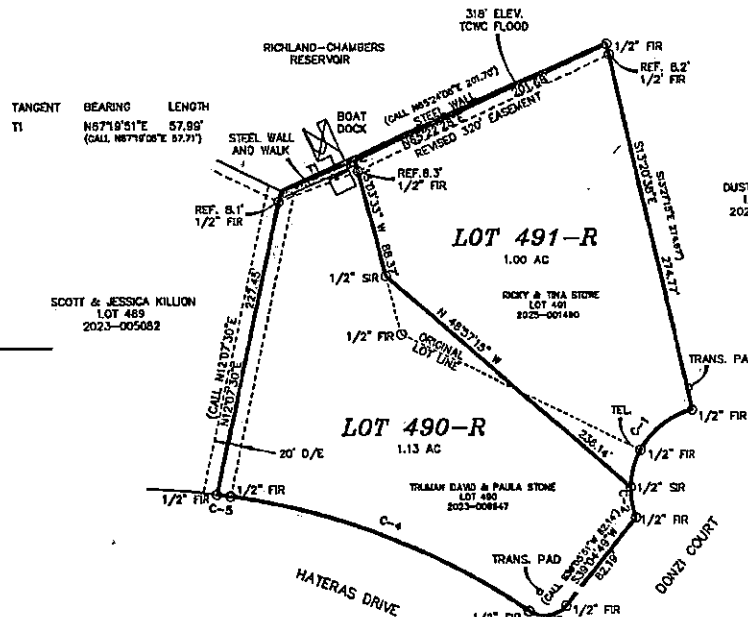
State of Texas
County of Navarro:

The plotted area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for On-Site Sewage Facilities, to be licensed by Tarrant Regional Water District.

Approved this the ____ Day of ____, 20__.

Designated Representative
Tarrant Regional Water District

THE SHORES ON RICHLAND CHAMBERS LAKE PHASE VI REPLAT LOTS 490 AND 491 FINAL PLAT LOTS 490-R AND 491-R



CURVE REPORT

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	60.00'	71°44'36"	43.39'	75.13'	70.32'	S40°20'59\"W (CALL 101.61')
C-2	60.00'	25°10'41"	13.40'	26.37'	25.13'	S68°04'39\"E (CALL 28.89')
C-3	20.00'	85°08'13"	16.53'	26.72'	27.08'	S11°21'17\"W (CALL 233.07')
C-4	530.00'	25°28'37"	119.91'	233.66'	233.73'	N88°51'08\"W (CALL 10.07')
C-5	470.00'	01°12'51"	4.98'	9.56'	9.56'	N91°40'52\"W (CALL 10.07')

DUSTON TIERNEY
LOT 492
2023-001414

NOTE: This survey was prepared without the benefit of a title commitment or title report. All apparent and observable utilities shown. Any pipelines or walls indicated by the Roll Road Commission GIS viewer to effect this tract are shown. Any known setbacks or encroachments prohibited by recorded deed restrictions are shown as described. There may be easements or encroachments affecting this tract not shown on recorded plat, not apparent upon the ground observation, nor disclosed by previous occupants or owners. No 6-1-1 LOCATE ticket exists for this project.

Note: See subdivision restrictions for building and utility setbacks.

Note: Bearings based on GPS observation NAD 1983.

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.

UTILITY EASEMENTS: UTILITY EASEMENTS OF NOT LESS THAN TWENTY (20') FEET SHALL BE PROVIDED ON EACH SIDE OF THE FRONT OR REAR LOT LINES AND NOT LESS THAN TEN (10') ON ALL SIDE LOT 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 ACTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USUALLY AND DECIDING 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 ACCESS 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 ACCESS AND EGRESS TO PRIVATE 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."

SCALE: 1" = 60'
COUNTY: NAVARRO
ACREAGE: SEE PLAT
SURVEY: J. SMITH A-720

DESCRIPTION: SEE PLAT
SURVEYED FOR: STONE/STONE
DRAWN BY: R.P. OOI
FIELD TECH: S.G.

I, Mark Ferrell, Registered Professional Land Surveyor #373, do hereby certify that the above survey plat represents the results of an on the ground survey made under my direction and supervision. This the 10 Day of AUGUST, 2023.

Mark Ferrell
Registered Professional Land Surveyor
Number #373

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10010900
100 W TYLER ST
ATHEIST TX 75791-2043
(936) 675-8859
800-432-7670

USE OR REPRESENTATION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

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 FILED IN MY OFFICE ON THIS THE ____ DAY OF ____, 202__.

COUNTY CLERK

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 ____, 202__.

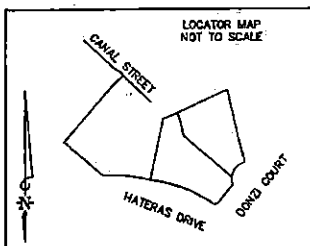
COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4



Stowe Lot

64440

64441

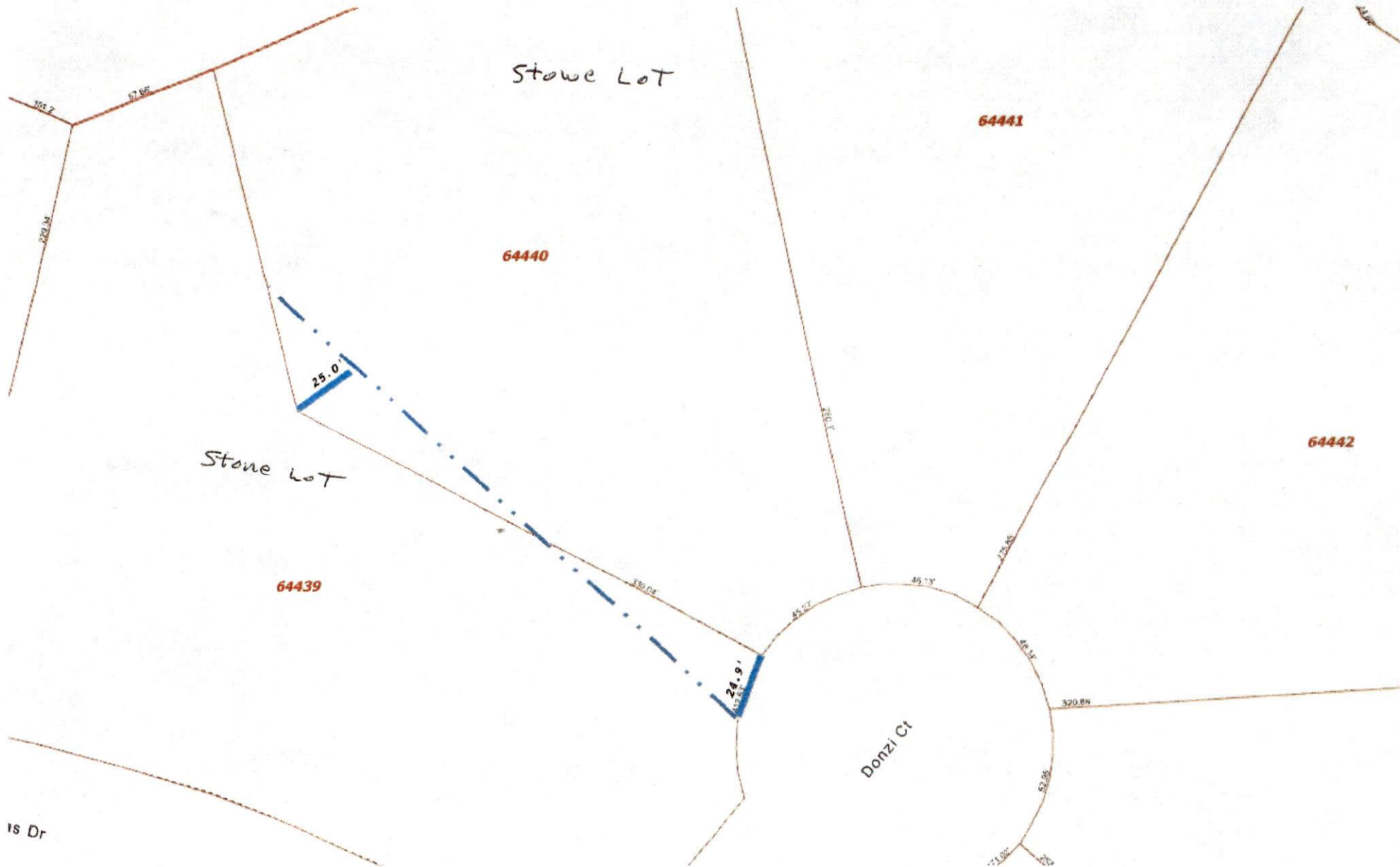
64442

Stone Lot

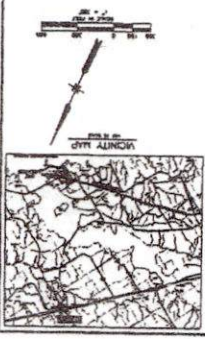
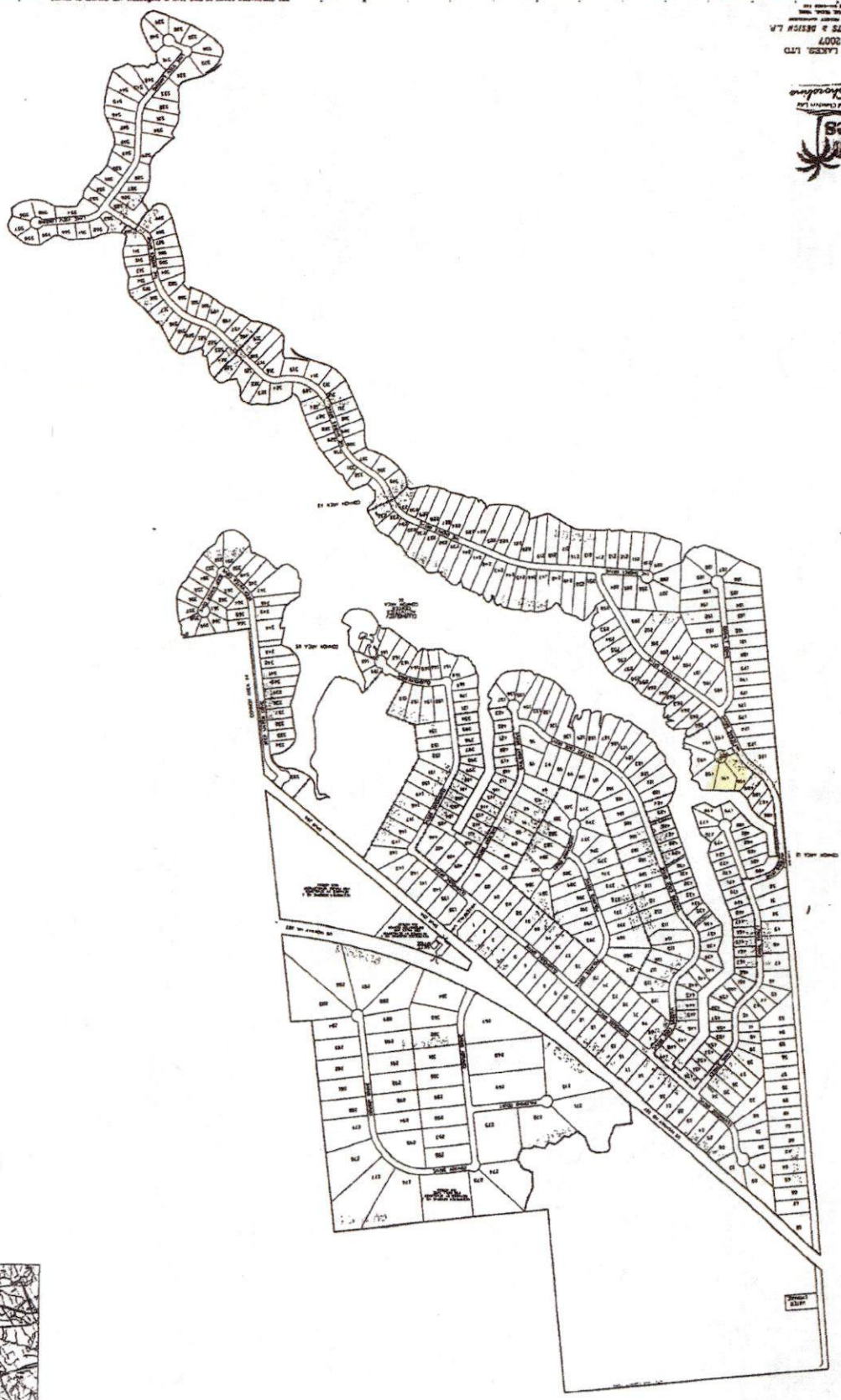
64439

Donzi Ct

15 Dr



TEKAS LAND & LAKES, LTD.
AUGUST 2007
ENGINEERING CONCEPTS & DESIGN L.P.
10000 TEXAS HIGHWAY 100, SUITE 100
HOUSTON, TEXAS 77055-1000
PH: 281-410-1000 FAX: 281-410-1001
WWW.TEKASLANDANDLAKES.COM



DESIGNED BY: GARY WILK
DRAWN BY: D.R.A.
CHECKED BY: H.W.K.
DATE: JANUARY 22, 2007
SCALE: AS SHOWN

**Hearn Survey Associates,
LLC**

108 W Tyler St.
Athens, TX 75751
(903) 675-2858
Service@hearnsurvey.com


Invoice

DATE	08/20/2025
INVOICE#	220013990
TERMS	NET 30
DUE DATE	09/19/2025

BILL TO
Stone, David 1400 CR 330 Granger Tx 76530

SERVICE LOCATION
Stone, David Donzi Ct Corsicana Texas 75109

JOB#	DATE	PO/REF#	DESCRIPTION
1073067510	08/18/2025		For services rendered in surveying and preparing a Replat of Lots 490 & 491, for a Final Lots 490-R & 491-R, The Shores on Richland Chambers Lake PH VI, Navarro County, Texas. ***Check docs tab for how they are wanting to replat the lots***
Job Charges			

PRE-WORK SIGNATURE

08/15/2025 07:59 am

POST-WORK SIGNATURE

Signed By:

Signed By:

CUSTOMER MESSAGE
Thank you for the opportunity to service your surveying needs!
All invoices are due within 30 days of receipt. If your invoice has been paid the attached copy will reflect the payment. If you have any questions regarding your bill or work performed, please contact our office immediately.

Invoice Total:	\$1,353.13
Deposits (-):	\$0.00
Payments (-):	\$1,353.13
Total Due:	\$0.00

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

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

THAT TRUMAN DAVID AND PAULA STONE ARE THE OWNERS OF THAT CERTAIN TRACT AS SHOWN BY THIS REPLAT IN NAVARRO COUNTY, TEXAS.

NOW THEREFORE BE IT KNOWN THAT THE AFORESAID, DO HEREBY ADOPT THIS PLAT DESIGNATED AS THE LOTS SHOWN HEREON, AND ALL STREETS AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE, IN SO FAR AS OUR INTEREST MAY APPEAR.

WITNESS OUR HANDS IN THIS THE 3 DAY OF SEPT. 2025
Paula Stone
PAULA STONE
1400 CR 330
GRANGER, TX 76530

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 TRUMAN DAVID AND PAULA STONE KNOWN TO ME TO BE THE PERSON WHOSE SUBSCRIBED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSE HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THIS THE 8 DAY OF SEPT. 2025
Heidi Siskin
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

THAT RICKY AND TINA STONE ARE THE OWNERS OF THAT CERTAIN TRACT AS SHOWN BY THIS REPLAT IN NAVARRO COUNTY, TEXAS.

NOW THEREFORE BE IT KNOWN THAT THE AFORESAID, DO HEREBY ADOPT THIS PLAT DESIGNATED AS THE LOTS SHOWN HEREON, AND ALL STREETS AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE, IN SO FAR AS OUR INTEREST MAY APPEAR.

WITNESS OUR HANDS ON THIS THE 15 DAY OF SEPT. 2025
Ricky Stone
RICKY STONE
2371 COUNTRY SPRING ROAD
LORENA, TX 76655

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 RICKY AND TINA STONE KNOWN TO ME TO BE THE PERSON WHOSE SUBSCRIBED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSE HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THIS THE 15 DAY OF SEPT. 2025
Tina Stone
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 PLANNING AND ZONING COMMISSION OF NAVARRO COUNTY, TEXAS:

APPROVED THIS THE _____ DAY OF _____, 2025

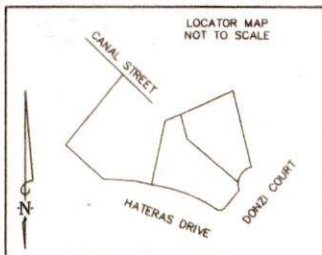
Designated Representative, Navarro County

State of Texas:
County of Navarro:

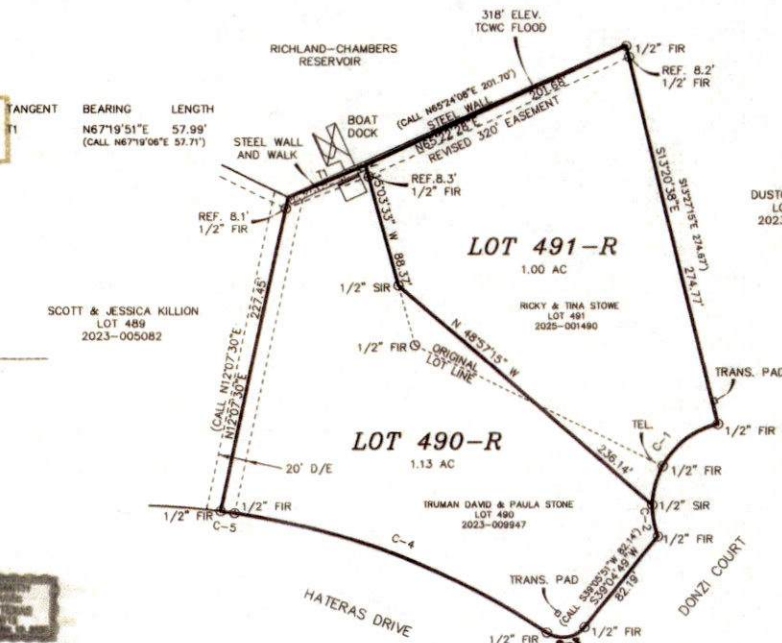
The platted area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for On-Site Sewage Facilities, to be licensed by Tarrant Regional Water District.

Approved this the _____ Day of _____, 20

Designated Representative
Tarrant Regional Water District



THE SHORES ON RICHLAND CHAMBERS LAKE PHASE VI REPLAT LOTS 490 AND 491 FINAL PLAT LOTS 490-R AND 491-R



CURVE REPORT

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	60.00'	71°44'36"	43.39'	75.13'	70.32'	S40°20'59"W (CALL 101.81')
C-2	60.00'	25°10'41"	13.40'	26.37'	26.15'	S08°06'39"E (CALL 28.80')
C-3	20.00'	85°08'13"	18.37'	29.72'	27.06'	S81°12'17"W (CALL 28.80')
C-4	530.00'	25°28'31"	119.81'	235.66'	233.73'	N68°51'08"W (CALL 235.67')
C-5	470.00'	01°12'51"	4.98'	9.96'	9.96'	N81°40'52"W (CALL 10.02')

DUSTON TIERNEY
LOT 492
2023-001414

NOTE: This survey was prepared without the benefit of a title commitment or title report. All apparent and observable utilities shown. Any pipelines or wells indicated by the Rail Road Commission GIS viewer to affect this tract are shown. Any known easements or encumbrances affecting this tract not shown on recorded plat, not apparent upon the ground observation, nor disclosed by previous occupants or owners. No 8-1-1 LOCATE ticket exists for this project.

Note: See subdivision restrictions for building and utility setbacks.

Note: Bearings based on GPS observation NAD 1983.

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.

UTILITY EASEMENTS: UTILITY EASEMENTS OF NOT LESS THAN TWENTY (20') FEET SHALL BE PROVIDED ON EACH SIDE OF THE FRONT OR REAR LOT LINES AND NOT LESS THAN TEN (10') ON ALL SIDE LOT 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 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 PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORIGINALLY 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."

SCALE: 1"= 60'
COUNTY: NAVARRO
ACREAGE: SEE PLAT
SURVEY: J. SMITH A-720

DESCRIPTION: SEE PLAT
SURVEYED FOR: STONE/STONE
DRAWN BY: R.P. 001
FIELD TECH: S.G.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat represents the results of an on the ground survey made under my direction and supervision. This the 18 Day of AUGUST, 2025.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019800

108 W TYLER ST
ATKINS, TX 75751-2045
(903) 675-2058

800-432-7670

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