

ITEM #4



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 C+
Name of Subdivision: The Shores
Number of existing lots owned: Proposed number of new lots: (
Name of Owner: Ricky Stowe / Ting Stowe
Mailing Address: 2371 Country Spring Rd
Mailing Address: 2371 Country Spring Rd Phone Number: 469-285-1152 Email: Rustowe 640 GMAih, Com
Owner Signature: Med to
Surveyor preparing plat: Henrie Surveying Athens Tx 25751 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:



Stanley Young - Director

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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: PAULA KAYE STONE
Mailing Address: 400 CR 330 GRANGER TRI
Phone Number: 512-869-3863 Email: PKAYESTONEGEMIL COM
Owner Signature:
V Faile K. Estine
Surveyor preparing plat: HEARNE SURVEYING ATHERS TY. 7575
Mailing Address: 108 W. TYCER ST.
Phone Number: <u>903-675-2858</u> 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:

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: Issue Date: 08/13/2025

Certificate Fee:

\$10.00

CHECK NO. 1235

Operator ID:

08/13/2025 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) Not CUSTPD

Issued By:

NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR

(903) 654-3080



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: Issue Date: 08/13/2025

Certificate Fee:

\$10.00

CHECK NO. 1235

Operator ID:

08/13/2025 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:

Certified Owner:

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

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEARIN

3 NAVARRO COLLEGE

4 ROAD AND BRIDGE

7 NAV FLOOD CONTROL

35 MILDRED ISD

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

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.

\$0.00

Reference (GF) No: SUSTPD

Total Amount Due:

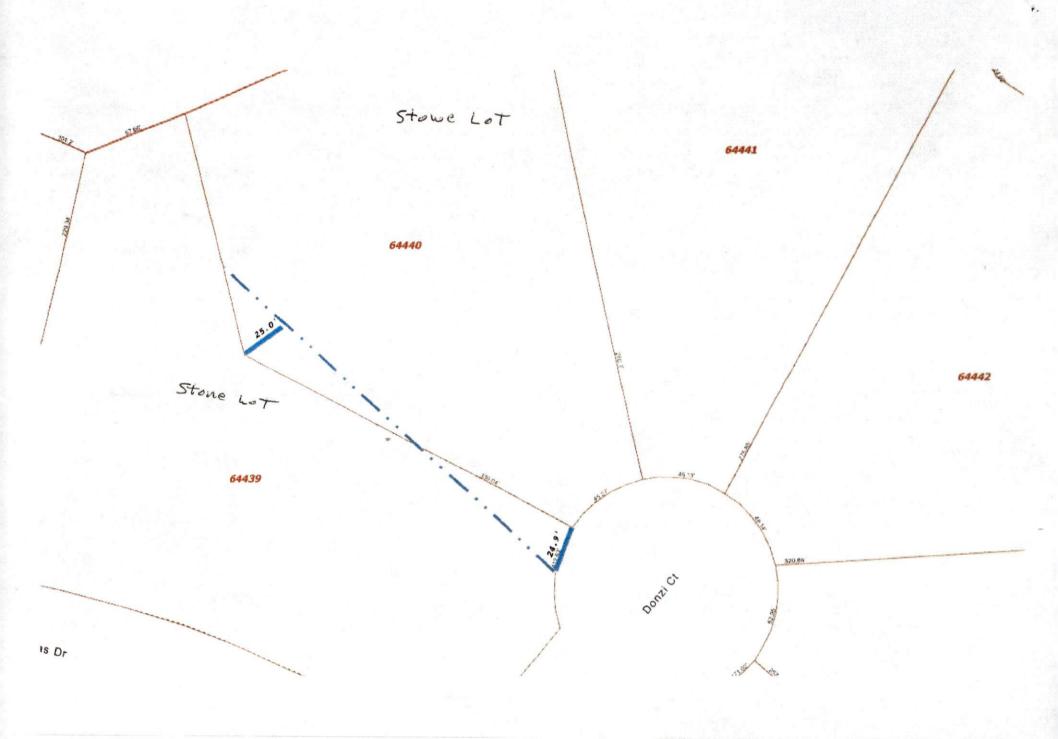
MIKE DOWD

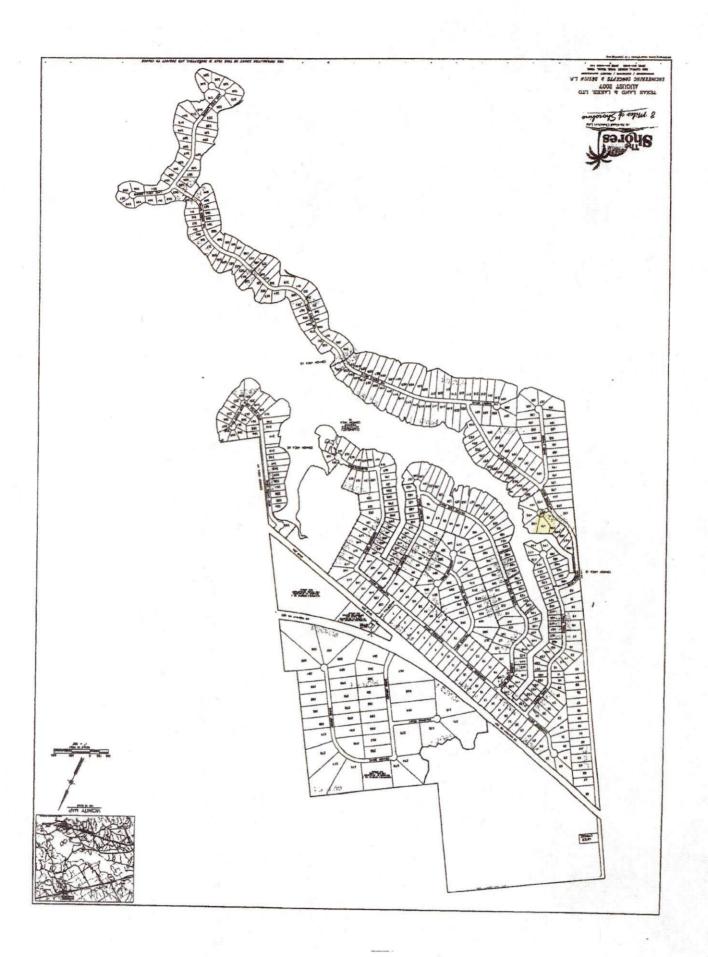
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR (903) 654-3080

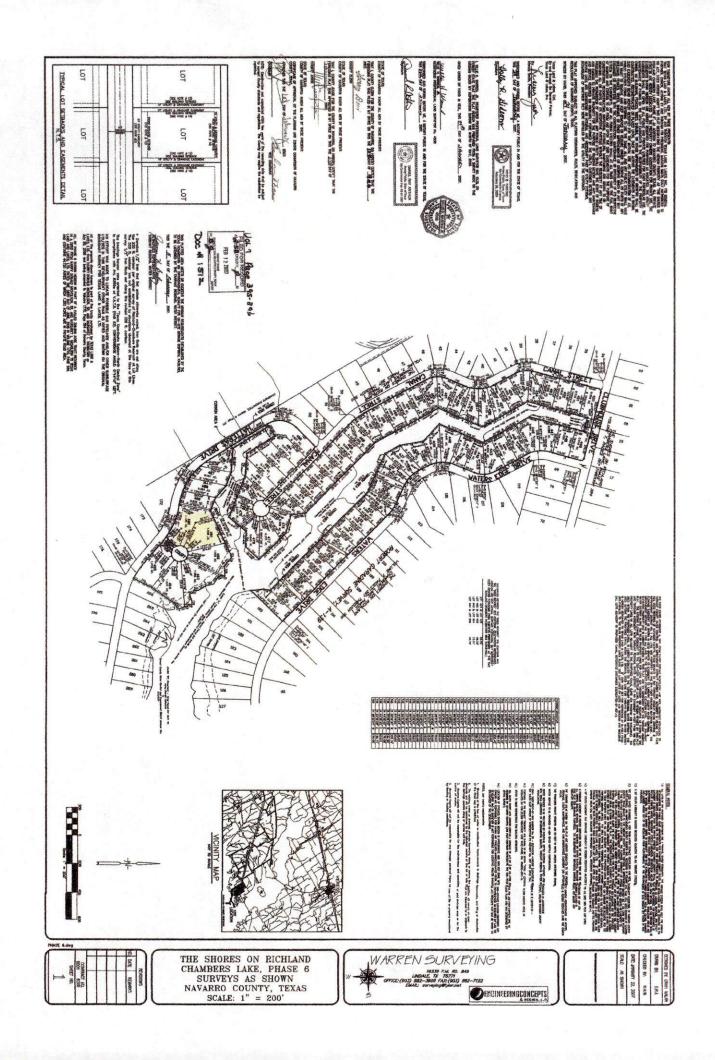
STATE OF TEXAS: COUNTY OF NAVARIO: KNOW ALL USN BY THESE FRESENTS THE SHORES ON RICHLAND CHAMBERS LAKE THAT TRUMAN DAVID AND PAULA STONE ARE THE DWIERS OF THAT CERTAIN PRACT AS SHOWN BY THIS REPLAT IN NAVARRO COUNTY, TEXAS. PHASE VI NOW THEREFORE BE IT KNOW? THAT THE AFORESAD, BO HEREBY ADOPT THIS FLAT DESIGNATED AS THE LOTS SHOWN HEREGAL AND ALL STREETS AND EASTERNESS SHOWN HEREGAL ARE HEREBY CEDICATED FOR FURLIC USE, IN SO FAR AS CUR WITELESS MAY APPEAR. REPLAT LOTS 490 AND 491 Note: This Property lies in Zono "X", creas of minimal flooding according to Firm Number 48349006250, dated 6/5/2012 FINAL PLAT LOTS 490-R AND 491-R WITTNESS OUR HANDS ON THIS THE ____ DAY OF ____ 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 TRUMAN DAVID STONE 1400 CR 330 CRANGER, TX 76530 from flooding or flood demage. On rore occasions, greater floods can and will occur and flood heights may be increased by man-made or natural squares. This flood statement shall not create any liability STATE OF TEXAS: COUNTY OF HAVARRO: KNOW ALL MEN BY THESE PRESENTS: on the part of the land surveyor. BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC OF AND FOR SAID COUNTY AND STATE, ON THIS DAY, APPEARED TRUMAN DAVID AND PAULA STONE KNOWN TO ME TO BE THE PERSON WHOSE SUBSCITIBED TO THE FOREGOING. AND ACKNOYLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR RICHLAND-CHAMBERS RESERVOIR CURVE REPORT THE PURPOSE HERE IN EXPRESSED MITNESS MY HAND AND SEAL ON THIS THE DAY OF CURVE PARKUS DELTA TANGENT LENGTH CHORD REARING CALL TOLARY TANCENT BEARING LENGTH STEEL WALL MOCK NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS N87"19"51"E 57.99" REF. 8.3 1/2 FIR STATE OF TEXAS: COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS: DUSTON TIERNEY LOT 492 . 2023-001414 THAT FROKY AND THA STOWE ARE THE OWNERS OF THAT CERTAIN TRACT AS SHOWN BY THIS REPLAY IN HAVARRO COUNTY, TEXAS. NOW THEREFORE BE IT KNOWN THAT THE AFGRESAD, 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 WITEREST MAY APPEAR LOT 491-R 1.00 AC NOTE: This survey was prepared without the benefit of a title commitment or title report. All appoints and observable sufficies shown, Any physicises or waits indicated by the field Rocal property of the field record and the field record and the field record and the field record does not retired an ear sheem on a described. Here may be essenticed and proceeded deep included by record does not field the field record does not field the field record does not be field and the field record does not field the title for the field record does not field the field record does not find 1/2" FOCKY & TONA STORE LOT 401 2025-001400 SCOTT & JESSICA KILLION LOT 489 WITTHESS OUR HANDS ON THIS THE ____DAY OF___ 1/2" FRO - 00 CONN 2023-005082 TRANS. PAD TINA STOWE 2371 COUNTRY SPRING ROAD RICKY STOWE 2371 COUNTRY SPRING ROAD LORENA, TX 76655 Note: See aubdivission restrictions for building and utility astbacks. Note: Bearings based on GPS observation NAD 1983. Note: Development and or dission of real estate has regulations from the state, county and city, Anyone using this survey to develop and or dissid and should consult with the oppropriate entity to see what regulations opply. Falars to do so could result in legal ordicino being taken. STATE OF TEXAS: COUNTY OF NAVARRO: KNOW ALL WEN BY THESE PRESENTS: LOT 490-R 1.13 AC 1/2" FIR defore Me, the undersigned authority, a notary public on and for said county and state, on this day appeared ricky and tina btoke known to me to be the person whose subscribed to the foregoing. 1/2" FIR C-5 TRIMAN DAWN & PAULA STONE LOT 490 2023-000847 AND ACCHOINEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR 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 THE (10) ON ALL SIDE LOT LINES AS APPLICABLE. EASEMENTS SHALL BE CLEARLY INDICATED ON THE PRELIMINARY AND FINAL PLAT. "EASEMENTS RICHIS" SKALL BE DEFINED AND EXPLAINED ON THE PURPOSE HERE IN EXPRESSED. WITHERS MY HAND AND SEAL ON THIS THE DAY OF HATERAS DRIVE THE PLAT AS FOLLOWS: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS THE PASSILIPATS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES AS THE EASEMENTS SHOWN TROTECTS AME BROKEN EXECUTED FOR FUNDHESSAND. FOR FUNDHESSAND, BY UTILITY EASEMENTS SHALL BE ONLY TO ALL OTHER AND PROVINC UTILITIES FOR EACH PARTICULAR USE. THE MARTEMANCE OF PAVOID THE UTILITY EASEMENTS IS THE EXPLOSIONEST OF THE PROPERTY OWNER. NO BURDON, FENCES, THESE, SHRUES, OR OTHER REPRODUCENTS OR GROWNESSAND EXECUTED THE TRANSPORT OWNER. NO SHALL BE, CONSTRUCTED OR FUNDED WITH OWNER. OWNER OR APPORTS SHALL BE, CONSTRUCTED, OR FORESTRUCTED OR FUNDED WITH OWNER, OWNER OR APPORTS. STATE OF TEXAS: COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS: CERTIFICATE OF APPROVAL BY THE PLANSING AND ZORING COLLUSSION OF NAVARRO COUNTY, TEXAS: THE EASEMENTS AS SHOWN, AND EASEMENTS BEING HOREST RESERVED FOR THE MUTUAL USE AND ACCOMMICATION OF ALL PUBLIC LITERIES USING AND DESIRING TO USE THE SAME, ALL, AND ANY FUBLIC LITERITY SHALL HAVE THE RIGHT TO APPROVED THIS THE _____ DAY OF _______, 202 . REMOVE AND MEEP REMOVED ALL OR PARTS OF ANY BULDINGS, FENCES, TREES, SHRUBS, OR OTHER REPROMEMENTS OR CROWTHS WHICH IN ANY WAY ENDANGER OR STATE OF TEXAS: COUNTY OF NAVARRO: KNOW ALL, MEN BY THESE PRESENTS: SHOULD, OR OTHER MEMOREMENTS OF HIGH SHOULD ON PROCENCY OF ITS HESPECTIVE SYSTEM ON THE EASINEMENTS, AND ALL PURBLE UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF BROTESS AND EDRESS TO OR FROM AND Designated Representative, Novorro County THAT I COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FORECOING PLAT WAS FILED IN MY OFFICE ON THIS THE____DAY OF___ ALL DIES SAVE, HE DIES DON THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, RESCONSTRUCTING, RESCONSTRUCTING, DIESECTING, PARTICULAR, MARTILANDE AND ADDRON TO BE TO REMOVE ALL OR PARTIS OF ITS RESPECTIVE SYSTEM WITHOUT THE RECOSSITY ANY TIME OF PROGUENCY THE PERMISSION OF ANYONE, ANY PURBLE UTILITY SKALL HAVE THE RIGHT OF MORESS AND EXCESS TO PRIVATE PROPERTY FOR THE PURPOSE OF County of Noverror The plotted area meets or exceeds the minimum requirements established by the Texas Commission COUNTY CLERK on Environmental Quality for On-Site Savage Facilities, to be licensed by Tarrent Regional History REJONG METERS AND MY MANTENANCE AND SERVICE REQUIRED OR ORDINARLY PENGGALD BY THE UTILLY, CUSTOMER METERS AND SERVICE LIVES ARE COMPONERED AN INTERNAL, AND INCESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER District. LOCATOR MAP STATE OF TEXAS: Approved this the , 20 THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER." COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS: DESCRIPTION: SEE PLAT SCALE: 1"= 60" CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF HAVARRO COUNTY, TEXAS, APPROVED THIS DATE, THE DAY OF _______, 202 SURVEYED FOR: STONE/STOWE DRAWN BY: R.P. 001 Designated Representative COUNTY: NAVARRO rant Regional Water District ACREAGE: SEE PLAT SURVEY: J. SMITH A-720 FIELD TECH: S.C. Mork Ferret, Registered Preferational Lond Surveyor 4373, do hereby certify that the chore survey plot represents the results of an on the ground survey mode under my Grection and supervi-files the 18 Day of AUGUST, 2023. COUNTY JUDGE HRARN SURVEYING ASSOCIATES FIRM NUMBER: 10019900 108 W TYLER ST ATHENS,TX 78751-2045 1903 675-2858 COMMISSIONER PRECINCT #2 COMMISSIONER PRECINCT #1 HATERAS DONE 800-432-7670 USE ON REPRESENTED IF THE SURVEY FOR MY PURPOSE BY STREET PARTIES IN PROCESSES. BURNISHED IS NOT REPORTED FOR ACT LESS Registered Professional Land Surveyor Number 4373 COMMISSIONER PRECINCT AS COMMISSIONER PREGINCT #4

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Hearn Survey Associates, LLC

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

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

Invoice

BILL TO

Stone, David 1400 CR 330 Granger Tx 76530

SERVICE LOCATION

Stone, David Donzi Ct Corsicana Texas 75109

JOB## PO/R	# 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 or Richland Chambers Lake PH VI, Navarro County, Texas.
	Check docs tab for how they are wanting to replat the lots
Job Charges	Rate Total
Replat Lot 490 & 491 Replating Subdvisions	\$1,250.00 \$1,250.00
Job Subtotal	\$1,250.00
Sales Tax	8.25% \$103.13
Job Total	\$1,353.13

AND FAMILY	PRE-WORK SIGNATURE
1	01
	08/15/2025 07:59 am

POST-WORK SIGNATURE

Signed By:

David Stone

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 NOW HEREPORE BE IT KNOWN HAT THE AFORESAID, DO HEREDT ADDITI 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. GRANGER TX 76530 STATE OF TEXAS COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS. REFORE ME THE HINDERSIONED ALTHORITY A NOTARY PHRITO 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 HERE IN EXPRESSED. WITNESS MY HAND AND SEAL ON THIS THE Y DAY OF SCORE . 2028 TANGENT NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS STATE OF TEXAS NAVARRO: KNOW ALL MEN BY THESE PRESENTS: THAT RICKY AND TINA STOWE 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. COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS: REFORE ME. THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICKY AND TINA STOWE 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 HERE IN EXPRESSED. WITNESS MY HAND AND SEAL ON THIS THE DAY OF 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

APPROVED THIS THE DAY OF

Designated Representative, Navarro County

State of Texas: County of Navarro

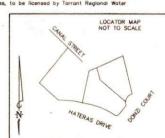
NAVARRO COUNTY, TEXAS

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 , 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

318' ELEV

TCWC FLOOD

RICHLAND-CHAMBERS CURVE REPORT RESERVOIR BEARING LENGTH N67"19"51"E DOCK STEEL WALL (CALL N67"19"06"F 57.71") AND WALK 1/2" FIR DUSTON TIERNEY 2023-001414 LOT 491-R 1.00 AC 1/2" RICKY & TINA STOWE LOT 491 2025-001490 SCOTT & JESSICA KILLION LOT 489 2023-005082 1/2" FIR O . OR GIVAL TRANS, PAD LOT 490-R 1.13 AC 1/2" FIR IRUMAN DAVID & PAULA STONE LOT 490 2023-009947 /2" FIR C-5 HATERAS DRIVE

> 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____ 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__

COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

COUNTY JUDGE COMMISSIONER PRECINCT #2 COMMISSIONER PRECINCT #1 COMMISSIONER PRECINCT #3 COMMISSIONER PRECINCT #4 Note: This Property lies in Zone "X", greas of minimal flooding according to Firm Number 48349C0625D, dated 6/5/2012

TANGENT LENGTH CHORD

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.

NOTE: This survey was prepared without the benefit of a title commitment or title report, apparent and observable utilities shown. Any placines or realis indicated by the floil Road Commission. Get where to offect this troot as shown. Any known selbotists or escenaments are commissioned to the real short of the state of the short of the shor

BEARING

(CALL 101.61")

Note: See subdivivsion 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 PARTICLE AR 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 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.

COUNTY: NAVARRO ACREAGE: SEE PLAT SURVEY: J. SMITH A-720 DESCRIPTION: SEE PLAT SURVEYED FOR: STONE/STOWE DRAWN BY: R.P. 001 FIELD TECH: S.G.

Mark Ferreli, Registered Professional Land Surveyor 4373, do by certify that the above survey plot represents the results in on the ground survey mode under my direction and supervit the 18 Day of AUGUST, 2025.

HEARN SURVEYING ASSOCIATES FIRM NUMBER: 10019800 108 W TYLER ST ATHENS,TX 75751-2045 (903) 675-2858

800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY GIVEN PARTIES IS PROVIDED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS.

MARK FERREL! 4373

RADIUS

DELTA