

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
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601 N 13th St Suite 1
Corsicana, Texas 75110
903-875-3312 ph.
903-875-3314 fax

SUBDIVISION APPLICATION FORM

Please type or print information.

This form shall be completed by the applicant and submitted to the Navarro County Office of Planning and Development along with the required number of copies of the plat, review fee and all other required information prior to submittal to Commissioners Court.

Type of Plat Submittal: Preliminary Final Replat/Amendment

Proposed name of subdivision: Double D Acres

Acreage of subdivision: 25 Number of proposed lots: 5

Name of Owner: Dawn Dodds

Address: 170 FCR 980 Mexia Tx 76667

Phone number: 979-218-9494 Email: dddodds@icloud.com

Surveyor: Michael Peterson w/ Raymond Survey's Mapping

Address: 202 W. Brazos Street Groesbeck, Tx 76642

Phone number: 254-729-5750 Fax Number:

Email: mpeterson@glstexas.com

Physical location of property:

Legal Description of property:

Intended use of lots (check all that apply):

Residential (single family) Residential (multi-family) Commercial/Industrial
Other (please describe)

Property located within City Extra Territorial Jurisdiction (ETJ)?

Yes No If yes, name if city:

I understand that the approval of the final plat shall expire unless the plat is recorded in the office of the County Clerk within a period of 60 days after the date of final approval.

Dawn Dodds
Signature of Owner

1/31/2026
Date

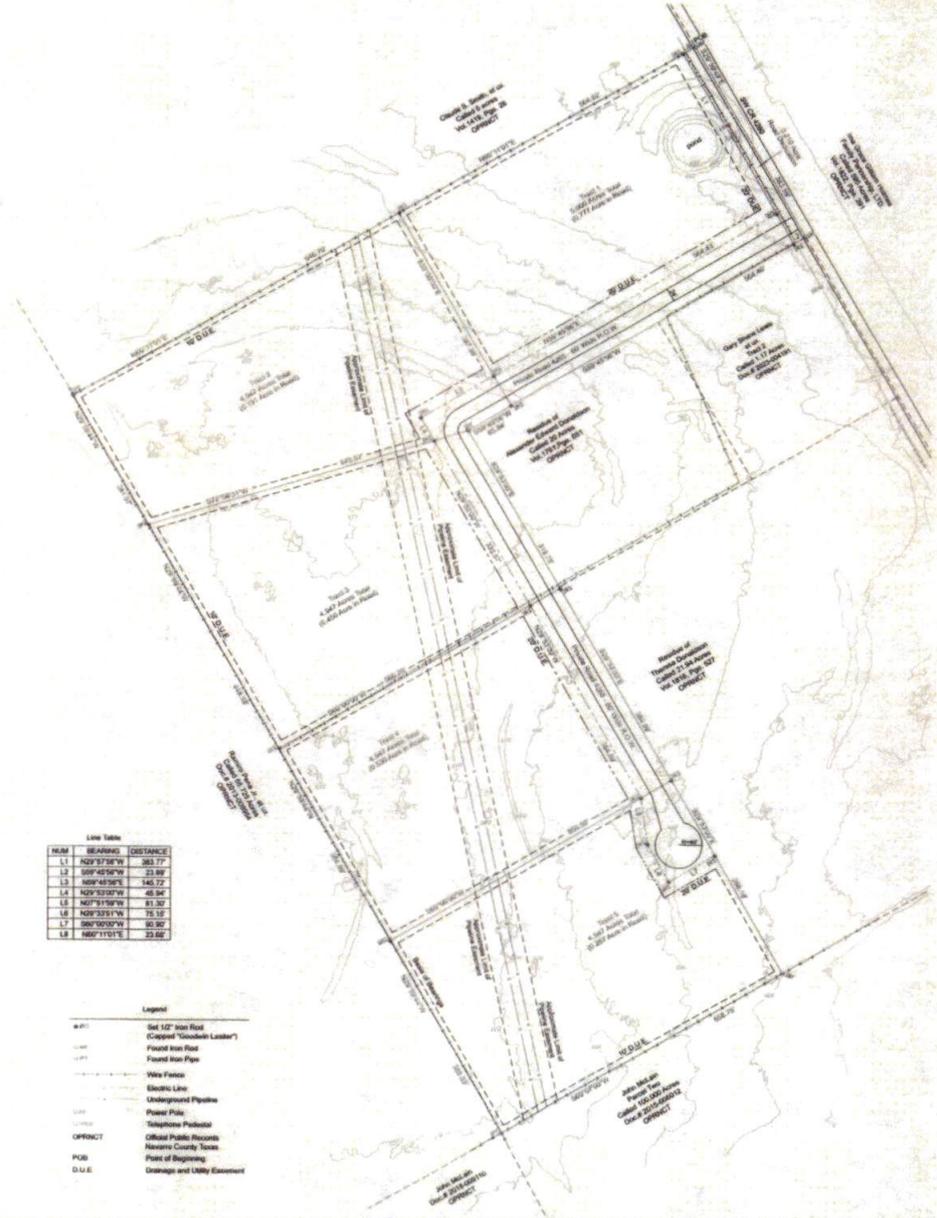
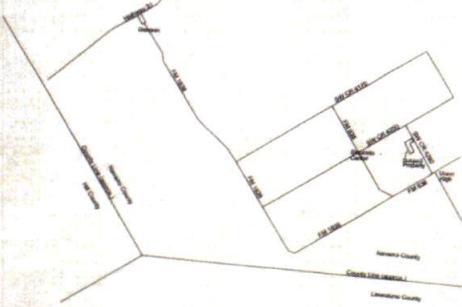
In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request.

Signature of Owner: Date:

Signature of Authorized Representative: Date:

Double D Acres
 Being a Subdivision of 25.00 Acres
 Situated in the Samuel Benton Survey, A-44, Navarro County, Texas
 Located and Laid out by: Raymond Survey & Mapping, Groesbeck, Texas (A Division of GLS)

Vicinity Map - Not to Scale



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

Being all of that certain tract or parcel of land situated in the Samuel Benton Survey, A-44, Navarro County, Texas, being 25.00 acres, more or less, and being all of a called 25.00 acre tract described in a deed dated July 17, 2024 from Gary Shane Lewis and Lorena Lewis to Dawn Dadds recorded as File Number 2024-027144 of the Official Public Records of Navarro County, Texas (OPRNC1), to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a point in County Road 4260 (no formal road dedication found) for the north corner of the referenced tract and the apparent east corner of a called 5 acre tract described in a deed to Claudia S. Smith, et al. in Volume 1418, Page 28, OPRNC1; said point being on the apparent southeast line of a called 585 acre tract described in a deed to Ince Gilman Hobbes Family Partnership, LTD in Volume 1822, Page 291, OPRNC1; From said point, to a point, a Road 5' Iron rod bears S89°45'50"W 0.55 feet;

THENCE SOUTH 29°59'40" EAST 383.59 feet, with the northeast line of the referenced tract, the apparent southwest line of said 585 acre tract, and within County Road 4260, to a point in said road for the north corner of a called 1.17 acre tract Tract 2, described in a deed to Gary Shane Lewis, et al., in Document Number 2022-004919, OPRNC1; From said point, a Road 5' Iron rod bears S89°45'50"W 0.55 feet;

THENCE SOUTH 59°49'39" WEST 474.13 feet, with the southwest line of the referenced tract, with the northeast line of said Lewis tract and the residue of a called 20 acre tract described in a deed to Alexander Edward Donatichon recorded in Volume 1781, Page 681, OPRNC1 and partly along a wire fence, to a 1" Iron rod (Coppered Goodwin Lester) found;

THENCE SOUTH 29°59'07" EAST 1000.80 feet, with the northeast line of the referenced tract and the residual southwest line of said 20 acre tract and a called 21.94 acre tract described in a deed to Theresa Donatichon recorded in Volume 161, Page 527, OPRNC1; to 1" Iron rod (Coppered Goodwin Lester) found for the southern southwest corner of the referenced tract in the apparent northwest line of a called 100.00 acre tract, Parcel Two, described in a deed to John McLean in Document Number 2015-00012, OPRNC1;

THENCE SOUTH 60°07'00" WEST 556.79 feet, with the southwest line of the referenced tract, the apparent northwest line of said McLean 100.00 acre tract, and along a wire fence, to a 1" Iron pipe found for the south corner of the referenced 21.94 acre tract, the apparent north corner of a tract described in a deed to John McLean in Document Number 2018-009110, OPRNC1; and the apparent east corner of a called 64.70 acre tract described in a deed to Sharon Foss, Jr., et al., in Document Number 2013-002664, OPRNC1;

THENCE NORTH 29°59'44" WEST 1476.87 feet (this is the basis of bearings), with the southwest line of the referenced tract, the apparent southwest line of said Foss 64.70 acre tract, and along a wire fence, to a 1" Iron pipe found for the west corner of the referenced tract and the apparent south corner of the referenced 5 acre tract;

THENCE NORTH 60°11'01" EAST 1235.00 feet, with the northwest line of the referenced tract, the apparent southeast line of said 5 acre tract, and along a wire fence, to the Point of Beginning, and containing 25.00 acres, more or less.

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

Now, THEREFORE, I, Dawn Dadds, owner of the above-described property, do hereby designate this plat as Double D Acres, a subdivision in Navarro County, Texas, and do hereby dedicate to the public all rights of way, easements, and other public uses therein herein as administered by my hand below:

Given UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

Line Table

LINE	BEARING	DISTANCE
L1	N29°37'28"W	383.77
L2	S59°49'39"W	474.13
L3	S29°59'07"E	1000.80
L4	N29°59'40"E	48.94
L5	S60°07'00"W	556.79
L6	S29°59'44"W	1476.87
L7	S60°11'01"E	1235.00
L8	S60°11'01"E	23.66

- Legend
- 1" Iron Rod
 - 1" Iron Pipe
 - 1" Iron Pipe
 - Wire Fence
 - Electric Line
 - Underground Pipeline
 - Power Pole
 - Telephone Pole
 - Official Public Records
 - Navarro County Taxes
 - Point of Beginning
 - POB
 - D.U.E.

STATE OF TEXAS
 COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
 Certificate of approval by the Commission Court of Navarro County, Texas
 Approved this _____ day of _____, 20____.

County Judge _____
 Commissioner, Precinct #1 _____ Commissioner, Precinct #2 _____
 Commissioner, Precinct #4 _____ Commissioner, Precinct #4 _____

STATE OF TEXAS
 COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
 That I, County Clerk for the County of Navarro, Texas, do hereby certify that the foregoing Plat was filed in my Office on this _____ day of _____, 20____.

County Clerk _____

STATE OF TEXAS
 COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
 The Plat and area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for On-Site Stormwater Facilities.
 As required by Navarro County Authorized Agent.
 Approved this _____ day of _____, 20____.

Designated Representative, Navarro County _____

- PRIVATE ROAD STATEMENT
- Navarro County will never accept or maintain the roads unless they meet the county standards as set by the state of acceptance.
 - The roads will be maintained in perpetuity by the owners of the subdivision, and must contain maintenance for assessing the owners to produce adequate revenue for perpetual maintenance.
 - Requirement that every deed contain notice to the grantee that all streets are private, and the owners will be responsible for maintenance, and the quality of the roads may affect access by public services such as police, fire, and EMS.

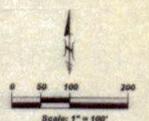
- Notes:
- According to the owner, there are no liens on this property.
 - According to the Federal Emergency Management Agency (FEMA) Flood map for this area, Map Number 48349C0250, with an effective date of June 5, 2012, no part of the property shown herein is within a designated flood zone. No warranty, expressed or implied, is given regarding the flood status of the above shown.
 - Contours shown herein are based on STRATMAP data provided by the Texas Natural Resources Information System (TNRIS). The vertical datum for the contours is the North American Vertical Datum of 1985 (NAVD 85).
 - The location of the underground pipelines shown herein are approximate and based on pipeline markers which were located. Remedial easement documents for the pipelines were not found and the width of the easement or easements is unknown.

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

That I, Michael Peterson, R.P.S., do hereby certify that I prepared this plat and the field notes make a part thereof from an actual and accurate survey of the land and 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 29th day of MAY, 2025.

Michael Peterson, R.P.S. 6892



RAYMOND SURVEY & MAPPING
 202 W. Buena Street, Groesbeck, Texas 75842
 ray@rayms.com | 254-729-8790

Drawn By: _____
 Check By: _____
 Date: _____
 Job No: _____
 Client: _____
 Project: _____

Subdivision Plat of Double D Acres, Samuel Benton Survey, A-44, Navarro County, Texas

The division of property is made pursuant to the provisions of the Subdivision Act, Chapter 201, of the Texas Civil Statutes.