

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoung@navarrocounty.org
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: [X] Preliminary [ ] Final [ ] Replat/Amendment

Proposed name of subdivision: Prairie Land Addition

Acreage of subdivision: 40 Number of proposed lots: 8

Name of Owner: Triple Ridge Investments, LLC

Address: 114 East 3rd Ave Corsicana TX 75110

Phone number: 903-654-8652 Email: jake@navarrocountyabstract.com

Surveyor: Wayne Beets - Rocking B

Address: P.O. Box 5052

Phone number: 903-288-6810 Fax Number:

Email: wayne@rockingb-surveying.com

Physical location of property: NCR 2160 Kerens Tx

Legal Description of property: H H Horn ABST Tract 23 40.22 Acres EP# 40689

Intended use of lots (check all that apply):

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

Property located within City Extra Territorial Jurisdiction (ETJ)?

[ ] Yes [X] 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.

Signature of Owner

12-17-25

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:



**FINAL PLAT OF PRAIRIE LAND RANCH,  
JAMES BERRY SURVEY, ABSTRACT No. 122,  
NAVARRO COUNTY, TEXAS**



- LEGEND**
- 1. Contour Interval
  - 2. V.P. (Vertical Point)
  - 3. L.P. (Level Point)
  - 4. H.P. (High Point)
  - 5. M.P. (Mean Point)
  - 6. P.M. (Profile Mark)
  - 7. B.M. (Benchmark)
  - 8. T.M. (Tide Mark)
  - 9. S.M. (Spot Mark)
  - 10. W.M. (Water Mark)
  - 11. R.M. (Reference Mark)
  - 12. C.M. (Corner Mark)
  - 13. E.M. (Elevation Mark)
  - 14. F.M. (Fixed Mark)
  - 15. S.M. (Spot Mark)
  - 16. W.M. (Water Mark)
  - 17. R.M. (Reference Mark)
  - 18. C.M. (Corner Mark)
  - 19. E.M. (Elevation Mark)
  - 20. F.M. (Fixed Mark)

I, Wayne Beets II, P.L.S. No. 6038, do hereby certify that the Plat of Survey shown hereon is a correct and accurate representation of the property lines, and dimensions thereon as 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: 02/23/2026  
  
 Wayne Beets II  
 Registered Professional Land Surveyor  
 State of Texas No. 6038  
 LEGAL DESCRIPTION

Being a 11,200 acre tract or parcel of land situated in the Henry H. Horn Survey, Abstract No. 331, Navarro County, Texas, being all of that certain called 40.22 acre tract of land conveyed to Don Mitchell Baxter et al, recorded in Volume 1372, Page 798, Deed Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEARING on a point for corner, at or near the southeast corner of said 40.22 acre tract, and at the Northwest corner of said 40.22 acre tract, and at the Southwest corner of that certain called 10,490 acre tract, conveyed to Don Mitchell Baxter et al, recorded in Volume 1167, Page 133, Deed Records of Navarro County, Texas.

BEING South 30 Degrees 40 Minutes 44 Seconds East, with the East line of said 40.22 acre tract and with the West line of said 10,490 acre tract, passing at a distance of 25.88 feet, a 5/8" iron rod found, continuing on with said corner iron rod along or near a fence, a total distance of 1,088.57 feet to a 1/2" iron rod set (ROCKIN B), within the surveyed margin of NE County Road 3000, at the Southwest corner of said 40.22 acre tract, and at the Southwest corner of said 10,490 acre tract, from which a 5/8" iron rod found bears North 08 degrees 22 minutes 20 seconds East, a distance of 417.40 feet.

BEING South 08 Degrees 20 Minutes 20 Seconds West, generally along or near a fence and with the North line of said 40.22 acre tract, passing the Northwest corner of that certain called 80 acre tract of land conveyed to William Beets Storage recorded in Volume 1624, Page 852, Deed Records of Navarro County, Texas, and continuing on with said corner iron rod, a total distance of 1,635.78 feet to a 1" square iron pipe found, at or near a fence corner, at the Southwest corner of said 40.22 acre tract, and at the Southwest corner of that certain called 60 acre tract of land, conveyed to William Beets Storage and Burnham C. Storage, recorded in Document No. 2008-7793.

BEING North 71 Degrees 24 Minutes 18 Seconds West, generally along or near a fence, with the West line of said 40.22 acre tract, and with the East line of said 80 acre tract, passing at a distance of 1,037.81, a 1" square iron pipe found, at or near a fence corner, continuing on a total distance of 1,030.06 feet to a point for corner, at or near the southeast corner of NE County Road 2180, of the Northwest corner of said 40.22 acre tract, and at the Northwest corner of said 60 acre tract.

BEING North 08 Degrees 12 Minutes 20 Seconds East, along or near the southeast corner of NE County Road 2180 and with the North line of said 40.22 acre tract, a distance of 1,635.78 feet to the POINT OF BEGINNING and CONTAINING 41,200 Acres of Land.



**OWNER'S STATEMENT:**  
 I, TRIPLE RIDGE INVESTMENTS, LLC, do hereby adopt this plat, designating the hereinafter described property as PRAIRIE LAND RANCH, 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 23 day of FEBRUARY, 2026.  
 By: JAKE ORRIGOS (Authorized Representative)  
 SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, on the 23 day of FEBRUARY, 2026.

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 23RD day of FEBRUARY, 2026.  
 County Judge: [Signature]  
 Commissioners Precinct #1: [Signature]  
 Commissioners Precinct #2: [Signature]  
 Commissioners Precinct #3: [Signature]  
 Commissioners Precinct #4: [Signature]

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 23 day of FEBRUARY, 2026.  
 County Clerk: [Signature]  
 STATE OF TEXAS  
 COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:  
 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 Navarro County Authorized Agent.  
 Approved this 23RD day of FEBRUARY, 2026.  
 Designated Rep: [Signature]

- NOTES:**
- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 4834C0200, DATED JUNE 5, 2012.
  - 2) BEARINGS ARE BASED ON MAG NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
  - 3) ALL SET IRON RODS HAVE 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) 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 SURVEYED TRACTS WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED 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.
  - 7) THERE SHALL BE A 10' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND A 10' UTILITY EASEMENT ALONG THE REAR AND SIDES OF ALL LOTS, AS SHOWN.
  - 8) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
  - 9) THERE SHALL BE A 100' BUILDING LINE ALONG THE ROAD FRONTAGE AND A 10' BUILDING LINE ALONG THE REAR AND SIDES OF ALL LOTS.

2026-001433  
 FILED FOR RECORD  
 AT 4:05 O'CLOCK P.M.  
 FEB 23 2026  
 HENRY H. HORN SURVEY  
 ABSTRACT NO. 331

CALLED 10,490 ACRES  
 DON MITCHELL BAXTER ET ALX  
 VOL. 1167, PG. 133  
 D.R.N.C.T.

1" = 100'  
 PREPARED BY:  
  
 P.O. BOX 5052  
 MABANK, TEXAS 75147  
 FIRM NO. 10191744  
 903-288-6810  
 JOB NO. 2025-498