

11

Cancellation of Plat: North Town Acres, Block A, Lots 24R1, 24R2, 24R3, & 24R4

The word "CANCELLED" shall be stamped across the platted area.

Every plat or portion of a plat of a subdivision which is being cancelled shall contain the following inscription:

WHEREAS, Sunrise Group Property Management, LLC, presented to the Navarro County Commissioners Court this cancellation for approval (plat of area to be cancelled must be attached); and

WHEREAS, at its meeting on July 13th, 2026, the Navarro County Commissioners Court approved this cancellation;

WHEREAS, the original plat was filed for record in the Plat records of Navarro County, Texas on February 9, 2026 and recorded in Volume 11 Page 6, of the plat records of Navarro County, Texas; and

WHEREAS, Sunrise Group Property Management, LLC is the owner of the property described in this plat; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Sunrise Group Property Management, LLC, owner of the property described in this plat, does hereby cancel all of the subdivision, including all dedicated easements or roadways, to reestablish the property as acreage tracts as it existed before the subdivision. (*Tex. Loc. Gov't Code § 232.008*)

EXECUTED this the 13th day of JULY, 2026.

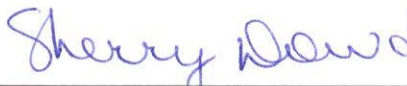
CERTIFICATION OF CANCELLATION

I, H. M. Davenport, County Judge of Navarro County, Texas, do hereby certify that this plat originally approved by the Navarro County Commissioners Court on the 9th day of FEBRUARY, 2026 and recorded in Volume 11, Page 6, of the plat records of Navarro County, has been presented to the Navarro County Commissioners Court for cancellation and that the Navarro County Commissioners Court on this 13th day of JULY, 2026, did hereby cancel this plat or portion of the plat, so that it shall no longer have any force or affect.



H.M. Davenport, Navarro County Judge

Attest:



Sherry Dowd, Navarro County Clerk





11

NAVARRO COUNTY OFFICE OF PLANNING & DEVELOPMENT



601 N. 13th Street Suite 1
Corsicana, TX 75110

APPLICATION FOR CANCELLATION OF ALL OR PART OF A SUBDIVISION PLAT

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 review fee and all other required information prior to submittal to Commissioners Court.

Name of subdivision: Northtown Acres Replat

Acreage of subdivision: 5.12 Acres, Acreage of area to be cancelled: 5.12 Acres

Please attach survey of area to be cancelled.

Name of Owner: Sunrise group property management LLC

Address: 12100 Ford rd suite #304, Farmers branch, TX, 75234

Phone number: 203 654 1071

Physical location of property: CR0020, Corsicana, TX

Legal Description of property: _____

Reason(s) for cancellation: deed restrictions dont allow subdividing

Please attach field notes of area to be cancelled.

Intended use of property after cancellation.

☒ Residential (single family) ☐ Residential (multi-family) ☐ Commercial/Industrial

☒ Other (please describe) Agriculture Hay baily

Property located within city ETJ?

☐ Yes ☒ No If yes, name if city: _____

The following documents must accompany this request.

Letters of consent from:

1. All registered owners of lands encompassed by the application.
2. All parties having a registered interest in the lands (i.e. mortgage holder, companies having rights-of way and/or easements, caveat holders, etc.)
3. Certified copy(s) of Tax Certificates
4. Location of existing dwellings and/or any buildings on the parcel.
5. If the cancellation would encompass a road right-of-way, a copy of a road closure affidavit stating that no parcel shall remain land locked.

I understand that it is necessary for me or my authorized agent to be present at the Commissioners Court hearing.

Tuneeth Palichuk
Signature of owner

5-19-2026
Date

