



NAVARRO COUNTY

Stanley Young – Director

601 N. 13th Street Suite 1
Corsicana, Texas 75110
Ph. 903-875-3312
Fax 903-875-3314

syoun@navarrocounty.org

APPLICATION FOR RE-PLAT

General Location of Property: 560 FM 1838, DAWSON, TX 76639

Name of Subdivision: TLH COUNTRY ESTATES LOT 3

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

Name of Owner: JAMES AND CINDY MORRIS

Mailing Address: 560 FM 1838 DAWSON, TX 76639

Phone Number: 512-948-5941

Email: cymorris102@gmail.com

Owner Signature: James Morris Cindy Morris

Surveyor preparing plat: BRUCE SURVEYORS

Mailing Address: P.O. Box 541, CORSICANA, TX 75151

Phone Number: 903-822-0113

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:

CENDY MORRIS
560 FM 1838
DAWSON, TX 76639

Legal Description

C0725 COUNTRY ESTATES TLH LOT 3 10.07
ACRES S# C00384307A

Fiduciary Number: 22164798

Parcel Address: 560 FM 1838

Legal Acres: 10.0700

Account Number: 53226

Certificate No: 254659247

Certificate Fee: \$10.00 CASH

Print Date: 06/11/2026 09:02:41 AM

Paid Date: 06/11/2026

Issue Date: 06/11/2026

Operator ID: LDERDEN

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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

HOMESTEAD OPEN SPACE 1-D-1

Certified Owner:

MORRIS JAMES H JR & CENDY
PO BOX 281
DAWSON, TX 76639
UNITED STATE

Certified Tax Unit(s):

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

2025 Value:	200,580
2025 Levy:	\$363.70
2025 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: CUSTPAY

Issued By:

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

LOT NO. 2

J.B. TRENT SURVEY
ABSTRACT NO. 811

1/2" rod set
orange cap
BRUCE
10064000

5/8" rod
found

N58°36'26"E

1081.47'

SURVEY
LINE

1838
FARM ROAD

LOT NO. 3R-1
7.98 ACRES

James Morris, Jr., and Cendy Morris

Doc. No. 2905

April 29, 2010

10064000

531°54'35"E 175.26'

558°36'23"W

449.60'

1/2" rod set
orange cap
BRUCE
10064000

558°36'23"W
120.45'

N58°36'23"E

120.45'

175.26'

31°54'35"E

1/2" rod set
orange cap
BRUCE 10064000

558°36'23"W

175.26'

564°08'14"W

N64°08'14"E

468.34'

468.34'

LOT NO. 3R-2

2.12 ACRES

586.20'

130.12'

531°54'35"E 406.00'

1/2" rod set
orange cap
BRUCE 10064000

531°54'35"E 406.00'

1/2" rod set
orange cap
BRUCE 10064000

531°54'35"E 406.00'

1/2" rod set
orange cap
BRUCE 10064000

531°54'35"E 406.00'

1/2" rod set
orange cap
BRUCE 10064000

531°54'35"E 406.00'

1/2" rod set
orange cap
BRUCE 10064000

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1/2" rod set
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1/2" rod set
orange cap
BRUCE 10064000

531°54'35"E 406.00'

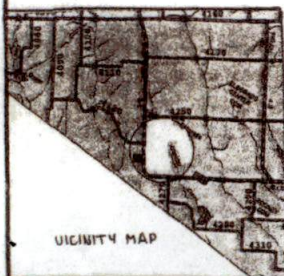
C.B. ROBERTS SURVEY
ABSTRACT NO. 919

point in
concrete at
base of 9"
wood post

NOTE: THE TRACT SHOWN DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FIRM
MAP NUMBER 48349C07000, EFFECTIVE DATE 06-05-2012.

LOT NO. 4
Zachary D. Langeneeger
and wife,
Ashley N. Lang
Doc. No. 2905 April 29, 2010

SCALE 1"=100'



VICINITY MAP

REPLAT OF LOT NO. 3
LOT NO. 3R-1 AND LOT 3R-2
TLH COUNTRY ESTATES
J. B. TRENT SURVEY A-811
C. B. ROBERTS SURVEY A-919
NAVARRO COUNTY, TEXAS

STATE OF TEXAS:

COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JAMES MORRIS, JR., AND CENDY MORRIS ARE THE OWNERS OF THIS LOT, CONVEYED TO US IN WARRANTY DEED DATED APRIL 29, 2010, AND RECORDED IN DOCUMENT NUMBER 2905 IN THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING LOT 3 OF THE TLH COUNTRY ESTATES, AS PER PLAT RECORDED IN VOLUME 6 PAGE 181 IN THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

NOW, THEREFORE BE IT KNOWN THAT WE, THE AFORESAID DO HEREBY ADOPT THIS PLAT DESIGNATED AS A REPLAT OF LOT NO. 3, BEING LOT NO. 3R-1 AND LOT NO. 3R-2 OF THE TLH COUNTRY ESTATES SITUATED IN THE J. B. TRENT SURVEY, ABSTRACT NO. 811 AND IN THE C. B. ROBERTS SURVEY, ABSTRACT NO. 919, IN NAVARRO COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND SET BACK LINES TO THE PUBLIC AND UTILITY COMPANIES IN SO FAR AS OUR INTERESTS MAY APPEAR.

NOW, THEREFORE BE IT KNOWN THAT WE, THE AFORESAID DO HEREBY ADOPT THIS PLAT DESIGNATED AS A REPLAT OF LOT NO. 3, NOW BEING LOT NO. 3R-1 AND LOT NO. 3R-2 OF THE TLH COUNTRY ESTATES.

WITNESS MY HAND ON THIS THE 11th DAY OF June 2026.

JAMES MORRIS, JR.

CENDY MORRIS

STATE OF TEXAS:

COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

THAT I, Darlene Kramer, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JAMES MORRIS, JR., AND CENDY MORRIS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING AND THAT THEY EXECUTED TO ME FOR THE PURPOSE HEREIN EXPRESSED, ON THIS THE 11th DAY OF JUNE 2026.

NOTARY PUBLIC

STATE OF TEXAS:

COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

THAT I, BOBBY E. BRUCE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4890, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, ON THIS THE 2nd DAY OF JUNE, 2026.

BOBBY E. BRUCE
BRUCE SURVEYORS
FIRM NUMBER 10064000
P. O. BOX 541 CORSICANA, TEXAS 75151
903-872-0113



STATE OF TEXAS:

COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE COMMISSIONERS COURT FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED ON THIS THE 11th DAY OF June 2026.

COUNTY JUDGE

COMMISSIONER PCT. 1

COMMISSIONER PCT. 2

COMMISSIONER PCT. 3

COMMISSIONER PCT. 4

STATE OF TEXAS:

COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

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 NAVARRO COUNTY AUTHORIZED AGENT.

APPROVED THIS THE 11th DAY OF June 2026.

DESIGNATED REPRESENTATIVE, NAVARRO COUNTY

STATE OF TEXAS:

COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

THAT I, SHERRY DOWD, COUNTY CLERK FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS THE 11th DAY OF June 2026.

SHERRY DOWD