

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: Preliminary X Final Replat/Amendment

Proposed name of subdivision: Long Addition

Acreage of subdivision: 28.65 acres Number of proposed lots: 5

Name of Owner: Lloyd Long

Address: 19000 NW CR 3190 Dawson, Texas 76639

Phone number: Email:

Surveyor: Shallow Creek Land Survey Co.

Address: PO Box 1212 Corsicana, Texas 75151

Phone number: (903) 872-3202 Fax Number:

Email: ericsamford@att.net

Physical location of property: North of FM 709 & West of NW CR 3200

Legal Description of property: ABS A10303 G GENTRY ABST TRACT 3 31. ACRES

Intended use of lots (check all that apply):
X Residential (single family) Residential (multi-family) Commercial/Industrial
Other (please describe)

Property located within city 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 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:

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# LONG ADDITION

A DIVISION OF 28.65 AC OF LAND  
IN THE G. GENTRY SURVEY ABSTRACT NO. 303

STATE OF TEXAS  
COUNTY OF NAVARRO; KNOW ALL MEN BY THESE PRESENTS  
THAT WE, LLOYD & DOLORES LONG, ARE THE SOLE OWNER OF THE HEREIN SHOWN 28.65 ACRE TRACT OF LAND AS SHOWN BY DEED RECORDED AS DOCUMENT NO. 2015 4568. THEREFORE, BE IT KNOWN, THAT THE AFORESAID, ADOPT THIS PLAT DESIGNATED AS THE FINAL PLAT OF THE LONG ADDITION, NAVARRO COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021

LLOYD LONG \_\_\_\_\_ DOLORES LONG \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NAVARRO

Before me the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared, Lloyd Long and Dolores Long, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NAVARRO

Certificate of approval by the Commissioners Court of Navarro County Texas.

Approval this the \_\_\_\_ day of \_\_\_\_\_, 2021

County Judge

Commissioner Precinct # 1 \_\_\_\_\_ Commissioner Precinct # 2 \_\_\_\_\_

Commissioner Precinct # 3 \_\_\_\_\_ Commissioner Precinct # 4 \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NAVARRO:

THE PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE DISPOSAL FACILITIES, TO BE LICENSED BY NAVARRO COUNTY AUTHORIZED AGENT.

DESIGNATED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF NAVARRO

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 \_\_\_\_\_, 2021.

COUNTY CLERK

THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAYING THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR CONDUITS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR FUTURE 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 CONDUITS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS TO GO 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 THE PREVIOUS PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO PUBLIC PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR OTHERWISE PROVIDED BY THE UTILITY. CUSTOMER METERS AND SERVICE LINKS ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER.

11/10/2021

According to the Community Flood Map No. 151400 0511 D, dated June 6, 2012 of the Federal Emergency Management Agency, Flood Insurance Rate Map, this property is within Flood Zone X.

Note: A Flood Determination to outside the 0-4 annual flood elevation.

If this area is not within a special flood hazard zone, this flood elevation does not imply that the property within the structure shown will be free from flooding or flood damage. On rare occasions, special floods can and will occur and flood heights may be increased by wind-whipped waves or storm surges. This flood statement shall not create liability on the part of the surveyor.

28.65 ACRES OF LAND  
PART OF THE LONG TRACT

FIELD NOTES  
NAVARRO COUNTY, TEXAS  
G. GENTRY SURVEY  
ABSTRACT NO. 303

Being all of that certain lot, tract or parcel of land located in the G. Gentry Survey Abstract No. 303, Navarro County, Texas and being part of a certain 28.65 acre tract of land as described in Deed to Lloyd Long and wife, Dolores Long recorded as Document No. 2015 4568 of the Deed Records of Navarro County, Texas, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" IRF and being at the most easterly corner of the said Long tract, the southerly corner of a certain 21.87 acre tract of land as described in Deed to Jack W. Mayfield and wife, Karen A. Mayfield recorded as Document No. 2017 5167 of the Deed Records of Navarro County, Texas, the southeast line of Farm to Market Road No. 708 and in the southerly right-of-way of NW CR 3190;

THENCE, S 47° 58' 18" W, along the northwestern line of said Farm to Market Road No. 708 and the southerly line of the said Long tract 218.87 feet to a 1/2" IRF and being the southerly corner of this tract and the southerly corner of a tract of land as described in Deed to William Vance Pugh recorded as Document No. 2005 1128 of the Deed Records of Navarro County, Texas;

THENCE, W 47° 42' 28" E, along the northwestern line of the said Pugh tract 286.47 feet to a 1/2" IRF and being at all corner of the said Long tract and the southerly corner of the said Pugh tract;

THENCE, S 47° 27' 30" W, along the northwestern line of the said Pugh tract passing a 1 inch by 1 inch square tubing marking the southerly corner of the said Pugh tract and the southerly corner of a tract of land as described in Deed to M. L. French and wife, Betty French recorded as Volume 213, Page 211 of the Deed Records of Navarro County, Texas as 168.47 feet and containing a steel distance of 280.15 feet to a 1/2" IRF and being at the cap (Corner Corner) at an old corner of the said Long tract and the southerly corner of a tract of land as described in Deed to Kathy Jo Wilson recorded as Volume 1842, Page 117 of the Deed Records of Navarro County, Texas;

THENCE, S 47° 27' 30" W, along the northwestern line of the said Wilson tract 297.45 feet to a 1/2" IRF and being at another all corner of the said Long tract, the southerly corner of the said Wilson tract and in the northwestern line of said Farm to Market Road No. 708;

THENCE, S 47° 27' 30" W, along the northwestern line of said Farm to Market Road No. 708 and the southerly line of the said Long tract 511.88 feet to a 1/2" IRF and being at the beginning of a curve to the left having a radius of 2843.85 feet, an angle of 10° 18' 00" over a chord that bears S 29° 22' 18" W, 142.20 feet;

THENCE, along said curve to the left 158.13 feet to a 1/2" IRF and being at NW CR 3190;

THENCE, S 60° 32' 00" W (Reference Bearing), with said NW CR 3190 and the southerly line of the said Long tract 184.67 feet to a point in said survey used for the most southerly corner of this tract which is a 1/2" IRF and being at the corner point bears S 27° 46' 47" W, 42.88 feet;

THENCE, through the said Long tract as follows: N 27° 46' 47" W, 128.17 feet to a 1/2" IRF and being at the corner point (Reference Bearing) by the southerly corner of this tract and S 60° 32' 21" E, 1492.40 feet to a corner right to be said NW CR 3190 in the northwestern line of the said Long tract and the southerly corner of this tract from which a 1/2" IRF and being at the corner point bears S 20° 07' 12" W, 812.29 feet;

THENCE, S 20° 07' 12" W, with said NW CR 3190 and along the northwestern line of the said Long tract 102.81 feet to the POINT OF BEGINNING AND CONTAINING 28.65 ACRES OF LAND MORE OR LESS.

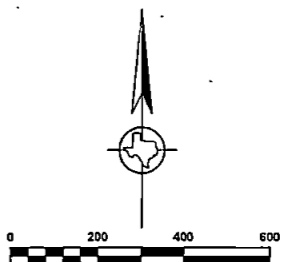
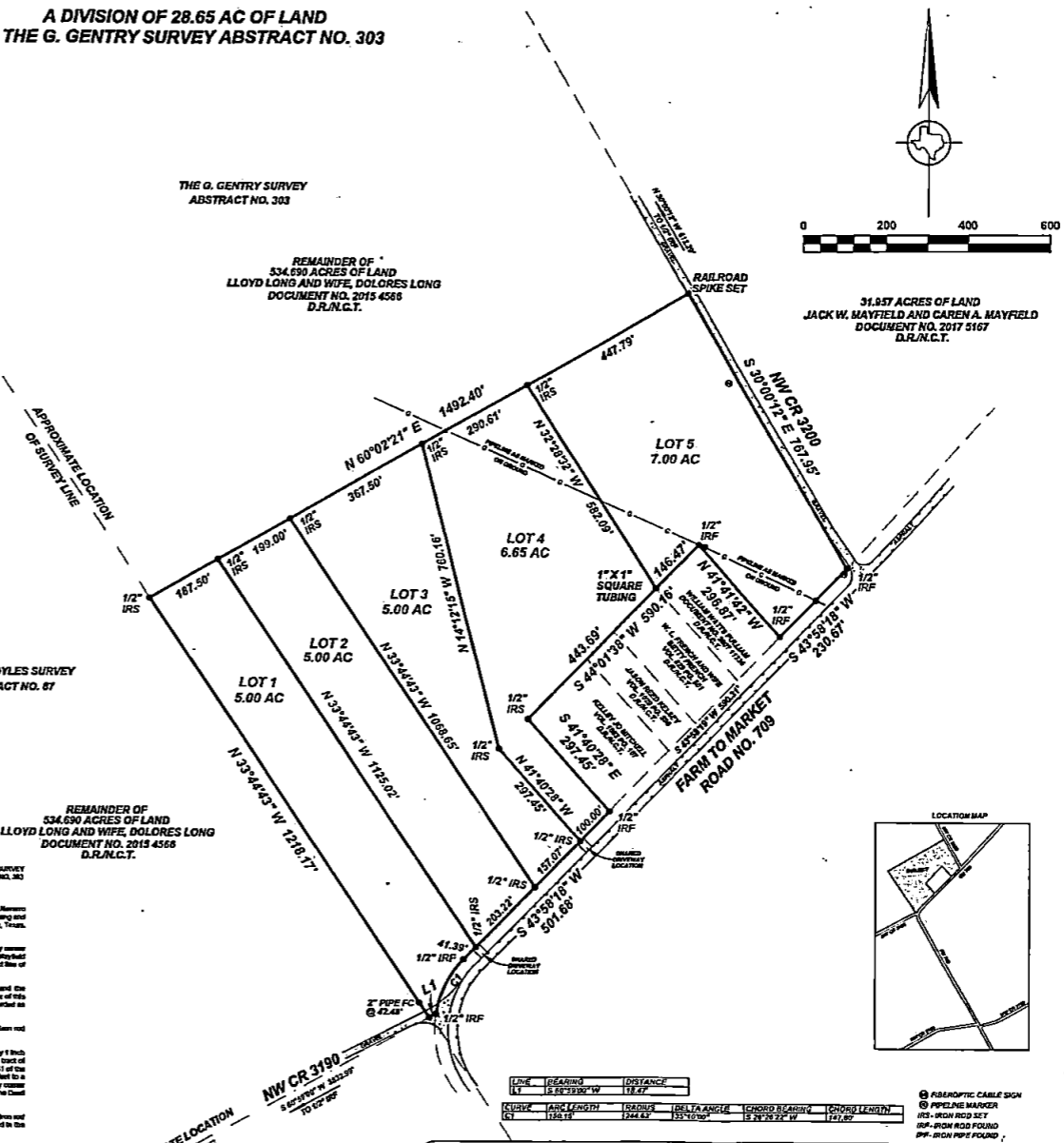
\*BARS OF DEPARTURE are southerly line of the said Long tract Document No. 2015 4568

THE G. GENTRY SURVEY  
ABSTRACT NO. 303

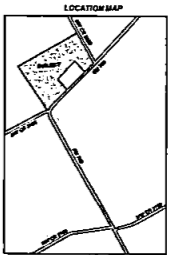
REMAINDER OF  
334.630 ACRES OF LAND  
LLOYD LONG AND WIFE, DOLORES LONG  
DOCUMENT NO. 2015 4568  
D.R.N.C.T.

THE W. BOYLES SURVEY  
ABSTRACT NO. 87

REMAINDER OF  
334.630 ACRES OF LAND  
LLOYD LONG AND WIFE, DOLORES LONG  
DOCUMENT NO. 2015 4568  
D.R.N.C.T.



31.857 ACRES OF LAND  
JACK W. MAYFIELD AND CAREN A. MAYFIELD  
DOCUMENT NO. 2017 5167  
D.R.N.C.T.



LINE	BEARING	ANGLE	DISTANCE
1	S 60°32'21" W		1492.40'
2	S 20°07'12" W		102.81'
3	S 47°27'30" W		297.45'
4	S 47°27'30" W		286.47'
5	S 47°27'30" W		218.87'
6	S 47°27'30" W		168.47'
7	S 47°27'30" W		158.13'
8	S 47°27'30" W		142.20'
9	S 47°27'30" W		128.17'
10	S 47°27'30" W		112.81'
11	S 47°27'30" W		102.81'
12	S 47°27'30" W		81.29'
13	S 47°27'30" W		42.88'
14	S 47°27'30" W		27.46'
15	S 47°27'30" W		18.47'

I, Eric Starling Samford, R.P.L.S., 5813, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of February 2021 and all corners are as shown hereon. This survey was performed with the benefit of a title commitment and shows only those easements the surveyor was made aware of.

PRELIMINARY RELEASED (2/26/2021) FOR REVIEW PURPOSES ONLY.  
Preliminary, this document shall not be recorded for any purpose and shall not be used or relied on or used upon as a final survey document.

Eric Starling Samford, Registered Professional Land Surveyor No. 5813

DATE: FEBRUARY 8, 2021	SCALE: 1" = 200'
SURVEY: G. GENTRY	ABSTRACT NO. 303
W. O. # 21-0098-2	DRAWN BY: B. WILSON
PLAT FOR: LONG	FIRM REGISTRATION NO. 15327
<b>SHALLOW CREEK LAND SURVEY CO. P.O. BOX 4212 CORSIANA, TEXAS 75151 (803) 672-3202</b>	