



NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocounty.org

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

APPLICATION FOR RE-PLAT

Fee: \$150

General Location of Property: NE CR 0190
Name of Subdivision: Raymond Hayes Subdivision, AKA Beasley Farm
Number of existing lots owned: 1
Proposed number of new lots: 2

Name of Owner: Robert Raindle
Mailing Address: 702 SW 3rd Street Kerens, Texas 75144
Phone Number: (903) 602-6129
Owner Signature: _____

Surveyor preparing plat: Shallow Creek Survey Co.
Mailing Address: PO Box 1212 Corsicana, TX 75151
Phone Number: (903) 872-3202

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: _____

FINAL PLAT OF TRACT 5-A2 AND TRACT 5-C

REPLAT OF TRACT 5-A OF RAYMOND HAYES SUB-DIVISION (A.K.A. BEASLEY FARM)

T. PRATT SURVEY ABSTRACT NO. 645
NAVARRO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS
THAT I, ROBERT RAINDLE, AM THE SOLE OWNER OF THE HEREON SHOWN TRACT 5-A AS SHOWN BY DEED RECORDED AS DOCUMENT NO. 2010 7190, THEREFORE, BE IT KNOWN, THAT THE AFORESAID, ADOPT THIS PLAT DESIGNATED AS THE FINAL PLAT OF TRACT 5-A2 AND TRACT 5-C OF THE RAYMOND HAYES SUB-DIVISION (A.K.A. BEASLEY FARM), NAVARRO COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS ____ DAY OF _____ 2021

ROBERT RAINDLE

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, Robert Raindle, 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 ____ 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 PAIVING THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER OR ACROSS THE EASEMENT AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL 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 GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND 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 PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PUBLIC PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY. CUSTOMER METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER.

FIELD NOTES
3.14 ACRES OF LAND
PART OF TRACT 5-A2 RAYMOND HAYES SUB-DIVISION (A.K.A. BEASLEY FARM)
NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the T. Pratt Survey Abstract No. 645 Navarro County, Texas and being part of Tract 5-A2 Raymond Hayes Sub-Division (A.K.A. Beasley Farm) as shown by Plat recorded in Volume 6, Page 13 of the Public Records of Navarro County, Texas as described in Deed to Robert Hayes recorded on December 20, 2010 in the Public Records of Navarro County, Texas, and be the parcel of land being replatted as follows:

RESERVED: A 1.00 acre of land (Tract 5-C) the southerly corner of Tract 5-A2 and the westerly corner of Tract 5-C of said Raymond Hayes Sub-Division (A.K.A. Beasley Farm) from then and hereon a 12' from the north end of the 12' x 12' x 12' x 12' feet lot and a 12' from the west end of the 12' x 12' x 12' x 12' feet lot.

TRACT 5-A2, 3.14 ACRES OF LAND, being the southerly line of said Tract 5-A2 and the westerly corner of said Tract 5-A2 and the southerly corner of said Tract 5-C of said Raymond Hayes Sub-Division (A.K.A. Beasley Farm) from then and hereon a 12' from the north end of the 12' x 12' x 12' x 12' feet lot and a 12' from the west end of the 12' x 12' x 12' x 12' feet lot.

TRACT 5-C, 1.00 ACRE OF LAND, being the southerly line of said Tract 5-C and the westerly corner of said Tract 5-C of said Raymond Hayes Sub-Division (A.K.A. Beasley Farm) from then and hereon a 12' from the north end of the 12' x 12' x 12' x 12' feet lot and a 12' from the west end of the 12' x 12' x 12' x 12' feet lot.

TRACT 5-A2, 3.14 ACRES OF LAND, being the southerly line of said Tract 5-A2 and the westerly corner of said Tract 5-A2 and the southerly corner of said Tract 5-C of said Raymond Hayes Sub-Division (A.K.A. Beasley Farm) from then and hereon a 12' from the north end of the 12' x 12' x 12' x 12' feet lot and a 12' from the west end of the 12' x 12' x 12' x 12' feet lot.

FIELD NOTES
4.004 ACRES OF LAND
PART OF TRACT 5-A2 RAYMOND HAYES SUB-DIVISION (A.K.A. BEASLEY FARM)
NAVARRO COUNTY, TEXAS

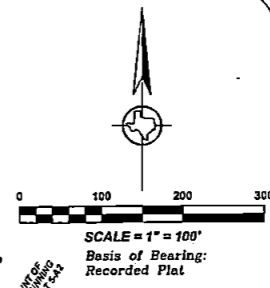
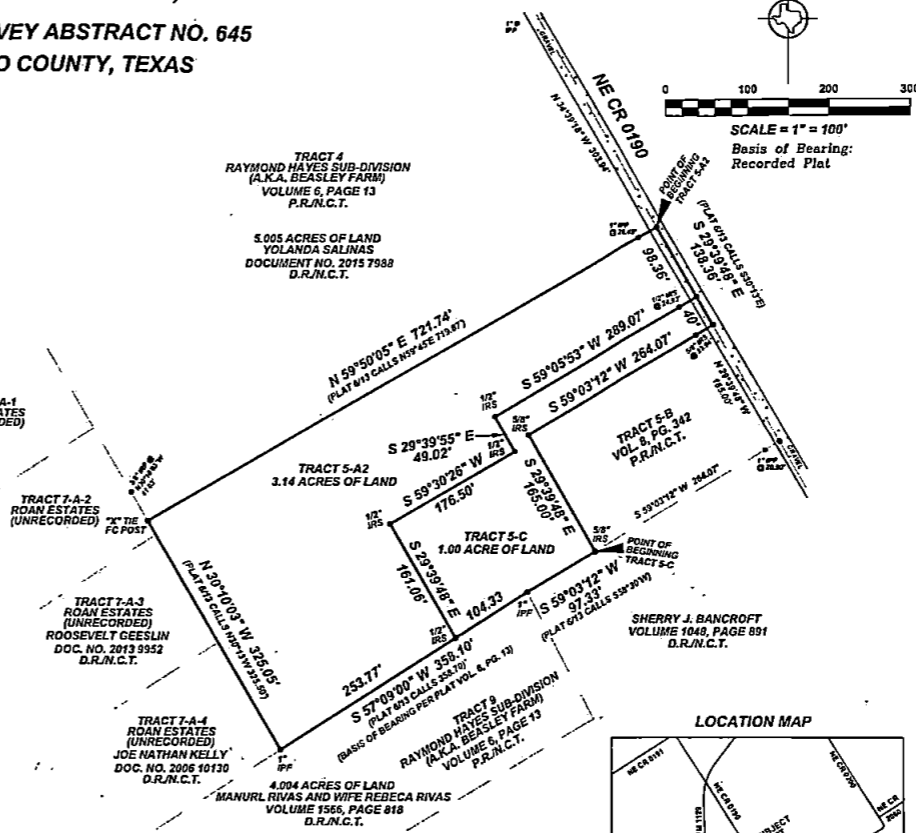
Being all of that certain lot, tract or parcel of land located in the T. Pratt Survey Abstract No. 645 Navarro County, Texas and being part of Tract 5-A2 Raymond Hayes Sub-Division (A.K.A. Beasley Farm) as shown by Plat recorded in Volume 6, Page 13 of the Public Records of Navarro County, Texas as described in Deed to Robert Hayes recorded on December 20, 2010 in the Public Records of Navarro County, Texas, and be the parcel of land being replatted as follows:

RESERVED: A 1.00 acre of land (Tract 5-C) the southerly corner of Tract 5-A2 and the westerly corner of Tract 5-C of said Raymond Hayes Sub-Division (A.K.A. Beasley Farm) from then and hereon a 12' from the north end of the 12' x 12' x 12' x 12' feet lot and a 12' from the west end of the 12' x 12' x 12' x 12' feet lot.

TRACT 5-A2, 4.004 ACRES OF LAND, being the southerly line of said Tract 5-A2 and the westerly corner of said Tract 5-A2 and the southerly corner of said Tract 5-C of said Raymond Hayes Sub-Division (A.K.A. Beasley Farm) from then and hereon a 12' from the north end of the 12' x 12' x 12' x 12' feet lot and a 12' from the west end of the 12' x 12' x 12' x 12' feet lot.

TRACT 5-C, 1.00 ACRE OF LAND, being the southerly line of said Tract 5-C and the westerly corner of said Tract 5-C of said Raymond Hayes Sub-Division (A.K.A. Beasley Farm) from then and hereon a 12' from the north end of the 12' x 12' x 12' x 12' feet lot and a 12' from the west end of the 12' x 12' x 12' x 12' feet lot.

TRACT 5-A2, 4.004 ACRES OF LAND, being the southerly line of said Tract 5-A2 and the westerly corner of said Tract 5-A2 and the southerly corner of said Tract 5-C of said Raymond Hayes Sub-Division (A.K.A. Beasley Farm) from then and hereon a 12' from the north end of the 12' x 12' x 12' x 12' feet lot and a 12' from the west end of the 12' x 12' x 12' x 12' feet lot.



OWNER:
ROBERT RAINDLE
702 SW 3RD STREET
KERENS, TEXAS 75144.

I, Eric Stading-Bancroft, P.L.L.C. 2021, do hereby certify that the plat shown herein accurately represents the results of an all the ground survey made under the direction and supervision during the month of November 2020 and all corners are as shown thereon. I, or this survey for any other purpose or by other parties shall be of no effect unless the plat is underwritten by me and is responsible for any and all resulting therefrom. This certificate is not a representation of ownership of title or a guarantee of ownership. This survey was prepared without the benefit of a title commitment and shows only those easements the surveyor was made aware of.
PRELIMINARY RELEASED 03/25/2021 FOR REVIEW PURPOSES ONLY.
Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
Eric Stading-Bancroft, Registered Professional Land Surveyor No. 1183

PLAT DOCUMENT # 2021
REVISED 02/24/2021
SCALE: 1" = 100'
REPLAT OF THE RAYMOND HAYES SUB-DIVISION (A.K.A. BEASLEY FARM)
BY: E.L. HANDELS
DATE: 02/24/2021
SURVEY FOR: RANGLER
FIELD RECORD # 10000-21
SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 1212
CORSIKANA, TEXAS 75151
(802) 872-3202