

GENERAL NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011) Epoch 2010.00, as derived by Global Navigation Satellite System Observations utilizing RTN Network and Trimble VRS.
2. By graphical scaling according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 48349C0550D having an Effective Date of 06/04/2012 and according to data made available at www.fema.gov/flood-maps/national-flood-hazard-layer FEMA's National Flood Hazard Layer (NHFL) GIS Viewer, Published 07/18/2021 V.1.1.10 this tract lies within Zone-X
3. Property lines shown outside the boundary of the subject tract may not have been surveyed on the ground and are shown as graphical depiction based on recorded information and available tax maps.
4. Coordinates shown hereon are referenced to the Texas State Plane Coordinate System of 1983 (NAD83), Texas North Central Zone 4202 (TXNC-4202).
5. A General/Blanket Easement to Lone Star Gas Company recorded in CC# V.753, P. 641 affects subject tract.
6. A General/Blanket Easement to Gulf Oil Corporation recorded in CC# V.518, P. 347)
7. Lot Corners within private drive are to be set at 30' offsets.

PLATTING NOTES:

1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
3. Navarro County will not be responsible for the maintenance and operation of said drainage ways for or the control of erosion.
4. Navarro County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

PRIVATE DRIVE STATEMENT:

Navarro County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Navarro County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

OWNERS CERTIFICATION

STATE OF TEXAS §

COUNTY OF NAVARRO§

Whereas **Land Baron, LLC** a Texas Limited Liability corporation is the owner of that certain tract of land situated in the J. Toole Survey, Abstract No. 799 and the B.B.B. C.R.R. Survey, Abstract No. 136, Navarro County, Texas; said tract being Part of Lot 99, Eldorado Ranch Subdivision, an Addition to the County of Navarro, according to the plat thereof recorded in Volume 2, Page 45 of the Plat Records of Navarro County, Texas (PRNCT), said tract also being all of that certain tract of land described in Warranty Deed With Vendors Lien to John Scott and Debra K. Tobermann recorded in Instrument Number 2012-005496 Deed Records of Navarro County, Texas (DRNCT), and being that same tract of land described in Warranty Deed With Vendors Lien to Land Baron, LLC recorded in Instrument Number 2023-000321 (DRNCT) being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "Wilford RPLS 5973" found in the northwest right of way (ROW) line of County Road SWC 4170, a 30-feet wide ROW according to said Eldorado plat, being the southwest corner of said Lot 99 and said Tobermann tract, being the southeast corner of Lot 101 of said Eldorado plat and that certain tract of land described in Partition Deed Linda H. Morris recorded in Instrument Number 2015-005350 (DRNCT);

THENCE North 31 Degrees 14 Minutes 19 Seconds West, departing said northwest ROW line, with the common line of said Lot 99 and said Lot 101, passing at a distance of 1,662.39 feet, a concrete block found at the base of a railroad tie fence post being the northeast corner of said Morris tract and being the southeast corner of the North 1/2-half of Lot 101 described as "Second Tract" in General Warranty to Annabel Leed Farmer, also known as Annabel Farmer Glass recorded Instrument Number 2022-010219 (DRNCT), **continuing in all a total distance of 3,099.65 feet** to a 1/2-inch capped iron rod with blue cap stamped "Blaze Surveying" set for the northwest corner of said Lot 99 and said Tobermann tract, being the southwest corner of that certain 7.00-acre save and except tract described in said General Warranty Deed to Annabel Farmer and being in the northeast line of said "Second Tract";

THENCE North 59 Degrees 00 Minutes 02 Seconds East, departing said common line of Lot 99 and Lot 101, with the southeast line of said 7.00-acre save and except tract and being generally along a barb-wire fence, **a distance of 1,274.66 feet** to a 2-inch iron pipe found for the northeast corner of said Tobermann tract, being in the northeast line of said Lot 99, in the southwest line of Lot 97 of said Eldorado addition, same being the southeast corner of said 7.00-acre save and except tract and from which point a 2-inch iron pipe found for the common corner of said Lot 99, Lot 97 and Lot 100 and Lot 98 of said Eldorado addition bears North 30 Degrees 58 Degrees 53 Seconds West, a distance of 238.89 feet;

THENCE South 31 Degrees 17 Minutes 46 Seconds East, with said common line of Lots 99 and Lot 97 and the northeast line of said Tobermann tract, **a distance of 3,092.22 feet** to a 1/2-iron rod found at the base of a 12-inch hackberry tree, being in the said northwest ROW line of C.R. SWC 4170, being the common southeast corner of said Lot 99 and said Tobermann tract and the southwest corner of said Lot 97;

THENCE South 58 Degrees 39 Minutes 59 Seconds West, with said northwest ROW line, the southeast line of said Lot 99 and said Tobermann tract, **a distance of 1,277.77 feet** to the **POINT OF BEGINNING** and containing **90.70** acres of land more or less.

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 _____ day of _____, 2023

Designated Representative, Navarro County

OWNERS DEDICATION STATEMENT:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I **LAND BARON, LLC** (owners name) do hereby adopt this plat designating the herein described property as BARON FLATS, an Addition to the County of Navarro, Texas dedicate to the public all streets, highways, alleys, utility and drainage easements, if any to the use of the public forever

Owners Name/Authorized Signatory Date:

STATE OF TEXAS

County of NAVARRO, TX

Sworn to and subscribed before me on the _____ day of _____,

2023_____, by _____ [Name of Principal Signer].
(Seal)

Notary Public Signature

SURVEYORS CERTIFICATE:

I hereby certify that this survey was made on the ground as shown hereon and is true and correct to the best of my knowledge. All lot corners and boundary markers will be placed correctly as shown hereon.

JEFFREY M. MONTANYA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6762
TBPELS FIRM REG. NO. 10194735

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 _____ DAY OF _____, 2023.

County Judge

Commissioner Precinct #1 Commissioner Precinct #2

Commissioner Precinct #3 Commissioner Precinct #4

STATE OF TEXAS §

COUNTY OF NAVARRO KNOW ALL MEN BY THESE PRESENTS

That I, County Clerk for the County of Navarro, Texas do hereby certify that the foregoing plat was filed in my office on the _____ day of _____, 2023.

County Clerk



BLAZE SURVEYING &
MAPPING, LLC

PO BOX 1910 ROWLETT, TX 75030
214-544-9239
Info@Blazesurveying.com
TBPELS FIRM NO. 10194735

SURVEYOR:
BLAZE SURVEYING AND MAPPING
PO BOX 1910 ROWLETT, TX 75030
214-544-9239
INFO@BLAZESURVEYING.COM
TBPELS FIRM NO. 10194735

OWNER/DEVELOPER:
LAND BARON,LLC
635 BELTRAND LN,
ROCKWALL, TX 75087
(817)-987-9005

FINAL PLAT OF THE
BARONS FLATS ADDITION LOTS 1-78
BEING A REPLAT OF PART OF LOT NINETY-NINE (99),
ELDORADO RANCH SUBDIVISION (V.2, P.45)
SITUATED IN THE J.TOOLE SURVEY,
ABSTRACT NO. 799 & THE B.B.B. & C.R.R. CO SURVEY,
ABSTRACT NO. 136, NAVARRO COUNTY, TEXAS