FINAL PLAT OF BROOKLYNN RANCH, JAMES BERRY SURVEY, ABSTRACT No. 122, NAVARRO COUNTY, TEXAS

LEGEND

CM CONTROLLING MONUMENT	OHT — OVERHEAD TELEPHONE
◯ 1/2" IRON ROD FOUND	OHP — OVERHEAD ELECTRIC
⊗ 1/2" IRON ROD SET (ROCKIN B)	PIPE FENCE
○ POINT FOR CORNER	METAL FENCE
◯ 1/2" IRON PIPE FOUND	WOOD FENCE
● POWER POLE	WIRE FENCE
Ⓦ WATER METER	CHAINLINK FENCE
CONCRETE R.O.W. MON	△ OVERHEAD ELECTRIC
60D NAIL FOUND	GUY WIRE
FH FIRE HYDRANT	E ELECTRIC PEDESTAL
Ⓖ GAS METER	T TELEPHONE PEDESTAL
Ⓥ WATER VALVE	C CLEANOUT S SEPTIC LID
	ASPHALT PAVING
	GRAVEL/ROCK ROAD OR DRIVE

Texas 811 Know what's below. Call before you dig.

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 08-16-2025
REVISED DATE: 08-27-2025

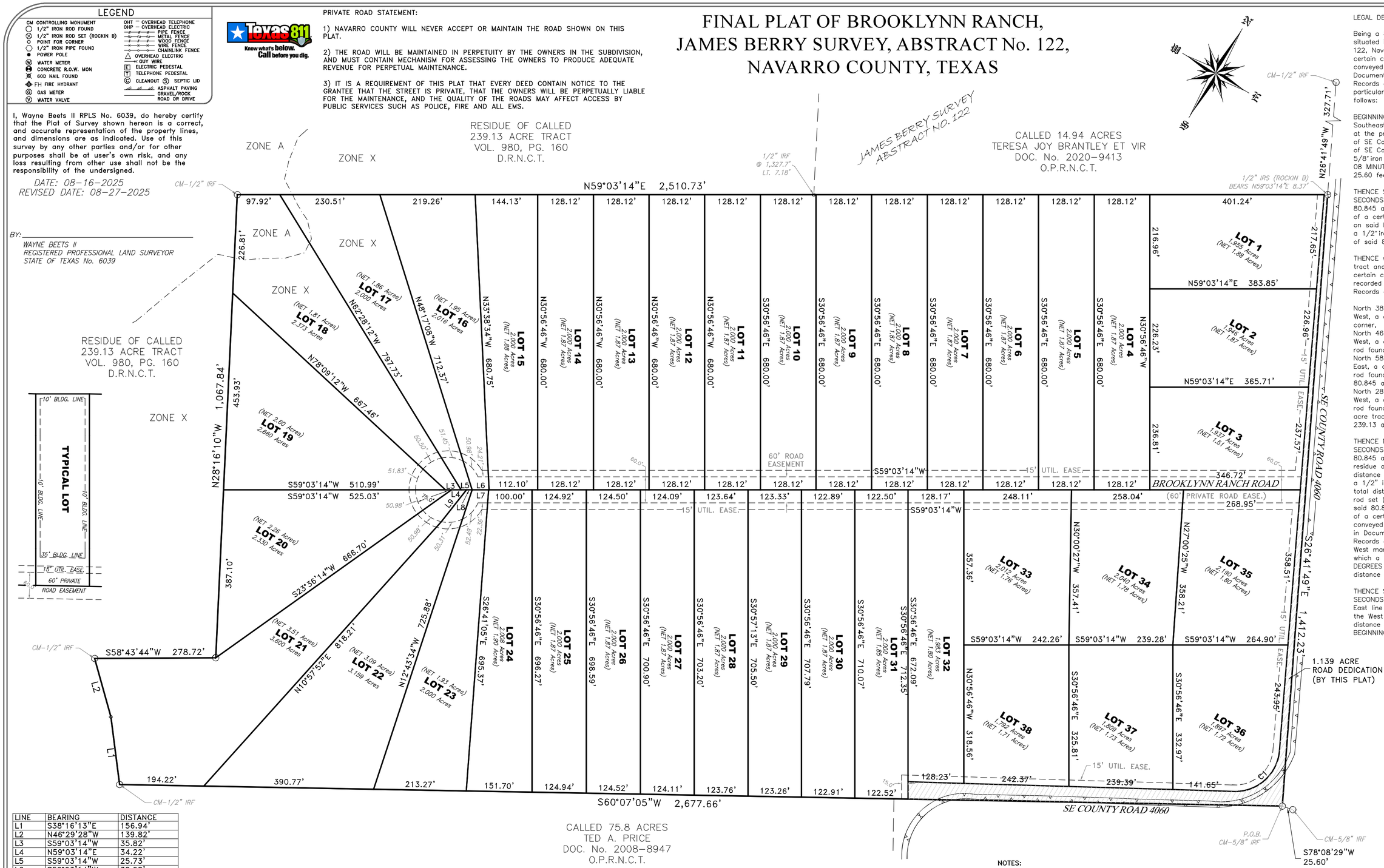
BY: _____
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6039

PRIVATE ROAD STATEMENT:

1) NAVARRO COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROAD SHOWN ON THIS PLAT.

2) THE ROAD WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION, AND MUST CONTAIN MECHANISM FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.

3) IT IS A REQUIREMENT OF THIS PLAT THAT EVERY DEED CONTAIN NOTICE TO THE GRANTEE THAT THE STREET IS PRIVATE, THAT THE OWNERS WILL BE PERPETUALLY LIABLE FOR THE MAINTENANCE, AND THE QUALITY OF THE ROADS MAY AFFECT ACCESS BY PUBLIC SERVICES SUCH AS POLICE, FIRE AND ALL EMS.



LINE	BEARING	DISTANCE
L1	S38°16'13"E	156.94'
L2	N46°29'28"W	139.82'
L3	S59°03'14"W	35.82'
L4	N59°03'14"E	34.22'
L5	S59°03'14"W	25.73'
L6	S59°03'14"W	38.98'
L7	N59°03'14"E	37.95'
L8	S59°03'14"W	13.28'
L9	S07°19'06"W	93.39'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	102.23'	154.32'	140.08'	S16°53'02"W	86°29'28"

OWNER'S STATEMENT:

I, LAND BARON, Inc., do hereby adopt this plat, designating the hereinabove described property as BROOKLYNN RANCH, and do accept this plat as my plan for dividing into Lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____, 2025.

By: _____
CHRIS HACKLER (Authorized Representative)

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2025.

_____
Notary Public

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 the _____ day of _____, 2025.

_____
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 DO HEREBY CERTIFY THAT THE FORGOING PLAT WAS FILED IN MY OFFICE ON THIS

the _____ day of _____, 2025.

_____
COUNTY CLERK

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 _____, 2025.

_____
Designated Rep., Navarro County

NOTES:

1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE A AND ZONE X BY FLOOD INSURANCE RATE MAP NO. 48349C0450D, DATED JUNE 5, 2012.

2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.

3) ALL SET IRON RODS HAVE HAVE A PINK CAP STAMPED "ROCKIN B".

4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.

5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.

6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.

7) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED: AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS 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 CREEKS OR DRAINAGE CHANNELS: AND, NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.

8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS, AS SHOWN.

9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

10) THERE SHALL BE A 35' BUILDING LINE ALONG THE ROAD FRONTAGE AND A 10' BUILDING LINE ALONG THE REAR AND SIDES OF ALL LOTS.

11) ALL LOTS WILL BE SERVED BY GROUND WATER FROM PRIVATE WATER WELLS ON EACH LOT. THESE LOTS CURRENTLY ARE NOT SERVICED BY A PUBLIC WATER SUPPLY COMPANY.

LEGAL DESCRIPTION

Being a 80.845 acre tract or parcel of land situated in the James Berry Survey, Abstract No. 122, Navarro County, Texas, being all of that certain called 80.845 acre tract of land conveyed to Land Barron, Inc.,, recorded in Document No. 2025-7133, Official Public Records of County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found, at the Southeast corner of said 80.845 acre tract and at the projected intersection of the West margin of SE County Road No. 4060, with the centerline of SE County Road No. 4060, from which a 5/8" iron rod found bears, South 78 DEGREES 08 MINUTES 29 SECONDS West, a distance of 25.60 feet;

THENCE South 60 DEGREES 07 MINUTES 05 SECONDS West, with the South line of said 80.845 acre tract, passing the Northeast corner of a certain called 75.8 acre tract, continuing on said line a total distance of 2,677.66 feet to a 1/2" iron rod found, at the Southwest corner of said 80.845 acre tract;

THENCE with the West line of said 80.845 acre tract and with the East line of the residue of a certain called 239.13 acre tract of land, recorded in Volume 980, Page 160, Deed Records of Navarro County, Texas, as follows:

North 38 DEGREES 16 MINUTES 13 SECONDS West, a distance of 156.94 feet to a point for corner,
North 46 DEGREES 29 MINUTES 28 SECONDS West, a distance of 139.82 feet to a 1/2" iron rod found,
North 58 DEGREES 43 MINUTES 44 SECONDS East, a distance of 278.72 feet to a 1/2" iron rod found, at the interior ell corner of said 80.845 acre tract, and
North 28 DEGREES 16 MINUTES 10 SECONDS West, a distance of 1,067.84 feet to a 1/2" iron rod found, at a Northwest corner of said 80.845 acre tract and at an interior ell corner of said 239.13 acre tract;

THENCE North 59 DEGREES 03 MINUTES 14 SECONDS East, with the North line of said 80.845 acre tract and with a South line of said residue of said 239.13 acre tract, passing at a distance of 1,327.7 feet, left of line 7.18 feet, a 1/2" iron rod found, continuing on said line a total distance of 2,510.73 feet to a 1/2" iron rod set (ROCKIN B), at the Northeast corner of said 80.845 acre tract, at the Southeast corner of a certain called 14.94 acre tract of land conveyed to Teresa Joy Brantley et vir, recorded in Document No. 2020-9413, Official Public Records of Navarro County, Texas, and on the West margin of SE County Road 4060, from which a 1/2" iron rod found bears North 26 DEGREES 41 MINUTES 49 SECONDS West, a distance of 327.71 feet;

THENCE South 26 DEGREES 41 MINUTES 49 SECONDS East, along or near a fence, with the East line of said 80.845 acre tract, and with the West margin of SE County Road 4060, a distance of 1,412.23 feet to the POINT OF BEGINNING, Containing 80.845 Acres of Land.

1" = 150'

PREPARED BY:
ROCKIN B SURVEYING, LLC
P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810

JOB NO: 2025-337