Filed and Recorded: 04/18/2023 10:57:12 AM
2023-003222 PLAT Total Pages: 1
Sherry Dowd, Navarro County Clerk

GRISON ESTATES

128.54 ACRES OF LAND
PART OF THE W. BOWEN SURVEY ABSTRACT NO. 69
PART OF THE J. SMITH SURVEY ABSTRACT NO. 726
NAVARRO COUNTY, TEXAS

COMPOSED OF
PARCEL NOS.
42940, 42941, [illegible]

Vol 10
Page 98

2023-003222
FILED FOR RECORD
AT 10:57 O'CLOCK A M.
APR 18 2023
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Yo DEPUTY

OWNER'S CERTIFICATE:

That, Navarro Farm Equipment, LLC, is the sole owners of the described property, and the undersigned authority, do hereby adopt this Final Plat of Grison Estates, City of Corsicana, Navarro County, Texas, and do hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on this plat. Any public utility shall have the right to remove and keep removed all or part 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 any of these strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Corsicana, Navarro County, Texas.

Witness my hand this the 10 day of April 2023.

Jake Griggs (authorized representative)

NOTARY CERTIFICATE:

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jake Griggs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this 10 day of April, 2023.

Notary Signature

JAMIS LARUE WEAVER
Notary Public, State of Texas
Comm. Expires 02-16-2026
Notary ID 128887166

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS

THAT I, Darwin J. Myers ENGINEERING DIRECTOR FOR THE CITY OF CORSICANA, DO HEREBY CERTIFY THAT THIS PLAT WAS SUBMITTED TO MY OFFICE FOR MY INSPECTION AND APPROVAL, AND WAS APPROVED.

Approval this the 6th day of April, 2023

ENGINEERING DIRECTOR

CERTIFICATE OF APPROVAL BY THE CITY PLANNING & ZONING DEPARTMENT

Approval this the 6th day of April, 2023 BY THE CITY PLANNING & ZONING DEPARTMENT OF THE CITY OF CORSICANA, TEXAS.

PLANNING & ZONING MANAGER: Lindsey F. Kay Enoch Bassett

SECRETARY:

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 18TH DAY OF April 2023.

COUNTY CLERK

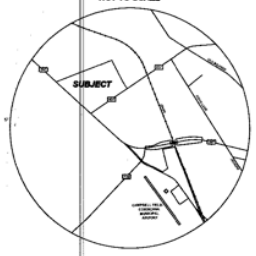
CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION OF NAVARRO COUNTY TEXAS:

APPROVED THIS THE 6 DAY OF April 2023.

CHAIRMAN:

VICE CHAIRMAN:

LOCATION MAP NOT TO SCALE



OWNER:
NAVARRO FARM EQUIPMENT
1115 MILLS PLACE
CORSICANA, TEXAS

FIELD NOTES

126.54 ACRES OF LAND — W. BOWEN SURVEY ABSTRACT NO. 69
PART OF THE NAVARRO FARM EQUIPMENT TRACT — J. SMITH SURVEY ABSTRACT NO. 726
NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the W. Bowen Survey Abstract No. 69 and in the J. Smith Survey Abstract No. 726 Navarro County, Texas and being part of a called 128.00 acre Tract One and part of a called 23.54 acre Tract Two as described in Deed to Navarro Farm Equipment, LLC, recorded as Document No. 2022-009543 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" iron rod found at the easterly corner of the said 128.00 acre Navarro Farm Equipment Tract One tract and in the northwesterly line of Farm to Market No. 637;

THENCE, S 57° 25' 36" W, along the northwesterly line of said Farm to Market Rod No. 637 and the northeasterly line of the said 128.00 acre Navarro Farm Equipment Tract One 2285.34 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southerly corner of this tract from which a 3/8" iron rod found (pink cap TxDot R.O.W.) bears S 57° 25' 36" W, 594.07 feet;

THENCE, through the said 128.00 acre Navarro Farm Equipment Tract One as follows: N 45° 29' 39" W, 470.74 feet to a 1/2" iron rod set (red cap "Shallow Creek") and S 52° 42' 06" W, 759.99 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the northeasterly line of U.S. Highway No. 287 as described in Deed to The State of Texas recorded as Document No. 2022-003751 of the Deed Records of Navarro County, Texas from which a 5/8" iron rod found (pink cap TxDot R.O.W.) bears S 45° 30' 14" E, 333.00 feet;

THENCE, with said U.S. Highway No. 287 as follows: N 45° 30' 14" W, 73.21 feet to a 5/8" iron rod found (pink cap TxDot R.O.W.), N 51° 23' 05" W, 244.75 feet to a 5/8" iron rod found (pink cap TxDot R.O.W.), N 45° 29' 39" W, 647.31 feet to a 5/8" iron rod found (pink cap TxDot R.O.W.), N 24° 02' 26" W, 150.06 feet to a 5/8" iron rod found (pink cap TxDot R.O.W.), N 45° 28' 46" W, 124.86 feet to a 5/8" iron rod found (pink cap TxDot R.O.W.), N 71° 48' 25" W, 56.15 feet to a 5/8" iron rod found (pink cap TxDot R.O.W.) and N 45° 33' 14" W, 159.67 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the westerly corner of this tract from which a 5/8" iron rod found (pink cap TxDot R.O.W.) bears N 45° 33' 14" W, 416.21 feet;

THENCE, through the said 10.19 acre Navarro Farm Equipment Tract Two as follows: N 28° 47' 04" E, 729.96 feet to a 1/2" iron rod set (red cap "Shallow Creek") and N 30° 45' 32" W, 468.34 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the northeasterly line of the said 10.19 acre Navarro Farm Equipment Tract Two from which a 1/2" iron rod found bears S 70° 31' 50" E, 316.31 feet;

THENCE, N 70° 31' 50" E, along the northeasterly line of the said 10.19 acre Navarro Farm Equipment Tract Two, 3483.66 feet to a 2" iron pipe found at the northerly corner of the said 10.19 acre Navarro Farm Equipment Tract Two;

THENCE, S 25° 31' 59" E, along the northeasterly line of the said 10.19 acre Navarro Farm Equipment Tract Two, 575.57 feet to a 1/2" iron rod found at the northerly corner of the said 128.00 acre Navarro Farm Equipment Tract One;

THENCE, along the northeasterly line of the said 128.00 acre Navarro Farm Equipment Tract One as follows: S 25° 09' 26" E, 591.76 feet to a 1/2" iron rod found, S 25° 31' 50" E, 484.97 feet to a 5/8" iron rod found and S 30° 03' 39" E, 447.96 feet to the POINT OF BEGINNING and CONTAINING 128.54 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Document No. 2022-009543

FLOOD NOTE

According to the Community Panel No. 48349C 0450 D, dated June 5, 2012 of the Federal Emergency Management Agency, Flood Insurance Rate Map, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

If this site is not within a special flood hazard area, this flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE	BEARING	DISTANCE
L1	N 69°15'09" W	148.67'
L2	N 45°30'14" W	73.21'
L3	N 51°23'05" W	244.75'
L4	N 45°29'39" W	647.31'
L5	N 24°02'26" W	150.06'
L6	N 45°28'46" W	124.86'
L7	N 71°48'25" W	56.15'
L8	N 45°33'14" W	159.67'
L9	N 40°28'54" W	11.24'
L10	N 45°52'29" W	246.85'
L11	S 25°03'14" E	171.17'
L12	S 25°09'26" E	591.76'
L13	S 25°31'50" E	484.97'
L14	S 30°03'39" E	447.96'

1/2" IRS
WELL
SEPTIC
FIBER BOX
WATER VALVE
FIRE HYDRANT
AIR CONDITIONER
WATER METER
PIPELINE MARKER
TELEPHONE PEDESTAL
BURIED CABLE SIGN
UTILITY POLE
IRS - IRON ROD SET
IRF - IRON ROD FOUND
IPF - IRON PIPE FOUND

STATE OF TEXAS
REGISTERED
ERIC STERLING SAMFORD
5885
PROFESSIONAL
LAND SURVEYOR

I, Eric Sterling Samford, R.P.L.S. 5885, 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 October 2022 and all corners are as shown hereon. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership. This survey was performed without the benefit of a title commitment and shows only those easements the surveyor was made aware of.

Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: OCTOBER 20, 2022	SCALE: 1" = 300'
SURVEY: W. BOWEN SURVEY: J. SMITH	ABSTRACT NO. 69 ABSTRACT NO. 726
W. O. # 22-0208	DRAWN BY: BSW
SURVEY FOR: NELSON	FIRM REGISTRATION NO. 100059-01

SHALLOW CREEK LAND SURVEY CO.
P.O. BOX 1212
CORSICANA, TEXAS 75151
(903) 872-3202