

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoun@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 Final Replat/Amendment

Proposed name of subdivision: FRANCE ADDITION, PHASE II

Acreage of subdivision: 44.39 Number of proposed lots: 27

Name of Owner: John & Ratchnee France

Address: PO Box 277 Rice, Texas 75155

Phone number: (254) 226-0367 Email: ratchneef@gmail.com

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: Latitude 32.253721 Longitude -96.481126

Legal Description of property: ABS A10001 T J CHAMBERS ABST TRACT 8 81.28 ACRES

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

Property located within city ETJ?
Yes 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:

1. A subdivision must be platted if a tract of land is to be divided into 2 or more tracts, any one of which is 10 acres or less or includes land dedicated to common use (easements, parks, roads, etc.)
2. This subdivision will contain: (check one)
 - a. _____ Public Street (any area, parcel, or strip of land (road) which provides vehicular access to adjacent property or land whether designated as a street, highway, freeway, thoroughfare, avenue, land boulevard, road, place, drive, or however otherwise designated and which is either dedicated or granted for public purposes or acquired for public use by prescription.)
 - b. Private road (a vehicular access way under perpetual private ownership and maintenance.)
3. In case of private roads in the subdivision, the following names have been proposed. Please note names cannot be a duplicate of any existing road names in the county.
 - a. Genesis, 0.33 mi.
 - b. _____, _____ mi.
 - c. _____, _____ mi.
 - d. _____, _____ mi.
4. Submit copies of the plat and any associated plans to the following persons 20 days prior to the date that the Planning and Zoning Commission or Commissioners Court is to grant approval or denial of said plat.
 - a. County Commissioner in who's Precinct the subdivision lies.
 - b. County 9-1-1 Coordinator
 - c. County Health Sanitarian or Tarrant Regional Water District representative
 - d. County Floodplain Administrator
 - e. All utility companies, i.e. water, electric, telephone.

THE FOLLOWING SHALL BE ATTACHED TO THIS APPLICATION:

1. A performance bond or irrevocable letter of credit must be issued to the County equal to the estimated cost of construction of the roads and shall remain in effect until the roads are completed in accordance with the Subdivision Regulations and accepted by the Commissioner.
2. Notarized Deed Restrictions or Restrictive Covenants
3. Road construction plans sealed by an Engineer licensed to practice in the State of Texas
4. Drainage plans
5. One Copy on reproducible Mylar 18"x24" for recording
6. Tax certificates, for final plat
7. Letters from utility companies indicating agreements for service
8. Funded service agreements, for final plat
9. Soil Survey and waste disposal plan, final plat

The plat shall include:

Bear the words "Preliminary Plat"/"Final Plat"/"Replat" whichever is applicable

Drawn to scale: No less than 1"= 100'

Proposed name of subdivision

Name of City, County, and State

Name, address, and phone number of subdivider

Name, address, and phone number of designer of plat

Scale, true and grid north points and date of preparation

Location sketch showing relationship to the surrounding area

Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road line, boundary line, block line and building line, whether curved or straight

An accurate boundary survey of the property which is being subdivided, noting the bearings and distances of the sides, same being referenced to original survey lines or established subdivision, showing the lines of all adjacent lands and properties, lines of adjacent streets, alleys and easements, noting width and names of each

Utility easement statement (attached)

Acreage on all lots (Residential 1(one) acre minimum lot size / Commercial 2 (two) acre minimum lot size).

For plats within 5,000 ft. of the Richland Chambers Lake:

An accurate survey of the 315 and 320 MSL contour line

The distances between the 315 and 320 MSL contour lines

The 2000 ft. jurisdictional line for Tarrant Regional Water District

Zoning district classification on land to be subdivided and on adjoining lands

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

THAT WE, JOHN EARL FRANCE AND RATCHNEE FRANCE, ARE THE SOLE OWNERS OF THE PROPERTY HEREON SHOWN AS SHOWN BY DEED RECORDED AS DOCUMENT NO. 2007 8903. THEREFORE, BE IT KNOWN, THAT WE HEREBY, ADOPT THIS PLAT DESIGNATED AS THE FINAL PLAT OF THE FRANCE ADDITION PHASE II, NAVARRO COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS 13th DAY OF JANUARY, 2019

John Earl France
JOHN EARL FRANCE
Ratchnee France
RATCHNEE FRANCE

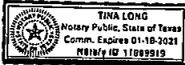
STATE OF TEXAS
COUNTY OF NAVARRO

Before me the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared, John Earl France and Ratchnee France, known to me to be the persons 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 13th DAY OF JANUARY, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01-19-2021



STATE OF TEXAS
COUNTY OF NAVARRO

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

Approve this _____ day of _____, 2020

County Judge

Commissioner Precinct # 1

Commissioner Precinct # 2

Commissioner Precinct # 3

Commissioner Precinct # 4

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 _____, 2020.

COUNTY CLERK

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

THIS THE _____ DAY OF _____, 2020.

NAVARRO COUNTY AUTHORIZED REPRESENTATIVE
STANLEY YOUNG

PRIVATE ROAD STATEMENT

- Navarro County will never accept or maintain the roads unless they meet the county standards to effect on the date of acceptance.
- The roads will be maintained in perpetuity by the owners to the Subdivision, and must contain mechanisms for assessing the owners to produce adequate revenue for perpetual maintenance.
- Agreement that every deed contain notice to the grantee that all streets are 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 EMS.



I, Eric Sterling Sanford, R.P.L.S. 5883, 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 January 2018 and all corners are as shown hereon.

DATE: JANUARY 17, 2019
REVISED: MAY 23, 2019
SURVEY: T.J. CHAMBERS ABSTRACT NO. 1
W. Q. # 18-013
PLAY FOR: FRANCE
FORM REGISTRATION NO. 100925-51

SCALE: 1" = 200'
ABSTRACT NO. 1
DRAWN BY: CES

**SHALLOW CREEK
LAND SURVEY CO.**
P.O. BOX 1212
CORSIANA, TEXAS 75151
(903) 672-3202

Eric Sterling Sanford, Registered Professional Land Surveyor No. 5883



This tract is subject to Restrictions recorded in Vol. 2015, Pg. 1342, of the Deed Records of Navarro County, Texas

FIELD NOTES

44.39 ACRES OF LAND PART OF THE FRANCE TRACT T.J. CHAMBERS SURVEY ABSTRACT NO. 1 NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the T.J. Chambers Survey Abstract No. 1, Navarro County, Texas and being part of a certain 381.540 acre tract of land as described in Deed to Ratchnee France and spouse, John Earl France recorded as Document No. 2007 8903 in the Deed Records of Navarro County, Texas and Tracts 1, 2, 3 & 4 of the France Addition in Tracts by Plat recorded Volume 6, Page 364 of the Plat Records of Navarro County, Texas, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point in the southerly corner of said Tract 4 and the southerly corner of Tract 34 of the Report of Tracts 6, 7 & 8 of the France Addition as shown by Plat recorded Volume 6, Page 364 of the Plat Records of Navarro County, Texas (hereinafter a "1/2" iron rod set (rod cap "Shallow Creek") bears N 13° 51' 51" E, 23.88 feet;

THENCE, with said NE COR 1040 and the southerly line of the said France tract as follows: N 12° 18' 10" W, 508.57 feet to a point in said road for corner and N 12° 21' 17" W, 18.28 feet to a point in said road at the southerly corner of the said France 381.540 acre tract and to the easterly corner of Tract 15 of the J.H. Edgar Subdivision (hereinafter a "1 1/4" iron pipe found bears N 41° 14' 12" W, 157.24 feet;

THENCE, N 41° 14' 12" W, along the southerly line of the said France 381.540 acre tract 826.83 feet to a "1/2" iron rod set (rod cap "Shallow Creek") for the northerly corner of this tract that which is a "1/2" iron pipe found bears N 41° 14' 12" W, 121.83 feet;

THENCE, N 12° 18' 10" W, through the said France 381.540 acre tract 1177.28 feet to a "1/2" iron rod set (rod cap "Shallow Creek") for the southerly corner of this tract;

THENCE, S 75° 18' 09" E, continuing through the said France 381.540 acre tract 1120.00 feet to a "1/2" iron rod set (rod cap "Shallow Creek") for the northerly corner of this tract;

THENCE, S 12° 09' 13" W, continuing through the said France 381.540 acre tract 208.44 feet to the POINT OF BEGINNING and CONTAINING 44.39 ACRES OF LAND BEING HEREON LIES.

TRADES OF BOUNDARIES, see southerly line of Document No. 2007 8903

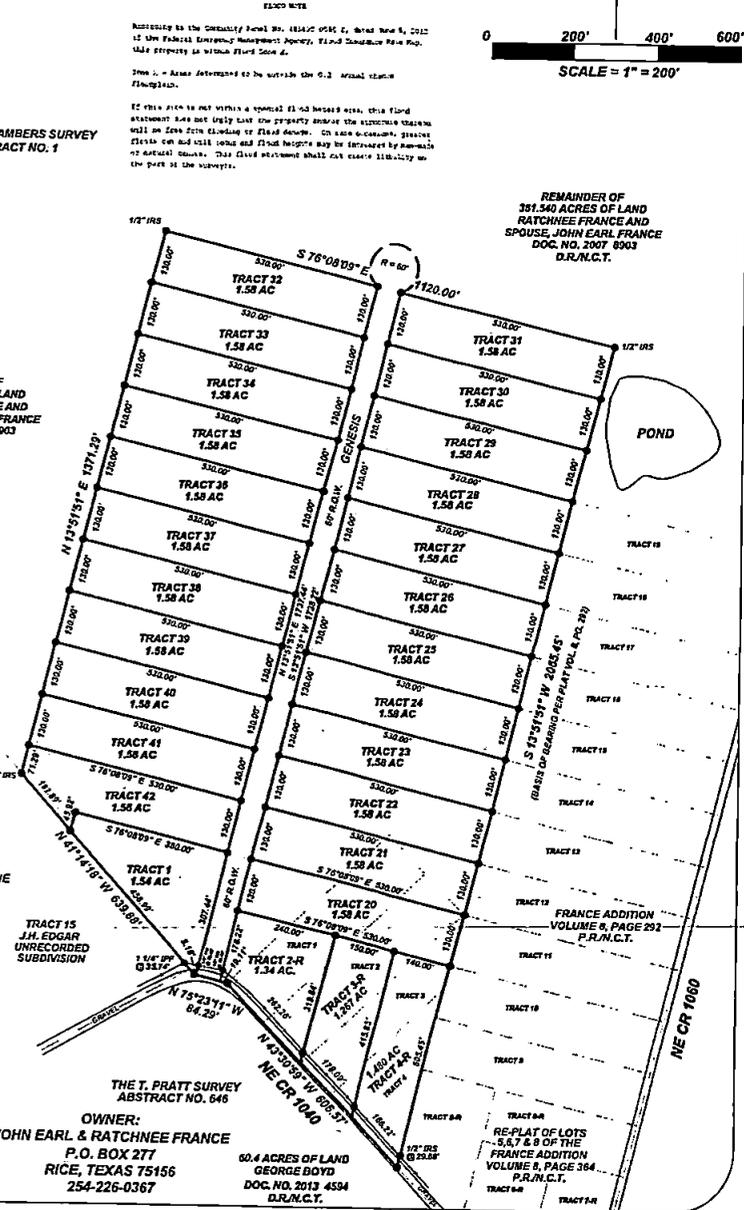
THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER 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 DANGER 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 OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY. CUSTOMER METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART 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 OR UTILITIES SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER.

THE T. ROWE SURVEY ABSTRACT NO. 680

1/2" IRON RODS SET AT LOT CORNERS AND 25.00' OFFSET CORNERS ALONG ROADS UNLESS OTHERWISE NOTED

UTILITY EASEMENTS = 35' ALONG THE FRONT LOT LINE 10' ALONG EACH SIDE AND REAR LOT LINE

BUILDING SET-BACK LINES = 75' ALONG THE FRONT LOT LINE

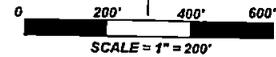


RECORD NOTE

According to the County Plat No. 18842 0541 E, dated June 8, 2012 of the Public Emergency Management Agency, Flood Damage Prevention, this survey is within Flood Zone A.

There is a Area determined to be within the 0.2 Flood Zone 188420541E.

If this area is not within a special flood hazard area, this Flood statement does not imply that the property shown on this plat shall not be in the Flood Zone of this document. In such a case, special districts can and shall issue and flood heights may be increased by amounts of natural causes. This Flood statement shall not create liability on the part of the surveyor.



REMAINDER OF 381.540 ACRES OF LAND RATCHNEE FRANCE AND SPOUSE, JOHN EARL FRANCE DOC. NO. 2007 8903 D.R./N.C.T.

OWNER:
JOHN EARL & RATCHNEE FRANCE
P.O. BOX 277
RICE, TEXAS 75156
254-226-0367

60.4 ACRES OF LAND
GEORGE BOYD
DOC. NO. 2013 4594
D.R./N.C.T.