



Precinct: 1

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 REPLAT

Fee: \$150

General Location of Property: **Tract 1, Tract 2-A & Tract 2-B**
Name of Subdivision: **High View Ranch Addition**
Number of existing lots owned: **3** Proposed number of new lots: **3**

Name of Owner: **SUENO BENDITO LP**
Mailing Address: **1445 ROSS AVE STE 2400 DALLAS, TX 75202**
Phone Number: _____ E-mail: _____
Owner Signature: _____

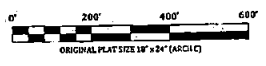
Surveyor preparing plat: **ADDRESS SURVEYING, LLC**
Mailing Address: **506 RICHARDSON STREET ATHENS, TX 75751**
Phone Number: **(903) 904-5043** E-mail: **Andressurveying.com**

This box only pertains to requests in which the owner will not be available to make meetings.

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: _____



ADDRESS SURVEYING, LLC
506 Richardson Street - Athens, Texas 75751
Phone: (903) 904-5043 Fax: (903) 904-9044
AddressSurveying.com TPLS Firm No. 10194120

FILED FOR RECORD IN VOLUME _____ PAGE _____
PLAY RECORDS OF NAVARRO COUNTY, TEXAS.

CLERK'S OFFICE ACCEPTANCE:
I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT
WAS FILED IN MY OFFICE ON THIS DATE OF _____ 20__

OWNERSHIP ACKNOWLEDGEMENT:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
TRACT 1-AR, TRACT 2-AR, TRACT 2-BR, TRACT 2-A, AND TRACT 2-BB OF HIGH VIEW RANCH, DO HEREBY ADOPT THIS REPLAT DESIGNATING THE HIGH VIEW RANCH PROPERTY AS TRACT 1-R, TRACT 2-AR, AND TRACT 2-BR OF HIGH VIEW RANCH. A SUBDIVISION OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND EASEMENTS SHOWN SO FAR AS OUR INTEREST MAY APPEAR.
THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF NAVARRO COUNTY AND THE STATE OF TEXAS.
WITNESS MY HAND, THIS THE 12th DAY OF December, 2020

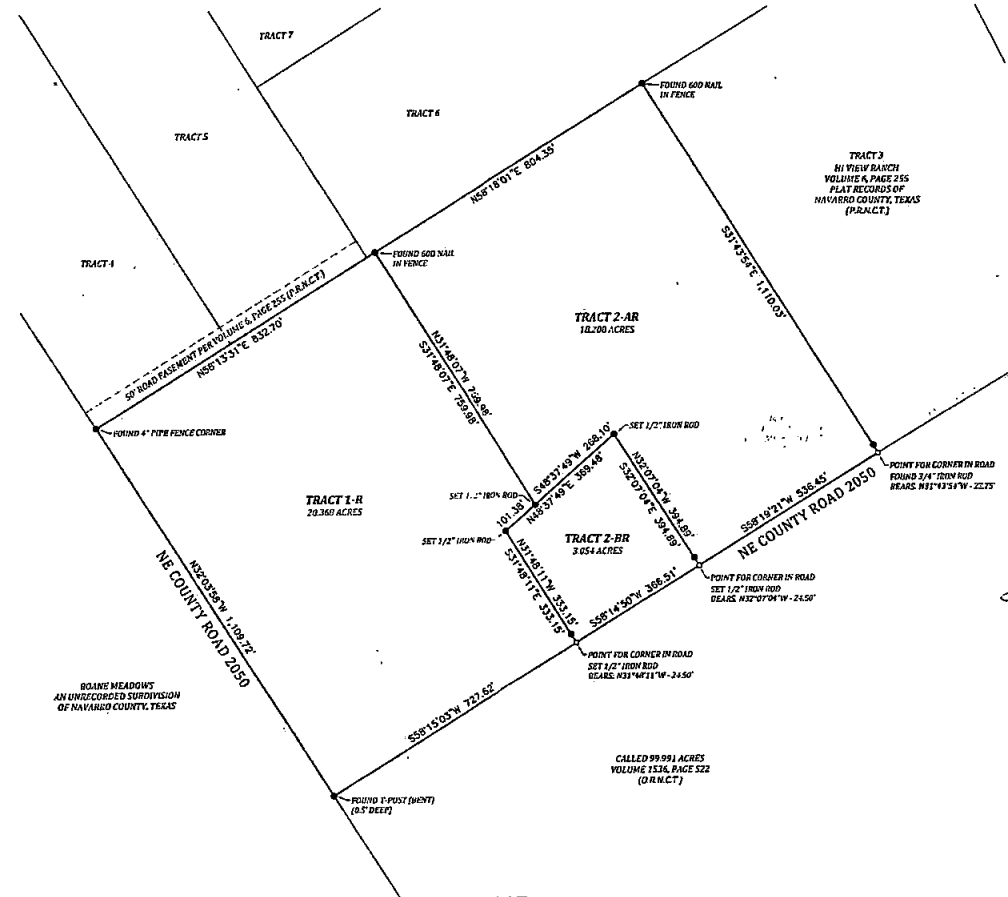
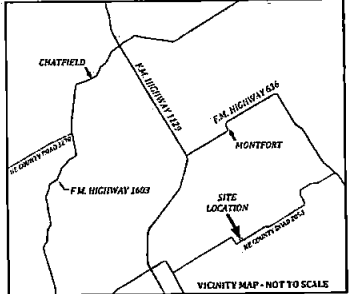
- SURVEYOR'S NOTES:**
- 1) BEARINGS AND DISTANCES WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (PPS 402).
 - 2) NO EFFORT WAS MADE BY THE SURVEYOR TO LOCATE POSSIBLE GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY RESULTS OR ACCIDENT THEREOF.
 - 3) EASEMENTS AND EMBLEMMENT RIGHTS AS SHOWN ON PLATS OF SUGI VIEW RANCH RECORDED IN VOLUME 6, PAGE 255, AND IN VOLUME 8, PAGE 278 BOTH OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.L.N.C.T.).
 - 4) DRAFTED 12/15/2020
 - 5) ADDRESS SURVEYING, LLC PROJECT NUMBER 2020-0149

GRID NORTH

SURVEYOR'S CERTIFICATE:
I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1444, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.
GIVEN UNDER MY HAND AND SEAL, THIS THE 12th DAY OF DECEMBER, 2020



ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1444
ADDRESS SURVEYING, LLC
506 RICHARDSON STREET - ATHENS, TEXAS 75751 (903) 904-5043
TPLS FIRM NUMBER: 10194120



EASEMENT RIGHTS:
THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY EASEMENTS AND THE RESPONSIBILITY OF THE PROPERTY OWNERS, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNDS SHALL BE RECONSTRUCTED, RECONSTRUCTED OR PLACED ON, OVER OR ACROSS THE EASEMENTS 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 UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNDS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING AND REPAIRING TO OR TO REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR OTHERWISE PROVIDED BY THE UTILITY. COUNTER METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY COMPANY OR THE CUSTOMER.

SEWER / SEPTIC SYSTEMS:
SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL ON-SITE SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TEXAS RAINFALL REGIONAL WATER DISTRICT, AND/OR NAVARRO COUNTY, TEXAS REGULATIONS.

- NOTES PER NAVARRO COUNTY REQUIREMENTS:**
- 1) BLOCKING OF THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE BASINS AND FILLING OR OBSTRUCTING ANY FURNISHMENTS IS PROHIBITED.
 - 2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT OR TRAVELERS 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 DRAINAGEWAYS OR FOR 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.

FLOOD / FEMA NOTES:
THE PROPERTY DOES NOT APPEAR TO LIE IN ZONE "A" (SPECIAL FLOOD HAZARD AREA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 405950623D, EFFECTIVE DATE 8/15/12

REPLAT
OF
TRACT 1, TRACT 2-A, AND TRACT 2-B
OF
HIGH VIEW RANCH ADDITION
CREATING
TRACT 1-R, TRACT 2-AR, AND TRACT 2-BR
OF
HIGH VIEW RANCH ADDITION
ISAAC P. JEFFERS SURVEY, A-429
NAVARRO COUNTY, TEXAS
1" = 200'

BEING TRACT 1 OF HIGH VIEW RANCH AS SHOWN ON A PLAT RECORDED IN VOLUME 6, PAGE 255 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.L.N.C.T.), AND BEING TRACT 2-A AND TRACT 2-B AS SHOWN ON A REPLAT RECORDED IN VOLUME 8, PAGE 278 (P.L.N.C.T.) NOTE: THIS PLAT DOES NOT VACATE THE PREVIOUS PLAT OF RECORD OR RESTRICTIVE COVENANTS OF HIGH VIEW RANCH ADDITION

SCOTT W. UBRICH, COMPANY AGENT
SHERIDAN TRUST, L.P.
1445 RIVERS AVENUE, SUITE 2400
DALLAS, TEXAS 75202

NOTARIZATION:
NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS, ON THIS DAY APPEARED SCOTT W. UBRICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSES HEREIN EXPRESSED.
I, NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FORWARDED TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSES HEREIN EXPRESSED.
ON THIS THE 12th DAY OF December, 2020

ALDO LINEN
8050 HICKORY ROAD 2110
KENNES, TEXAS 75144

NOTARIZATION:
NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS, ON THIS DAY APPEARED ALDO LINEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSES HEREIN EXPRESSED.
I, NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FORWARDED TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSES HEREIN EXPRESSED.
ON THIS THE 12th DAY OF December, 2020

COMMISSIONER'S COURT APPROVAL:
I, COMMISSIONER OF THE NAVARRO COUNTY, TEXAS COMMISSIONER'S COURT ON THIS DATE OF _____ 20__

COUNTY JUDGE, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #1, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #2, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #3, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #4, NAVARRO COUNTY, TEXAS

NAVARRO COUNTY APPROVAL:
THIS PLATTED AREA AFFECTS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE AND DISPOSAL FACILITIES LICENSED BY NAVARRO COUNTY.
APPROVED ON THIS DATE OF _____ 20__

AUTHORIZED REPRESENTATIVE, NAVARRO COUNTY, TEXAS