

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoung@navarrocounty.org
601 N 13th St Suite 1
Corsicana, Texas 75110
903-875-3312 ph.
903-875-3314 fax

SUBDIVISION APPLICATION FORM
Correction to existing Plat

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 X Final Replat/Amendment

Proposed name of subdivision: Holloway Farms 2

Acreage of subdivision: 90.39 acres Number of proposed lots: 26

Name of Owner: Roy Veldman

Address: 310 N. 12th St Corsicana, TX 75110

Phone number: (903) 875-0050 Email: wrenda@veldmanland.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: FM 3383 & NW CR 0070

Legal Description of property: ABS A10416 H T & B RR CO ABST

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

Property located within city ETJ?
X Yes No If yes, name if city: Emhouse (interlocal agreement with county)

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. _____, _____ 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

EXISTING CONDITIONS:

Names of adjoining property owners or subdivisions and showing existing property lines, streets, alleys and other pertinent physical features

Acreage to be subdivided

Location of streams, lakes, and swamps, as pertinent, with direction of flow indicated

Location, width and names of all platted roads, railroads, utility rights-of way, easements, public areas, existing buildings, and structures

Delineation of existing sewer lines, water mains, drains, culverts, or other underground facilities within the tract or within the right-of-way of boundary roads, with pipe sizes and grades

Regulatory flood elevations and boundaries of flood-prone area. Indicate 100-year flood plain boundaries and floodway boundaries.

PROPOSED CONDITIONS:

Layout of roads with widths notes.

Layout of all lots, including building setback lines and lot divisions.

Utility easements, with widths noted.

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

Designation of all land to be reserved or dedicated for open space or recreational use.

Proper signature blanks for:

County Judge

County Commissioners

County Clerk

Owner

Notary Public

TCEQ Authorized Agent (Tarrant Regional Water District or Navarro County)

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

Tarrant Regional Water District Representative

Planning and Zoning Chairman and Vice Chairman

Mayor of any city exercising its Extra Territorial Authority

Must be submitted with plat:

Appropriate water, sewer, paving and drainage plans sealed by and engineer certified to practice in the State of Texas.

Plat fee:

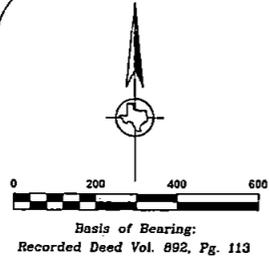
Subdivision of 5 lots or less \$150.00

Subdivision of 6-20 lots \$300.00

Subdivision in excess of 20 lots \$400.00

HOLLOWAY FARM SECTION 2

90.39 ACRES LOCATED IN THE
H.T. & B. RAILROAD CO. SURVEY ABSTRACT NO. 416
NAVARRO COUNTY, TEXAS



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 PAVING THE 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 ENDANGER 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 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 AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY. CUSTOMER METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER.

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS
THAT I, ROY VELDMAN, IS THE SOLE OWNER OF THE PROPERTY HEREON SHOWN AS SHOWN BY DEED RECORDED AS DOCUMENT NO. 2009 3316. THEREFORE, BE IT KNOWN, THAT THE FORESAID, ADOPT THIS PLAT DESIGNATED AS THE FINAL PLAT OF HOLLOWAY FARMS SECTION 2, NAVARRO COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS THE 29th DAY OF March 2021
Roy Veldman
ROY VELDMAN
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, Roy Veldman, 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 THE 29th DAY OF March 2021

Wrenda Freeman
WRENDA FREEMAN
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 3-28-2025

STATE OF TEXAS
COUNTY OF NAVARRO

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

Approval this the _____ day of _____, 2021

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 _____, 2021.

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 _____, 2021.

NAVARRO COUNTY AUTHORIZED REPRESENTATIVE
STANLEY YOUNG

FIELD NOTES
187.29 ACRES OF LAND
THE VELDMAN TRACT
NAVARRO COUNTY, TEXAS
H.T. & B. RAILROAD CO. SURVEY
ABSTRACT NO. 416

Being all of that certain lot, tract or parcel of land located in the H.T. & B. Railroad Co. Survey, Abstract No. 416, Navarro County, Texas and being a called 5.53 acre Tract One, a 22.85 acre Tract Two and a called 41.06 acre Tract Three as described in Deed to Roy Veldman recorded as Document No. 2009 3316 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5" pipe fence corner post at the occupied southwest corner of the said Veldman Tract Three, the occupied southwest corner of a called 6.18 acre tract of land as described in Deed to Mashonand Holdings LTD., recorded as Document No. 2018 6182 of the Deed Records of Navarro County, Texas and in the northwesterly line of said Farm to Market Road No. 3383 from which a concrete monument found bears N 71° 21' 16" W, 125.36 feet and another concrete monument found bears S 71° 21' 16" E, 312.88 feet;

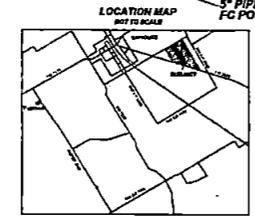
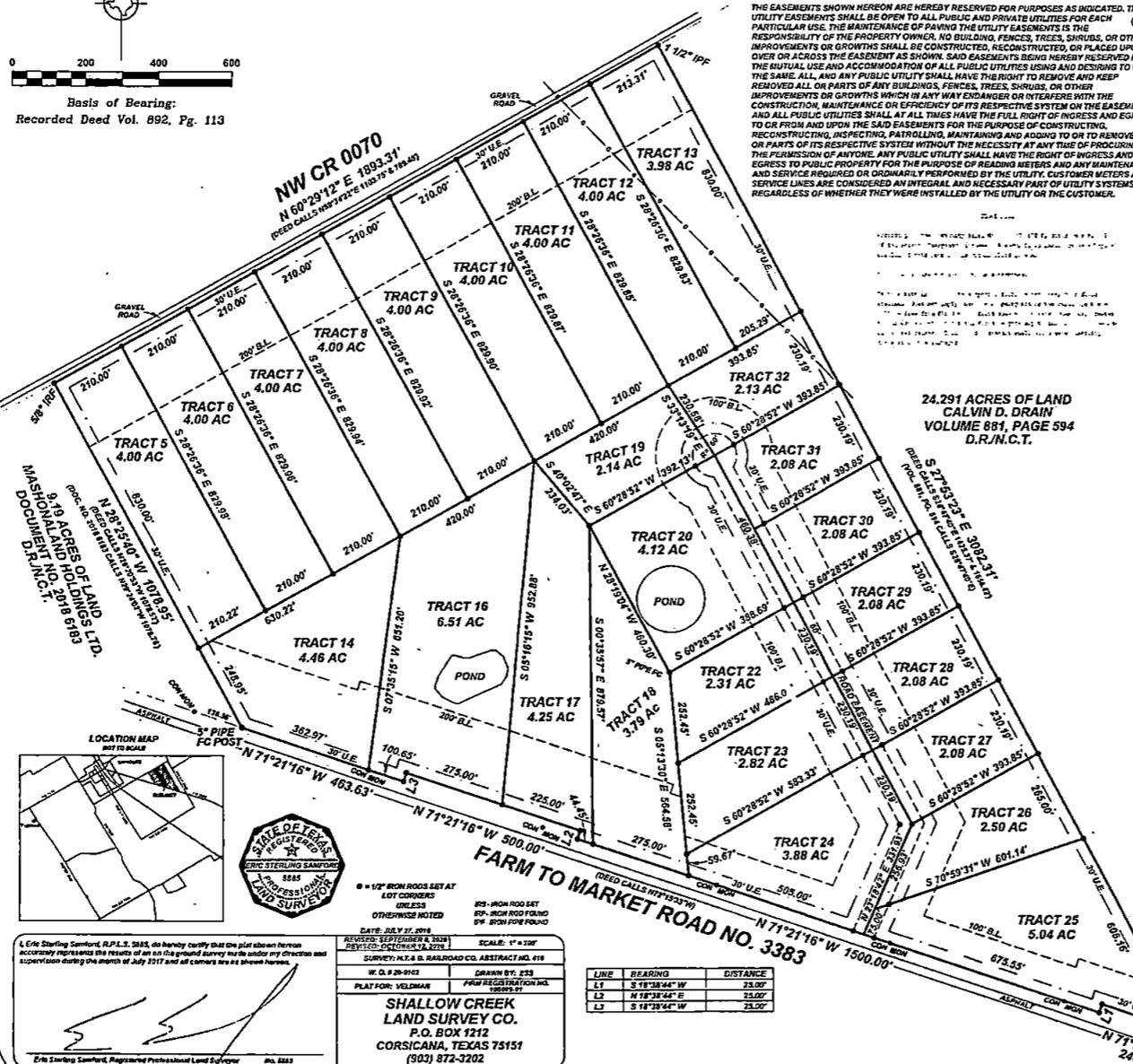
THENCE, N 28° 28' 40" W, 1079.85 feet along the common line of the said Veldman Tract Three and the said Mashonand Holdings level to a 5" iron rod found (yellow cap) for the westerly corner of the said Veldman Tract Three, the northerly corner of the said Mashonand Holdings tract and in the southeasterly line of HWY 6079;

THENCE, N 60° 28' 52" E, 1193.21 feet along the southeasterly line of said HWY 6079 and the southeasterly line of the said Veldman Tract Three to a 1 1/2" iron pipe found at the northerly corner of the said Veldman Tract One and the westerly corner of a called 24.291 acre tract of land as described in Deed to Calvin D. Drain recorded as Volume 881, Page 584 of the Deed Records of Navarro County, Texas;

THENCE, S 27° 21' 27" E, 2082.31 feet along the common line of the said Veldman Tract One, Tract Two and the said Drain tract to a 1 1/2" iron rod set (red cap "Shallow Creek") for the southeasterly corner of the said Veldman Tract Two and in the northeasterly line of said Farm to Market Road No. 3383;

THENCE, along the northeasterly line of said Farm to Market Road No. 3383 as follows: N 71° 21' 14" W, 268.64 feet to a 1 1/2" iron rod set (red cap "Shallow Creek"), S 18° 28' 44" W, 25.00 feet to a 1 1/2" iron rod set (red cap "Shallow Creek"), N 71° 21' 14" W, 1500.00 feet to a 1 1/2" iron rod set (red cap "Shallow Creek"), N 18° 28' 44" W, 25.00 feet to a 1 1/2" iron rod set (red cap "Shallow Creek"), N 71° 21' 14" W, 1500.00 feet to a 1 1/2" iron rod set (red cap "Shallow Creek"), S 18° 28' 44" W, 25.00 feet to a 1 1/2" iron rod set (red cap "Shallow Creek") and N 71° 21' 14" W, 443.63 to the POINT OF BEGINNING AND CONTAINING 90.23 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARING, RECORDED DEED VOLUME 881, PAGE 113 OF THE DEED.



I, Eric Sterling Samford, R.P.L.S., 5282, do hereby certify that the plat above herein accurately represents the results of an on the ground survey for the entire survey and supervision during the month of July 2017 and all corners are as shown hereon.

DATE: JULY 27, 2018
REVISIONS: SEPTEMBER 24, 2021
REVISED: OCTOBER 12, 2021
SCALE: 1" = 200'
SURVEY: H.T. & B. RAILROAD CO. ABSTRACT NO. 416
W. O. 29-0102 DRAWN BY: EJS
PLAT FOR: VELDMAN FARM TO MARKET ROAD NO. 3383
SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 1212
CORSICANA, TEXAS 75151
(903) 872-3202

LINE	BEARING	DISTANCE
L1	S 18° 28' 44" W	25.00'
L2	N 71° 21' 14" W	1500.00'
L3	S 18° 28' 44" W	25.00'