

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 [X] Final Replat/Amendment

Proposed name of subdivision: Reyes FARM Addition

Acreage of subdivision: 19.42 Acres Number of proposed lots: 3

Name of Owner: Ruben Reyes

Address: 4707 South Cockrell Hill Road, Dallas, Texas, 75236

Phone number: 214-331-4307 Email: rubenrse@gmail.com

Surveyor: Wayne Beets

Address: P.O. Box 5052 Mabank, Texas 75147

Phone number: 903-288-6810 Fax Number:

Email: Wayne@wb surveying.com

Physical location of property: FM 639 CR NW3080 - North of Navarro Mills Lake

Legal Description of property: 19.42 Acres in the A. Steel Sur., A-772 Parcel ID: 56636

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? Yes [X] 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:

7116

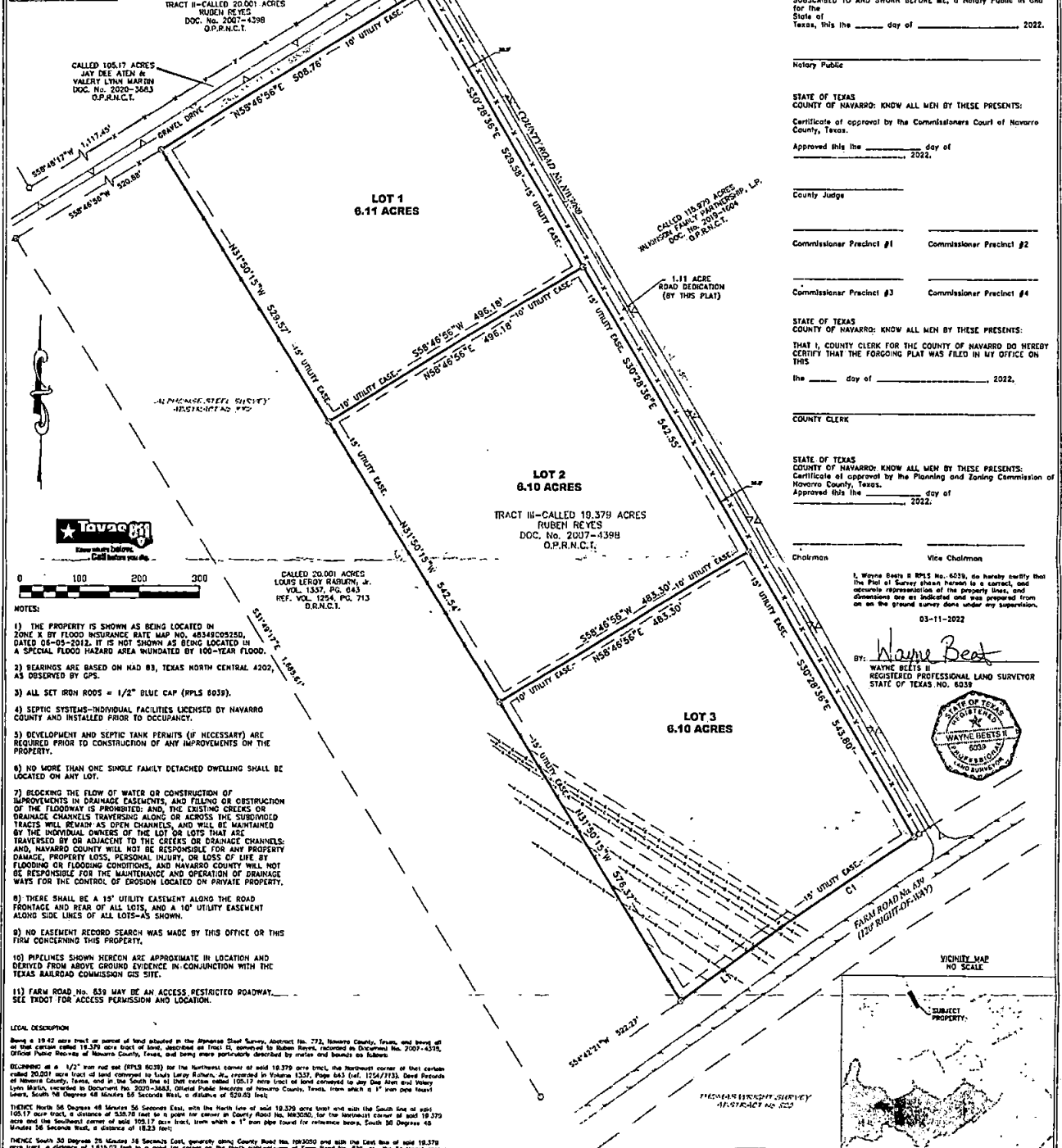
**FINAL PLAT OF REYES FARM ADDITION
ALPHONSE STEEL SURVEY ABSTRACT NO. 772
NAVARRO COUNTY, TEXAS**

LEGEND

○	Corner monument	□	Right of way
○	Well	□	Right of way
○	Survey point	□	Right of way
○	Survey point	□	Right of way
○	Survey point	□	Right of way
○	Survey point	□	Right of way
○	Survey point	□	Right of way
○	Survey point	□	Right of way
○	Survey point	□	Right of way
○	Survey point	□	Right of way

COPY TABLE

BOOK	PAGE	DATE	REMARKS
2007	4298	08-22-2012	REYES FARM ADDITION



OWNER'S STATEMENT:
I, Ruben Reyes, do hereby adopt this plat, designating the hereinabove described property as REYES FARM ADDITION, and do accept this plat as my plan for said addition and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____, 2012.

By: _____
RUBEN REYES

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2012.

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 _____, 2012.

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 FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS _____ day of _____, 2012.

COUNTY CLERK _____

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
Certificate of approval by the Planning and Zoning Commission of Navarro County, Texas.

Approved this the _____ day of _____, 2012.

Chairman _____ Vice Chairman _____

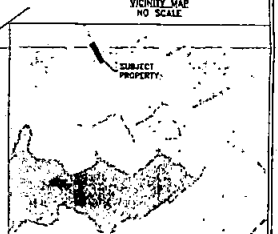
I, Wayne Beets II RP/LS No. 6039, do hereby certify that the Plat of Survey shown herein is a correct and accurate representation of the property lines, and dimensions as indicated and was prepared from an as shown ground survey done under my supervision.

03-11-2012
By: Wayne Beets
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 6039



- NOTES:**
- THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48548C03250, DATED 01-05-2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA FURNISHED BY 100-YEAR FLOOD.
 - BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
 - ALL SET IRON RODS = 1/2" BLUE CAP (RPLS 6039).
 - SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
 - BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELED 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.
 - THERE SHALL BE A 15' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND REAR OF ALL LOTS, AND A 10' UTILITY EASEMENT ALONG SIDE LINES OF ALL LOTS-AS SHOWN.
 - NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
 - PIPELINES SHOWN HEREON ARE APPROXIMATE IN LOCATION AND DERIVED FROM ABOVE GROUND EVIDENCE IN CONJUNCTION WITH THE TEXAS RAILROAD COMMISSION GIS SITE.
 - FARM ROAD NO. 639 MAY BE AN ACCESS RESTRICTED ROADWAY. SEE TRD01 FOR ACCESS PERMISSION AND LOCATION.

LEGAL DESCRIPTION
Beets a 19.42 acre tract as parcel of land situated in the Alphonse Steel Survey, Abstract No. 772, Navarro County, Texas, and being all that certain land 19.379 acre tract of land, described as Tract 11, surveyed by Ruben Reyes, recorded in Document No. 2007-4376, 05/08/2012, Public Records, Navarro County, Texas, and being more particularly described by tract and survey as follows:
BEING more or less a 1/2" iron rod (RPLS 6039) the Northeast corner of said 19.379 acre tract, the Northwest corner of that certain called 20.001 acre tract conveyed to Lora Lay Rayburn, et al., recorded in Volume 5537, Page 643 (vol. 1024/7113), David Reardon of Navarro County, Texas, and in South 1/4 section 10, 10-17 acre tract of land contained in Jay Dee Aiken and Valery Lynn Martin, recorded in Document No. 2002-3663, Official Public Records of Navarro County, Texas, from which a 17' iron rod found North, South 87 Degrees 48 Minutes 59 Seconds East, a distance of 626.03 feet;
THENCE North 56 Degrees 48 Minutes 59 Seconds East, with the North line of said 19.379 acre tract and with the South line of said 10-17 acre tract, a distance of 538.76 feet to a point on corner of County Road No. 639, the Northeast corner of said 19.379 acre tract and the Southwest corner of said 10-17 acre tract, from which a 17' iron rod found for reference bears, South 50 Degrees 40 Minutes 56 Seconds East, a distance of 182.2 feet;
THENCE South 30 Degrees 28 Minutes 38 Seconds East, generally along County Road No. 639 and with the East line of said 19.379 acre tract, a distance of 181.02 feet to a point on corner with the North right-of-way of Farm Road No. 639, at the Southwest corner of said 19.379 acre tract, and at the beginning of a curve to the left, with a radius of 528.50 feet, a central angle of 93 Degrees 18 Minutes 05 Seconds, the chord of which bears South 19 Degrees 31 Minutes 19 Seconds West for a chord distance of 334.75 feet, from which a 17' iron rod found North, South 57 Degrees 19 Minutes 49 Seconds East, a distance of 200.03 feet and a 17' iron rod found North, North 57 Degrees 25 Minutes 21 Seconds East, a distance of 572.27 feet;
THENCE with the North right-of-way of Farm Road No. 639, with the South line of said 19.379 acre tract, and along the arc of said curve, for an arc length of 334.82 feet to a point on corner;
THENCE South 63 Degrees 47 Minutes 58 Seconds West, continuing with the North right-of-way of Farm Road No. 639 and with the South line of said 19.379 acre tract, a distance of 182.03 feet to a 1/2" iron rod on (RPLS 6039) for the Southwest corner of said 19.379 acre tract, and the Southwest corner of said 20.001 acre tract, from which a 17' iron rod found bears, South 64 Degrees 24 Minutes 21 Seconds East, a distance of 572.27 feet;
THENCE North 31 Degrees 50 Minutes 15 Seconds West, with the West line of said 19.379 acre tract and with the East line of said 20.001 acre tract, a distance of 548.64 feet to the POINT OF BEGINNING and CONTAINING 19.42 acres of land.



VICINITY MAP
NO SCALE

FARM ROAD NO. 639 PURDON, TEXAS			WAYNE BEETS II 7920 FM 316 FINSTACHE, TEXAS 75121 903-298-6010
DATE:	03-11-2012		
SCALE:	1" = 100'		
JOB NO.:	W2021-077		
CLIENT:	ROBERT PHIPPS		
TECHNICIAN:	EWB	DEVELOPER: RUBEN REYES 4707 SOUTH COCKRELL HILL RD. DALLAS, TEXAS 75236 214-351-4307	