



NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocounty.org

601 N. 13<sup>th</sup> Street Suite 1  
Corsicana, Texas 75110  
Ph. 903-875-3312  
Fax 903-875-3314

APPLICATION FOR RE-PLAT

Fee: \$150

General Location of Property: Lot 8

Name of Subdivision: Oak Meadow Acres

Number of existing lots owned: 1 Proposed number of new lots: 2

Name of Owner: Ruben Mendez

Mailing Address: 1113 Travis St Garland, TX 75040

Phone Number: (214) 994-9443 Email: rmendez0821@gmail.com

Owner Signature: \_\_\_\_\_

Surveyor preparing plat: Jack L. Ward & Associates

Mailing Address: 1206A S. Palestine St Athens, TX 75751

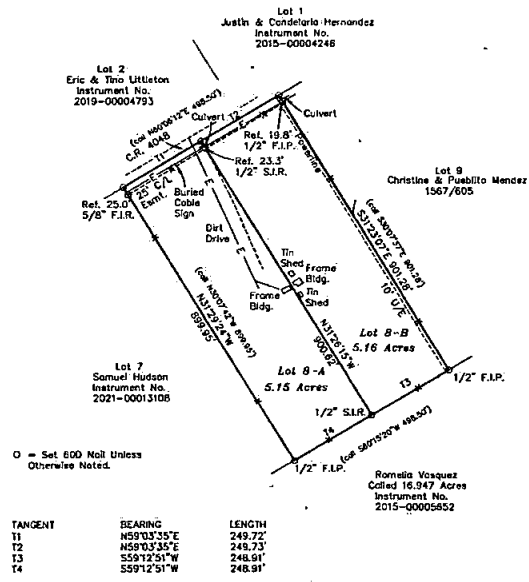
Phone Number: (903) 675-3819 Email: wardsurveyingllc@gmail.com

This box only pertains to requests in which the owner will not be available to make the meeting.  
  
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: \_\_\_\_\_

# Oak Meadows Acres

## Re-Plat Lot 8

### Final Plat Lot 8-A & 8-B



TANGENT	BEARING	LENGTH
T1	N59°03'35"E	249.72'
T2	N59°03'35"E	248.33'
T3	S59°12'51"W	248.91'
T4	S59°12'51"W	248.91'

The following easement does not affect:  
2008-00006973

**BASIS OF BEARING**  
Based on geodetic observations, North Central Zone, NAD 83.

SCALE: 1" = 200'  
COUNTY: Navarro  
ACREAGE: See Plat

SURVEY: J. Karner A-470  
DESCRIPTION: 2022-000992  
SURVEYED FOR: Mendez

I, Clark Packer, S.P.L.S. No. 6035, certify that the plat shown herein represents the results of an on the ground survey made under my direction and supervision.

This the 7th day of January, 2022.

CLARK PACKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6035  
FDN NO. 1019470

**LEGEND**  
F.I.P. = FOUND IRON PIPE  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
W/M = WATER METER  
W/W = WATER WALVE  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET IRON ROD  
TEL. = TELEPHONE  
A/C = AIR CONDITIONER  
-R- = FENCE  
-E- = POWERLINE

**JACK L. WARD & ASSOCIATES**  
7206 NO. 1019470  
P. O. BOX 1490  
1806 & PALMER ST.  
ATKINS, TEXAS 76701  
(803) 875-3819 or  
(803) 875-8685

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

State of Texas:  
County of Navarro: Know all men by these presents:

That Ruben Mendez is the owner of that certain tract designated as Lot 8 of Oak Meadows Acres Subdivision, in the J. Karner Survey, A-470, in Navarro County, Texas.

Now therefore be it known that the aforesaid do hereby adopt this plat designated as Lot 8-A and 8-B of Oak Meadows Acres Subdivision, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 1 Day of April, 2022.

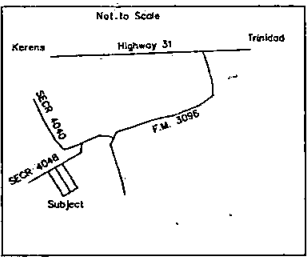
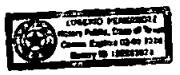
*Ruben Mendez*  
Ruben Mendez  
1113 Travis St.  
Corland, TX 75040

State of Texas:  
County of Navarro: Know all men by these presents:

Before me, the undersigned authority, a Notary public in and for said County and State, on this day appeared Melania Jimenez, known to me to be the person(s) whose subscribed to the foregoing, and acknowledged to me that the person(s) executed to the same for the purpose here in expressed.

Witness my hand and seal on this the 1 Day of April, 2022.

*Rubén J. Jimenez*  
Notary public in and for the State of Texas



**UTILITY ASSESSMENTS:** Utility assessments of not less than fifteen feet (15') shall be provided on each side of the front or rear Tract lines or applicable easements shall be clearly indicated on the preliminary and final plat. Easements rights shall be defined and explained on the plat as follows:

The easements shown hereon are hereby reserved for purposes as indicated. The utility assessments shall be open to all public and private utilities for each particular use. The maintenance of posting the utility assessments 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 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, and any public utility shall have the right to remove and keep removed all or parts of any building, 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, repairing, maintaining and adding to or to remove all or parts of its respective system without the necessity of any time of proceeding the permission of anyone. Any public utility shall have the right of ingress and egress to traverse property for the purpose of reading meters and any maintenance and service required or authorized 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 Josue Aceves is the owner of that certain tract designated as Lot 8 of Oak Meadows Acres Subdivision, in the J. Karner Survey, A-470, in Navarro County, Texas.

Now therefore be it known that the aforesaid do hereby adopt this plat designated as Lot 8-A and 8-B of Oak Meadows Acres Subdivision, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 1 Day of April, 2022.

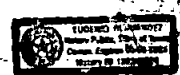
*Josue Aceves*  
Josue Aceves  
11128 Hasco Pl.  
Dallas, TX 75228

State of Texas:  
County of Navarro: Know all men by these presents:

Before me, the undersigned authority, a Notary public in and for said County and State, on this day appeared Melania Jimenez, known to me to be the person(s) whose subscribed to the foregoing, and acknowledged to me that the person(s) executed to the same for the purpose here in expressed.

Witness my hand and seal on this the 1 Day of April, 2022.

*Melania Jimenez*  
Notary public in and for the State of Texas



State of Texas:  
County of Navarro: Know all men by the presents:

Certificate of approval by the Commissioners Court of Navarro County, Texas:  
Approved this date, the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

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 the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

County Clerk \_\_\_\_\_

According to the Community Panel No. 48349C02500, dated 6/5/2012 of the Federal Emergency Management Agency Flood Insurance Rate Map, a portion of this property is within Flood Zone A.

Zone A = No base flood elevations determined.  
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. In rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement will not create liability on the part of the surveyor.