



NAVARRO COUNTY

Stanley Young – Director

syoun@navarrocounty.org

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

APPLICATION FOR RE-PLAT

Fee: \$150

General Location of Property: **Lots 58A & 58B**

Name of Subdivision: **Valley View Ranch Estates**

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

Name of Owner: **Saul F. Puente & Maria G. Cerda**

Mailing Address: **102 Bluebonnet Trail Ennis, TX 75109**

Phone Number: **(214) 694-3490** Email: **gaby.cerda604@gmail.com**

Owner Signature: _____

Surveyor preparing plat: **Wayne Beets**

Mailing Address: **7920 FM 316 Eustace, TX 75124**

Phone Number: **(903) 288-6810** Email: **wayne@wbsurveying.comm**

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: _____

LEGEND	
0. Boundary of section	1. Existing street
0.175. Area not shown	2. Proposed street
0.35. Area not shown	3. Proposed street
0.7. Area not shown	4. Proposed street
1.4. Area not shown	5. Proposed street
2.8. Area not shown	6. Proposed street
5.6. Area not shown	7. Proposed street
11.2. Area not shown	8. Proposed street
22.4. Area not shown	9. Proposed street
44.8. Area not shown	10. Proposed street
89.6. Area not shown	11. Proposed street
179.2. Area not shown	12. Proposed street
358.4. Area not shown	13. Proposed street
716.8. Area not shown	14. Proposed street
1433.6. Area not shown	15. Proposed street
2867.2. Area not shown	16. Proposed street
5734.4. Area not shown	17. Proposed street
11468.8. Area not shown	18. Proposed street
22937.6. Area not shown	19. Proposed street
45875.2. Area not shown	20. Proposed street
91750.4. Area not shown	21. Proposed street
183500.8. Area not shown	22. Proposed street
367001.6. Area not shown	23. Proposed street
734003.2. Area not shown	24. Proposed street
1468006.4. Area not shown	25. Proposed street
2936012.8. Area not shown	26. Proposed street
5872025.6. Area not shown	27. Proposed street
11744051.2. Area not shown	28. Proposed street
23488102.4. Area not shown	29. Proposed street
46976204.8. Area not shown	30. Proposed street
93952409.6. Area not shown	31. Proposed street
187904819.2. Area not shown	32. Proposed street
375809638.4. Area not shown	33. Proposed street
751619276.8. Area not shown	34. Proposed street
1503238553.6. Area not shown	35. Proposed street
3006477107.2. Area not shown	36. Proposed street
6012954214.4. Area not shown	37. Proposed street
12025908428.8. Area not shown	38. Proposed street
24051816857.6. Area not shown	39. Proposed street
48103633715.2. Area not shown	40. Proposed street

REPLAT OF LOT 58A & LOT 58B, INTO LOT 58-R, VALLEY VIEW RANCH ESTATES, PHASE I JOHN O. SMITH SURVEY ABSTRACT NO. 937 NAVARRO COUNTY, TEXAS

LEGAL DESCRIPTION
Being a 0.660 acre lot, tract or parcel of land situated in the John O. Smith Survey, Abstract No. 937, Navarro County, Texas, and being all of Lot 58A and Lot 58B, Valley View Ranch Estates, Phase I, as shown by Plat recorded in Volume 4, Page 47, Plat Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

OWNER'S STATEMENT:
We, Saul Fernando Puente and Maria Corbelle Cerda, do hereby adopt this plat, dedicating the improvements described property as REPLAT OF LOT 58A AND LOT 58B, into Lot 58-R, VALLEY VIEW RANCH ESTATES, PHASE I, and do hereby certify that said plat was prepared by me or under my direction in the public interest for the streets, alleys and easements, if any, on these:

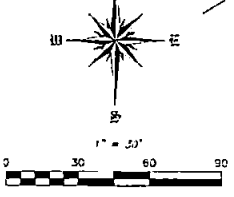
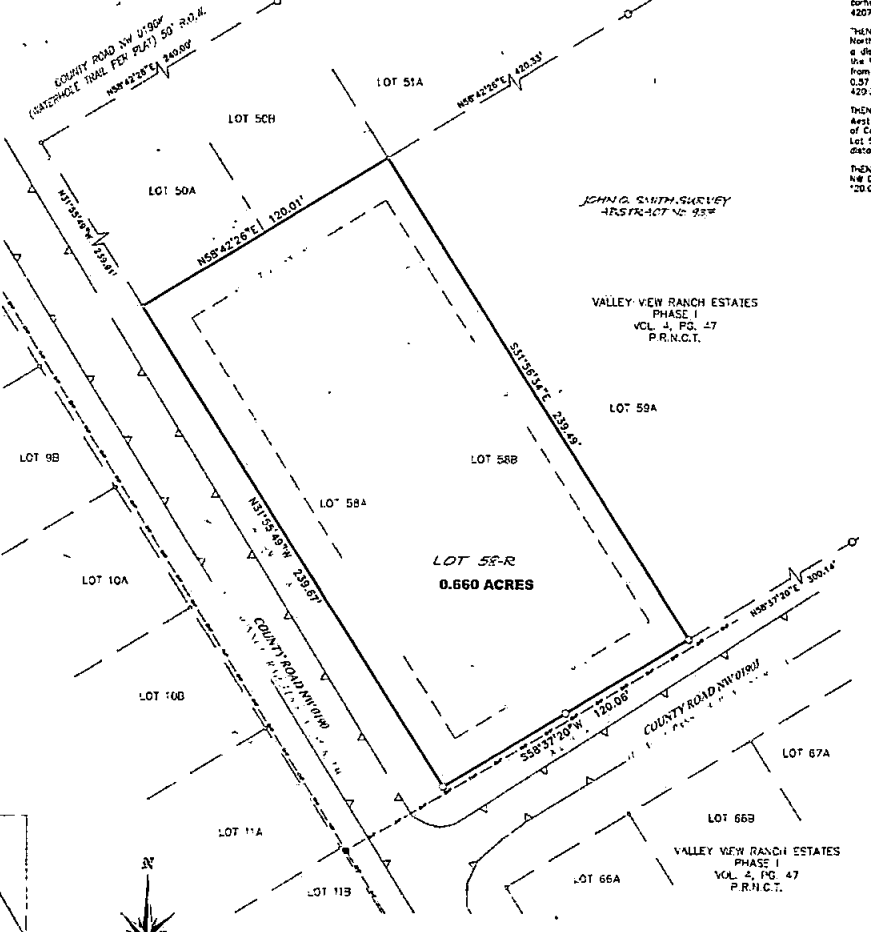
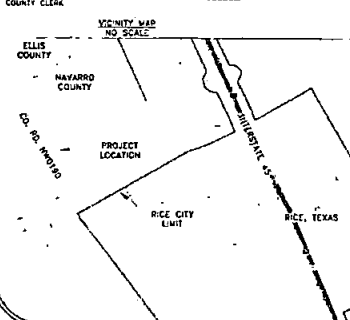
Witness, my hand, this _____ day of _____, 2022.
By: Saul Fernando Puente
SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this _____ day of _____, 2022.
Notary Public
Witness, my hand, this _____ day of _____, 2022.
By: Maria Corbelle Cerda
SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this _____ day of _____, 2022.
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 _____ day of _____, 2022.

Commissioner Precinct #1	Commissioner Precinct #2
Commissioner Precinct #3	Commissioner Precinct #4

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
THE PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE FACILITIES TO BE LICENSED BY NAVARRO COUNTY AUTHORIZED AGENT.
APPROVED ON this _____ day of _____, 2022.
Designated Representative, Navarro County

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 _____, 2022.



BEGINNING at a 3/8" iron rod found at the intersection of the North right-of-way of County Road No. 141 (CR 141) with the East right-of-way of County Road No. 90 (CR 90) and the Southwest corner of said Lot 58A;
THENCE North 31 Degrees 55 Minutes 42 Seconds West, with the East right-of-way of County Road No. 90 120.00 feet to the West line of said Lot 58A, a distance of 238.67 feet to a point for the Northwest corner of said Lot 58A and the Southwest corner of Lot 58B, from which a 1/2" iron rod found (RP.5 4207) bears North 58 Degrees 42 Minutes 26 Seconds East, a distance of 0.31 feet;
THENCE North 58 Degrees 42 Minutes 26 Seconds East, with the North line of said Lot 58A, with the North line of said Lot 58B, with the South line of said Lot 58A, and with the South line of said Lot 58B, a distance of 120.00 feet to a point for the North line of said Lot 58B, with the Northwest corner of Lot 58A, the Southwest corner of Lot 58A, and the Southeast corner of Lot 58B, from which a 1/2" iron pipe found bears, North 58 Degrees 42 Minutes 26 Seconds East, a distance of 0.37 feet and a 3/8" iron rod found bears, North 58 Degrees 42 Minutes 26 Seconds East, a distance of 429.33 feet;
THENCE South 31 Degrees 25 Minutes 34 Seconds East, with the East line of said Lot 58B and with the West line of said Lot 58A, a distance of 238.67 feet to a 3/8" iron rod found at the North right-of-way of County Road No. 141 (CR 141) for the Southwest corner of said Lot 58B and the Southwest corner of said Lot 58A, from which a 3/8" iron rod found bears, North 58 Degrees 37 Minutes 20 Seconds East, a distance of 200.14 feet;
THENCE South 58 Degrees 37 Minutes 20 Seconds East, with the North right-of-way of County Road No. 141 (CR 141) with the South line of said Lot 58B, and with the South line of said Lot 58A, a distance of 120.06 feet to the POINT OF BEGINNING and CONTAINING 0.660 acres of land.

- NOTES:**
- THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. A508000100D, DATED JUNE 4, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA PUNGEATED BY 100-YEAR FLOODS.
 - BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
 - ALL SET BACK RECORDS HAVE BEEN REVIEWED FOR ACCURACY.
 - SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - DEVELOPMENTS 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.
 - REGULATIONS REGARDING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS OR DRAINAGE EASEMENTS, AND THE INSTALLATION OF FLOODWAYS IS PROHIBITED AND THE EXISTING OR PROPOSED CHANNELS THROUGH TRACTS SHALL REMAIN AS OPEN CHANNELS, AND SHALL BE MAINTAINED BY THE SEVERAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELED BY OR ADJACENT TO THE CHANNELS 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 WEIRS FOR THE CONTROL OF EXCESS LOCATED ON PRIVATE PROPERTY.
 - THERE SHALL BE A 12' 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 SURVEYOR CONCERNING THIS PROPERTY.
 - THE SURVEYOR HAS REVIEWED THE CITY AND COUNTY RECORDS, DUE TO THE STREETS WITHIN THIS SUBDIVISION BEING EXISTING AT THE TIME OF THIS REPLAT A REQUEST FOR VARIANCE IS BEING MADE.

I, Wayne Beets II, RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct and accurate representation of the boundary lines, and dimensions as so indicated and was prepared from and on the ground survey done under my supervision during the month of January, 2022.
DATE: 04-14-2022

By: Wayne Beets
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039



DEVELOPER:
SAUL FERNANDO PUENTE
102 BLUEBONNET TRAIL
EVANS, TEXAS 75119
(214) 694-3400

PAIRED BY
WAYNE BEETS
7920 FM 316
EUSTACE, TEXAS
75124
903-288-6810
OR NO. 82221-1111

