



NAVARRO COUNTY

Stanley Young – Director

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APPLICATION FOR RE-PLAT

Fee: \$150

General Location of Property: Lot 2

Name of Subdivision: TLH Country Estates

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

Name of Owner: Valentina Diaz

Mailing Address: 18839 FM 709 N. Dawson, Texas 76639

Phone Number: (972) 748-1177 Email: tdiaz49@hotmail.com

Owner Signature: _____

Surveyor preparing plat: Jack L. Ward & Associates

Mailing Address: 1206A S. Palestine, Texas 75751

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

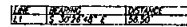
This box only pertains to requests in which the owner will not be available to make the meeting.

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.

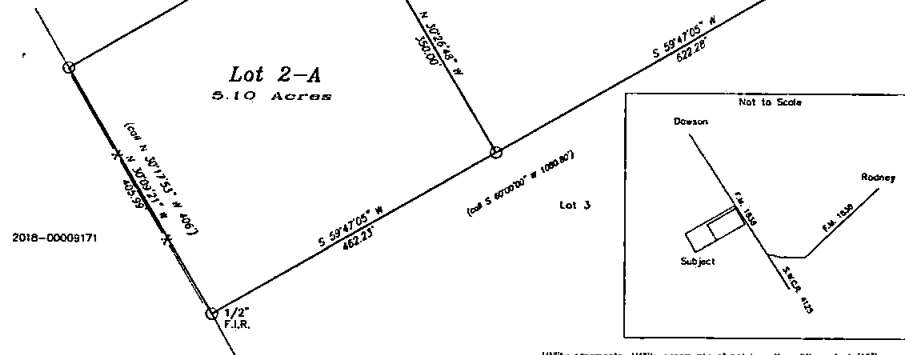
Signature of Owner: _____

Signature of Authorized Representative: _____

TLH Country Estates Re-Plat Lot 2 Final Plat Lot 2-A & 2-B



Note: Development and/or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and/or divide land should consult with the appropriate entity to see what regulations apply.



○ = 1/2" S.I.R. Unless
Otherwise Noted.

BASED ON HEARING
Based on geodetic observations.
North Central Zone, NAD 83.

SCALE: 1" = 100'
COUNTY: Navarro
ACREAGE: See Plat

I, Clark Fincher, R.P.L.S. No. 6026, certify that the plat
shown herein represents the results of an on the ground
survey made under my direction and supervision.
This the 4th day of April, 2022.

CLARK FINCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6026



JACK L. WARD & ASSOCIATES
P.O. BOX 1480
1206A S. VALENTINE ST.
ATLANTA, TEXAS 75751
(800) 675-3819 or
(800) 675-0805

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

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

UTILITY EASEMENTS. UTILITY EASEMENTS of not less than fifteen feet (15')
shall be provided on each side of the front or rear tract lines
as 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 thereon are hereby reserved for purposes as
indicated. The utility easements shall be open to all public and
private utilities for their respective uses. The maintenance of the
utility easements is the responsibility of the property owner. No
building, fences, trees, shrubs, or other improvements or grounds
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. 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 grounds 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 and from and
upon the said easements for the purpose of constructing, reconstructing,
inspecting, painting, maintaining and doing to or its removal all or
parts of its respective systems without the necessity of any time of
procuring the permission of anyone. Any public utility shall have the
right of ingress and egress to provide property for the purpose of
reading meters and any maintenance and service required of easement
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 Valentina Diaz is the owner of that certain tract designated
as Lot 2 of TLH Country Estates, Volume 6, Page 181 Navarro County
Plat Records, in the J. Trent Survey, A-811, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat
designated as Lot 2-A and 2-B of TLH Country Estates, and
easements shown hereon are hereby designated for public use, in so far
as our interest may appear.

Witness our hands on this the 26 Day of April, 2022.

Valentina Diaz
Valentina Diaz
18639 F.M. 709 N.
Dowson, TX 76639

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 Valentina Diaz 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 28 Day of April, 2022.

Notary Public
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 Day of , 20.

County Clerk

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

The plotted 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 this the day of 2022

Designated Representative, Navarro County