15

Precinct 3

NAVARRO COUNTY

Stanley Young – Director

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

syoung@navarrocounty.org

APPLICATION FOR REPLAT

Fee: $150

General Location of Property: **Lot 5-R1C**

Name of Subdivision: **Retreat Ranchettes, Phase 2**

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

Name of Owner: Gerardo Arellano

Mailing Address: 1114 Bayonne St. Dallas, TX 75212

Phone Number: E-mail: vmportillo5@gmail.com

Owner Signature: X Gerardo Arellano

Surveyor preparing plat: By Line Surveying, LLC

Mailing Address: PO Box 834 Emory, Texas 75440

Phone Number: (903)-473-5150 E-mail:

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

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.

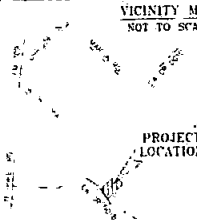
Signature of Owner: Gerardo Arellano

Signature of Authorized Representative: [illegible]

#15

FINAL PLAT
RETREAT RANCHETTES, PHASE II, REPLAT OF LOT 5-R1C
AN ADDITION TO NAVARRO COUNTY, TEXAS
3.00 ACRES

VICINITY MAP
NOT TO SCALE



LEGEND

	Set Centerline Monument
	OFFICIAL PUBLIC RECORDS NAVARRO COUNTY, TEXAS
	PLAT RECORDS NAVARRO COUNTY, TEXAS
	IRON PIPE FOUND
	IRON ROD FOUND
	POINT OF BEGINNING
	IRON ROD SET

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 _____, 2022

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, Texas, do hereby certify that the foregoing Plat was filed in my Office on this the

_____ day of _____ 2022

County Clerk

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 this the _____ day of _____ 2022

Designated Representative, Navarro County

NOTE:

1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48349C0400D, DATED 09/05/2012. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD

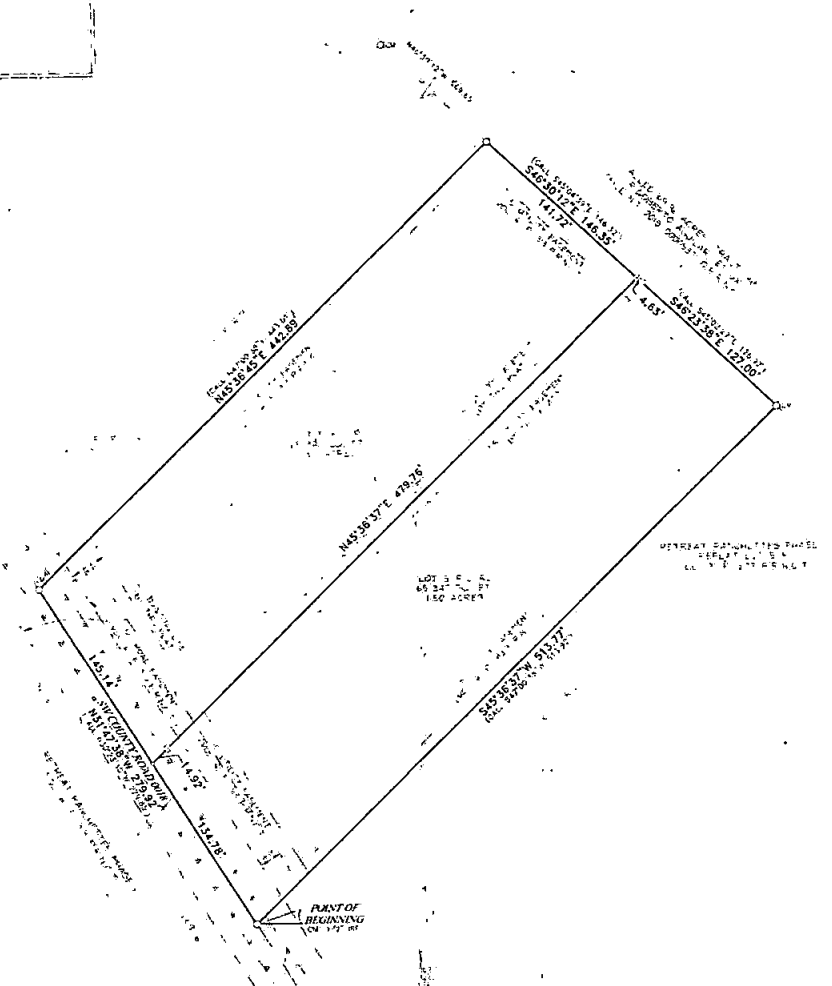
2) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202 AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID

3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE"

4) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY

5) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY INFARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON

6) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED AND THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING 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 TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION. AND, NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS



SCALE
1" = 50'

OWNER'S CERTIFICATE

WHEREAS, Gerardo Arellano, is the owner of a tract of land situated in Navarro County, Texas, and being more particularly described as follows:

Being a 3.00 acre tract or parcel of land situated in the Erwin/Frier Survey, Abstract No. 2, Navarro County, Texas, and being all of Lot 5-R1C, Retreat Ranchettes, Phase II, Replat Lot 5-R1, as recorded in Volume 9, Page 223, Plat Records, Navarro County, Texas, conveyed from Eliseo Ramirez, et ux, to Gerardo Arellano, by General Warranty Deed, as recorded in File No. 2021-00987, Official Public Records, Navarro County Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at or near the centerline of SW County Road 0018, in the Northeast line of Lot 6, Retreat Ranchettes Phase II, as recorded in Volume 9, Page 213, Plat Records, Navarro County, Texas, at the West corner of Lot 5-R1D, of said Retreat Ranchettes Phase II Replat, and at the South corner of said Lot 5-R1C;

THENCE North 31 degrees 47 minutes 58 seconds West, generally along the centerline of SW County Road 0018, with the Northeast line of said Lot 6, with the Northeast line of Lot 3, of said Retreat Ranchettes Phase II, and with the Southwest line of said Lot 5-R1C, a distance of 279.92 feet to a 1/2" iron rod found capped (Hearn) at the South corner of Lot 5-R1B, of said Retreat Ranchettes Phase II Replat, and of the West corner of said Lot 5-R1C;

THENCE North 45 degrees 36 minutes 45 seconds East, with the Southeast line of said Lot 5-R1B and with the Northwest line of said Lot 5-R1C, a distance of 462.89 feet to a 1/2" iron rod found capped (Hearn) at the East corner of said Lot 5-R1B, in the Southwest line of a called 63.96 acre tract of land, described as Tract One, conveyed to Rigoberto Aguilar, et ux, by deed as recorded in File No. 2018-00003371, Official Public Records, Navarro County, Texas, and at the North corner of said Lot 5-R1C, from which a 1" iron pipe found at the West corner of said 59.98 acre tract bears North 45 degrees 30 minutes 12 seconds West, a distance of 569.63 feet;

THENCE with the Southwest line of said 63.96 acre tract and with the Northeast line of said Lot 5-R1C, the following courses and distances:
South 45 degrees 30 minutes 12 seconds East, a distance of 146.35 feet to a 1" iron pipe found;
South 45 degrees 23 minutes 38 seconds East, a distance of 127.00 feet to a 1/2" iron rod found capped (Hearn) at the North corner of said Lot 5-R1D and of the East corner of said Lot 5-R1C;

THENCE South 45 degrees 36 minutes 37 seconds West, with the Northwest line of said Lot 5-R1D and with the Southeast line of said Lot 5-R1C, a distance of 512.77 feet to the POINT OF BEGINNING and CONTAINING 3.00 acres of land

I, Tina Ballard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision.

Tina Ballard
TINA BALLARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6746

STATE OF TEXAS REGISTERED TINA BALLARD 6746 PROFESSIONAL LAND SURVEYOR

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gerardo Arellano, does hereby adopt this plat designation the herein above described property as Retreat Ranchettes, Phase II, Replat of Lot 5-R1C, an addition to Navarro County, Texas, and dedicates to the public use forever the streets, roadways, alleys, utility easements, parks, conservation easements, and other land intended for public use.

Witness, my hand, this the 13th day of September 2022

By: Gerardo Arellano
Gerardo Arellano

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 13th day of September 2022

Lillie Foster
Notary Public

OWNER/APPLICANT
GERARDO ARELLANO
1114 BAYONNE STREET
DALLAS, TX 75213
phone: (214) 765-1476

SW CR 0018
CORSICANA, TEXAS

DATE:	09/01/2022
SCALE:	1" = 50'
JOB NO.	2022-737
CLIENT:	GERARDO ARELLANO
TECHNICIAN:	AMN

BY-LINE SURVEYING LLC
PO BOX 834
Liberty, Tx 75440
Ph (903) 475-5150
Firm No. 10194232
www.bylinesurveying.com

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