

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoun@navarrocouny.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 Final Replat/Amendment

Proposed name of subdivision: Pioneers Edge

Acreage of subdivision: 5 acres Number of proposed lots: 3

Name of Owner: Omar Gonzalez and Argelia Ramos

Address: 501 Village Dr. Lewisville Tx. 75067

Phone number: 903) 624-3776 Email: Gonzalezcleanup@gmail.com

Surveyor: Address

Address

Phone number: 903) 904-5043 Fax Number:

Email:

Physical location of property: 1300 FM 667 Purdon Tx. 76679

Legal Description of property: ABS A10820 TWRIGHT ABS TRACT 415.0 Acres

Intended use of lots (check all that apply):

Residential (single family) Residential (multi-family) Commercial/Industrial
Other (please describe)

Property located within city ETJ?

Yes 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: Argelia Ramos

Date: 01-05-2022

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:



FILED FOR RECORD IN VOLUME _____ PAGE _____
OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.)

ADDRESS SURVEYING, LLC
546 Richardson Street - Athens, Texas 75751
Phone: (903) 904-5043 Fax: (903) 904-8044
AddressSurveying.com TEPLS Firm No. 10194120

- SURVEYOR'S NOTES:**
- 1) BEARINGS AND DISTANCES WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM.
 - 2) NO EFFORT WAS MADE BY THE SURVEYOR TO LOCATE POSSIBLE GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROPERTY. SURVEYOR IS ASSUMING NO RESPONSIBILITY FOR ANY RESULT OR ACCIDENT THEREOF.
 - 3) DRAFTER: R.C.A. ON 11/15/2021.
 - 4) ADDRESS SURVEYING, LLC PROJECT NUMBER 2021-0210.

SURVEYOR'S CERTIFICATE:
I, ROSS C. ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6464, DECLARE THAT THIS PLAT SHOWS HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN NOVEMBER OF 2021 AND THIS SURVEY COMPLIED WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1982.
GIVEN UNDER MY HAND AND SEAL THIS THE 15TH DAY OF NOVEMBER, 2021.

CURVE	RADIUS	DELTA	ARC LENGTH	LONG CHORD
C1	1,959.86'	03°17'12"	112.42'	N33°32'10"W 112.41'
(CALL)	1,959.86'			
C2	1,959.86'	03°11'17"	109.05'	N30°17'55"W 109.04'
(CALL)	1,959.86'			
C3	1,959.86'	03°48'30"	129.12'	N26°49'02"W 129.10'
(CALL)	1,959.86'			

CLERK'S OFFICE ACCEPTANCE:
I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2021.

ACKNOWLEDGEMENT:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT I, OSMAR GONZALES, REPRESENTING HOMECAST DESIGN, LLC, OWNER OF THE HEREIN 5 ACRE TRACT, DO HEREBY ADMIT THIS FINAL PLAT DESIGNATING THE HEREIN PROPERTY AS "PIONEERS EDGE," A SUBDIVISION OF NAVARRO COUNTY, TEXAS, AND DO HEREBY INDICATE TO THE PUBLIC USE FOREVER THE STRUCTIONS AND EASEMENTS THEREON AS AN ACQUITTANCE OF MY INTEREST.
THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF NAVARRO COUNTY AND THE STATE OF TEXAS.
WITNESS MY HAND, THIS THE _____ DAY OF _____, 2021.

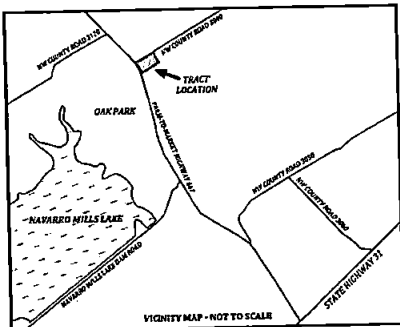
OSMAR GONZALES
581 WILSON DRIVE
LEWISVILLE, TEXAS 75047
(903) 674-3776

NOTARIZATION:
NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT I, OSMAR GONZALES, REPRESENTING HOMECAST DESIGN, LLC, OWNER OF THE HEREIN 5 ACRE TRACT, DO HEREBY ADMIT THIS FINAL PLAT DESIGNATING THE HEREIN PROPERTY AS "PIONEERS EDGE," A SUBDIVISION OF NAVARRO COUNTY, TEXAS, AND DO HEREBY INDICATE TO THE PUBLIC USE FOREVER THE STRUCTIONS AND EASEMENTS THEREON AS AN ACQUITTANCE OF MY INTEREST.
THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF NAVARRO COUNTY AND THE STATE OF TEXAS.
WITNESS MY HAND, THIS THE _____ DAY OF _____, 2021.

PRELIMINARY FOR REVIEW PURPOSES ONLY
11/15/2021

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ROSS C. ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464
ADDRESS SURVEYING, LLC
546 RICHARDSON STREET, ATHENS, TEXAS 75751 (903) 904-5043
TEPLS FIRM NUMBER: 10194120



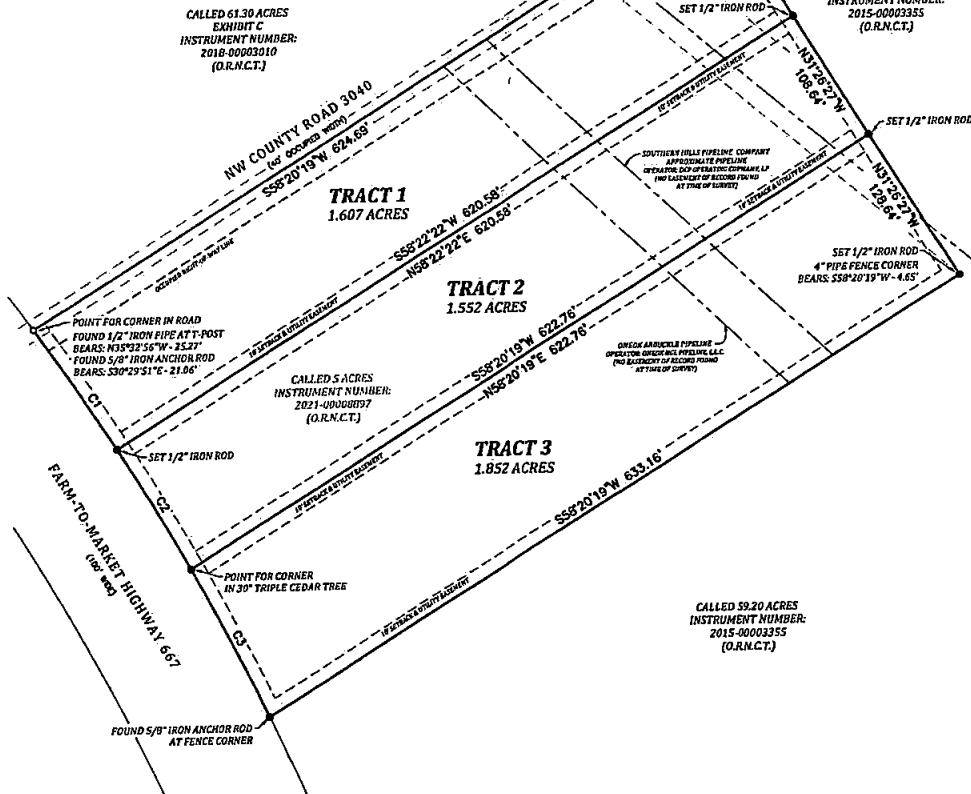
EASEMENT RIGHTS:
WHEN NECESSARY AND AS NECESSARY ASSESSED FOR THE PURPOSES INDICATED, THE UTILITY EASEMENTS SHOWN HEREON ARE NECESSARY FOR EACH PARTICULAR USE. THE EASEMENTS SHALL BE OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING OR THE UTILITY EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR CROPS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED ON, 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 CROPS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION, IMPROVEMENT OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT OF ACCESS AND ACCESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADJUSTING OR TO REMOVE ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF READING METERS AND THE RIGHT OF ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF READING METERS AND SEWAGE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY COMPANY OR THE CUSTOMER.

SEWER / SEPTIC SYSTEMS:
SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL O.S.S.F. SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TARRANT REGIONAL WATER DISTRICT, AND/OR NAVARRO COUNTY, TEXAS REGULATIONS.

- NOTES PER NAVARRO COUNTY REQUIREMENTS:**
- 1) BLOCKING OF THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING ANY FLOODWAYS IS PROHIBITED.
 - 2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION SHALL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER OF THE LOT OR LOTS THAT OR TRAVELLED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
 - 3) NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WATER OR FOR THE CONTROL OF EROSION.
 - 4) NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

FLOOD / FEMA NOTE:
ACCORDING TO THE NAVARRO COUNTY FLOOD MAP NO. 48349C0313 DATED JUNE 5, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIES WITHIN FLOOD ZONE X (OTHER AREAS).

ZONE X (OTHER AREAS) - AREAS OF FLOOD HAZARD TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
IF THIS SITE IS NOW WITHIN AN 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. NO FIELD SURVEY WAS PERFORMED TO DETERMINE FLOOD ZONES OR FLOODWAYS AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION SURVEY.



FINAL PLAT OF PIONEERS EDGE
THOMAS WRIGHT SURVEY, A-820
NAVARRO COUNTY, TEXAS
3\"/>

BEING ALL OF A CALLED 5 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN RECORDED IN INSTRUMENT NUMBER 2021-00008897 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS. (O.R.N.C.T.)

NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS

COMMISSIONER'S COURT APPROVAL:
APPROVED BY THE NAVARRO COUNTY, TEXAS COMMISSIONER'S COURT ON THIS _____ DAY OF _____, 2021.

COUNTY CLERK, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #1, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #2, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #3, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #4, NAVARRO COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF NAVARRO:
NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THIS PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR DISHOLE SEWAGE FACILITIES, TO BE LICENSED BY NAVARRO COUNTY AUTHORIZED AGENT.
APPROVED ON THIS THE _____ DAY OF _____, 2021.

DESIGNATED REPRESENTATIVE, NAVARRO COUNTY, TEXAS