

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
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Corsicana, Texas 75110
903-875-3312 ph.
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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 X Replat/Amendment

Proposed name of subdivision: Castro Addition

Acreage of subdivision: 17.23 Number of proposed lots: 4

Name of Owner: Elias Castro

Address: 2670 NE CR 2040 Powell, Texas 75153

Phone number: (214) 734-6872 Email:

Surveyor: Hearn Surveying Associates

Address: 108 W Tyler Street Athens, Texas 75151

Phone number: (903) 675-2858 Fax Number:

Email: admin@hearnsurveying.com

Physical location of property: Intersection of NE CR 2030 & NE CR 2040

Legal Description of property: ABS A10312 S GIBBS ABST TRACT 4-6 12.4 ACRES

Intended use of lots (check all that apply):
X Residential (single family) Residential (multi-family) Commercial/Industrial
Other (please describe)

Property located within city ETJ?
Yes X 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: Elias Castro Date: 3/10/2022

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:

# FINAL PLAT CASTRO ADDITION PLAT OF 17.21 AC. 2014-00008744

State of Texas:  
County of Navarro: Know all men by these presents:  
That Elías Castro, is the owner of the shown tract of land as shown recorded in Instrument 2014-00008744 in the S. Gibbs Survey Abstract 312, Navarro County, Texas.  
Now therefore be it known that the aforesaid, do hereby adopt this plat designated as Lots 1 through 4, Castro Addition, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.  
Witness our hands on this the \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Elías Castro  
2870 NE CR 2040  
Powell, Texas 75153

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 Elías Castro, 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 \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

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 file in my office on this the \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

County Clerk

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 easements shown thereon are hereby reserved for purposes as indicated. The utility easements shall be open to all public and private utilities for each particular use. The maintenance of piling the utility easements 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 full 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 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, patrolling, maintaining and adding to or to remove all or parts of its respective system without, the necessity at any time of procuring the permission anyone. Any public utility shall have the right of ingress and egress to promote property for the purpose of reading meters and any maintenance and services required or otherwise performed by the utility. Customer meters and services thus 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 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:  
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 \_\_\_\_\_, 2021.

Authorized Representative  
Navarro County



SCALE: 1" = 100'  
COUNTY: NAVARRO  
ACREAGE: SEE PLAT  
SURVEY: S. GIBBS A-312  
DESCRIPTION: 2014-00008744  
SURVEYED FOR: ELIAS CASTRO  
DRAWN BY: R.P.001  
FIELD TECH: S.G.

I, Mark Ferrell, Registered Professional Land Surveyor, 4373, do hereby certify that the above survey plat is a true and correct representation of the results of an on the ground survey made under my direction and supervision.  
This is the 7 day of DECEMBER, 2021.

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373

NOTE: IMPROVEMENTS NOT SHOWN

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THIS TRACT THAT ARE NOT SHOWN HEREON.

LEGEND  
L.C.V. = IRRIGATION CONTROL VALVE  
P.O.C. = POINT OF COMMENCEMENT  
P.O.S. = POINT OF BEGINNING  
W/M = WATER METER  
W/V = WATER VALVE  
FIR = FOUND IRON ROD  
SIR = SET IRON ROD  
TEL. = TELEPHONE  
A/C = AIR CONDITIONER  
--- = FENCE  
--- = POWERLINE

HEARN SURVEYING ASSOCIATES  
FIRM NUMBER 1001900  
106 W TYLER ST  
ADRIAN TX 75751-2045  
(800) 675-3338  
800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LATER PLAT OR REVISION.

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