



NAVARRO COUNTY

Stanley Young - Director

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APPLICATION FOR RE-PLAT

Fee: \$150

General Location of Property: Bonham-Rice 2 Lot 25 10.45 acres

Name of Subdivision: Bonham-Rice 2

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

Name of Owner: Ivan Cantu + Melissa Remigio

Mailing Address: Same as above

Phone Number: 409 418-8358 / Yecica ^{Molina} Email: Yecica.Sauceda@gmail.com

Owner Signature: Ivan Cantu 409 335 3910

Surveyor preparing plat: Hearn Surveying Associates

Mailing Address: 108 W. Tyler St. Athens, Tx. 75751

Phone Number: 903 675-2858 Email: Service@hearnsurvey.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: _____

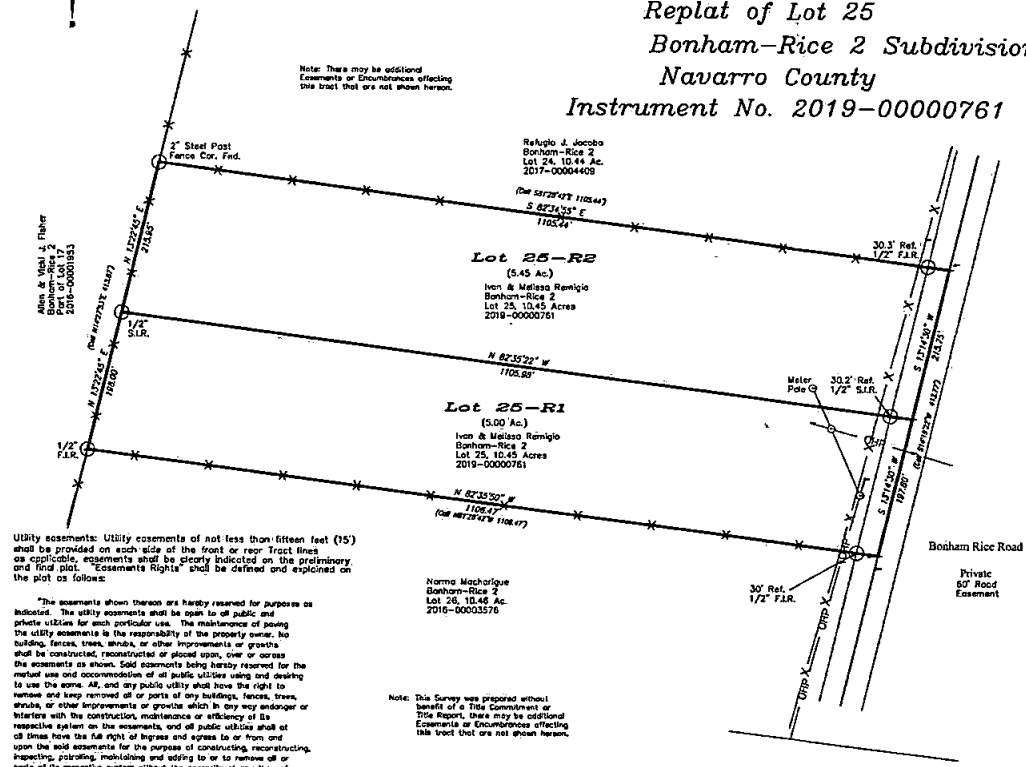
#13



Line of Directional Control based upon GPS Observation, NAD 83, State Plane Zone 2, Zone 6351, FIPS 4202, Texas-North Central

Final Plat of Lots 25-R1 & 25-R2 Bonham-Rice 2 Subdivision Replat of Lot 25 Bonham-Rice 2 Subdivision Navarro County Instrument No. 2019-00000761

Note: There may be additional Easements or Encumbrances affecting this tract that are not shown hereon.



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 each particular use. The maintenance of posing the utility easements to 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 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 growths which in any way encumber 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, repairing, protecting, maintaining and adding to or to remove all or parts of its respective system without the necessity of any time of procuring the permission anyone. Any public utility shall have the right of ingress and egress to protect property for the purpose of reading meters and any maintenance and service lines are considered as integral and necessary part of utility systems regardless of whether they were installed by the utility or the customer."

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.

Note: The majority of this property lies in Flood Zone "X" according to Firm Panel 4813500425 effective 6/3/2013.

- Legend**
- I.C.V. = Irrigation Control Valve
 - P.O.C. = Point of Commencement
 - P.O.B. = Point of Beginning
 - B.C.S. = Buried Cable Sign
 - U/G = Underground Electric
 - W/M = Water Meter
 - W/V = Water Valve
 - F.I.R. = Found Iron Rod
 - A.C. = Air Conditioner
 - F.L.P. = Found Iron Pipe
 - TEL. = Telephone
 - W/F = Wood Fence
 - C/O = Cleanout
 - //-- = Chainlink Fence
 - X- = Barbwire Fence
 - DIP- = Powerline

Scale: 1" = 100'
County: Navarro
Acreage: See Plat.
Survey: See Plat.
Description: See Plat.
Surveyed for: Jessica Molina
Drawn by: L.P. 002
On the ground Field Tech: SG

L. Mark Ferral, Registered Professional Land Surveyor, 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision. This the 30th Day of November, 2022.

HEARN SURVEYING ASSOCIATES
Firm Number: 10039900
108 W. York St.
Athens, GA 30601-2045
(706) 875-2828
800-432-7670

Mark Ferral
Registered Professional Land Surveyor
Number: 4373

State of Texas:
County of Navarro: Know all men by these presents:
That Ivan Salinas & Melissa Remigio is the owner of that certain tract designated as Lot 25, Bonham-Rice 2 Subdivision, in the T.J. Chambers Survey Abstract 1, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as Lots 25-R1 & 25-R2, Bonham-Rice 2 Subdivision, 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 _____, 20__.

Ivan Salinas
8180 NE County Rd. #1090
Rice, Texas 75155

Melissa Remigio
8180 NE County Rd. #1090
Rice Texas 75155

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 Ivan Salinas & Melissa Remigio, 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 _____, 20__.

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 file in my office on this the _____ Day of _____, 20__.

County Clerk _____

State of Texas:
County of Navarro: Know all men by these presents:
Certificate of approval by the planning and zoning commission of Navarro County, Texas:

Approved this the _____ Day of _____, 20__.

Chairman _____ Vice Chairman _____