

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoun@navarrocounty.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: Gutierrez Addition

Acreage of subdivision: 12.45 Number of proposed lots: 3

Name of Owner: CRUZ MARCELINO GUTIERREZ-CASTRO

Address: 17358 FM 1126, Corsicana, TX 75110

Phone number: (214) 908-4776 Email: gutcru62@gmail.com

Surveyor: TREY RUSSELL

Address 1206A SOUTH PALESTINE ST, ATHENS TX 75757

Phone number: (214) 205-6725 Fax Number:

Email:

Physical location of property: 17358 FM 1126, Corsicana, TX 75110

Legal Description of property: 17358 FM 1126, Corsicana, TX 75110

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

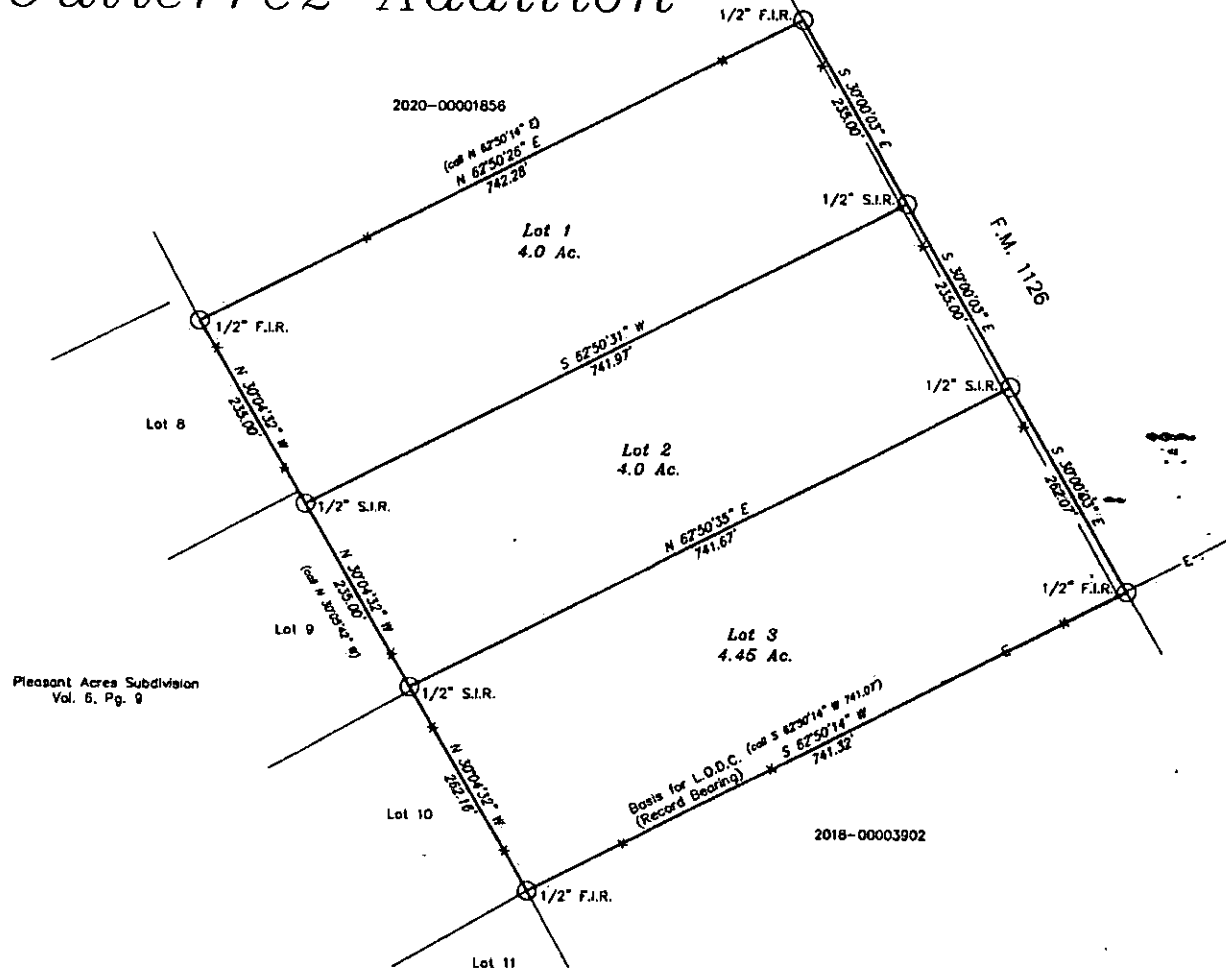
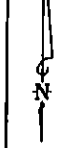
Date 5/15/2023

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:

Gutierrez Addition



Note: This survey was performed without the benefit of a title commitment; there may be additional easements or encumbrances not shown hereon.

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.

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

SURVEY: David W. Campbell A-140
 DESCRIPTION: 2023-003618
 SURVEYED FOR: Cruz Gutierrez

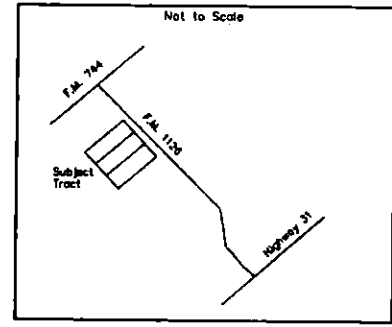
I, Chris Fischer, R.P.L.S. No. 0808, certify that the plat above shows represents the results of an on the ground survey made under my direction and supervision.
 This the 03 day of May, 2023.



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.I.R. = FOUND IRON ROD
 S.I.R. = SET IRON ROD
 TEL. = TELEPHONE
 A/C = AIR CONDITIONER
 - - - = FENCE
 - - - = POWERLINE

JACK L. WARD & ASSOCIATES
 P.L.L.C.
 P. O. BOX 1400
 12004 S. PALMISTON ST.
 ATHENS, TEXAS 75751
 (803) 676-3810 or
 (803) 676-0800

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



State of Texas
 County of Navarro: Know all men by these presents:
 That Cruz Gutierrez-Castro is the owner of that certain tract designated as a called 12.43 acres in the David W. Campbell Survey, A-140 as described by deed recorded in instrument No. 2023-003618, Navarro County Deed Records, Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat on Lots 1 thru 3 of Gutierrez 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 16 Day of May, 2023
 Cruz Gutierrez-Castro
 232 East Park Street
 Little Elm, Tx 75068

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 Cruz Gutierrez-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 16 Day of May, 2023
 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:

The platred area meets or exceeds the maximum requirements established by the Texas Commission on Environmental Quality for On-Site Sewage Facilities, to be licensed by Navarro County Authority Agent.
 Approved this the _____ day of _____, 2023
 Designated Representative, Navarro County

Gutierrez Addition

DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS

Declarations and Restrictions for Gutierrez Addition. A division of 12.45 acres of land, legal description: ABS A10140 D CAMPBELL ABST TRACT 25J 12.45 ACRES

The following Covenants and Restrictions are in place to ensure quality of life and peaceful surroundings with a guarantee that all tracts of land are equally protected in the future.

1. The property shall have one single family dwelling. One storage building and barn is permitted per lot.
2. No further splits or land divisions.
3. No homes or buildings should be constructed in a flood plain.
4. All buildings and structures on the property must be set back at least 30 feet from any road or public right-of-way, or as required by the county.
5. All driveways on the property must be constructed of gravel, asphalt, or concrete.
6. Fences must be constructed of wood, metal, or other industry standard, or ranch fencing material.
7. A septic tank must be installed.
8. No outdoor storage of junk vehicles, RV's trailers, etc. No abandoned, wrecked or junk motor vehicles may be located on the property. All lots should be kept neat.
9. The property shall not be used at any time as a dumping ground for rubbish, trash, garbage, or any form of waste; including, but not limited to hazardous wastes, toxic wastes, chemical wastes, or industrial byproducts.
10. The length of grass around the home (considered yard/lawn), shall be kept at a height of no greater than six (6) inches. The grass in the pasture area shall not exceed twenty-four (24) inches.
11. No signs of any type shall be allowed on the property, except real estate signs if a home is for sale.
12. VIOLATIONS: Any violation that is not corrected within thirty (30) days of notification will be assessed a fine of \$25.00 per day until the violation is corrected. In the event the Landowner has financed the Property with the Developer, any payments will be applied first to the fee for violations before being applied to any principal or interest. Any repeated violations shall be assessed an immediate fine of \$25.00 per day until corrected without the application of any grace period. If the lien is not with the Developer, any unpaid fines will cause a lien to be placed upon the owner's property by Developer. If the violation has not been corrected within thirty (30) days after the initiation of the enforcement of fines has been established, the fine will then double every thirty (30) days

until the violation has been corrected. Example: from \$25 Per day to \$50, from \$50 to \$100, and so on.

The terms of these covenants, conditions, and restrictions are to run with the land and are to be binding on all persons on title to the tracts, in whole or part, for a period of ten (10) years from the date of this declaration, after which time they shall be renewed automatically for successive periods of ten (10) years unless changed by agreement of 80% of property owners in the Subdivision of which the property is a part with one (1) vote per tract. The Developer is exempt from all restrictions.

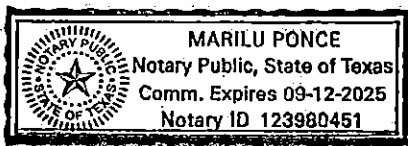
ACKNOWLEDGEMENT

Executed effective as of the 14th day of June, 2023.

Cruz Gutierrez
Cruz Gutierrez

STATE OF TEXAS §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on the 14th day of June, 2023, by Cruz Gutierrez, Developer of Gutierrez Addition.



[Signature]
Notary Public, State of Texas

[Seal]

Printed Name of Notary and
Commission Expiration Date 9-12-2025