

#18

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoung@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: Derby Estates

Acreage of subdivision: 4.62 Acres Number of proposed lots: 3

Name of Owner: Landco Investments, Inc.

Address: 50 West Mahita Dr. #1 Key Biscayne FL 33149

Phone number: 305-361-0740

Email: Santosh.dhamani@landheadquarters.com

Surveyor: Denis Vaughn

Address: P.O. Box 852, Canton TX 75103

Phone number: 903-865-1044

Fax Number: _____

Email: Dvaughnsurveying@yahoo.com

Physical location of property: PID 40274

Legal Description of property: ABS A10015 J AMMONS ABS Tract 26 5.98 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.

Sam Chan
Signature of Owner

2/26/2023
Date

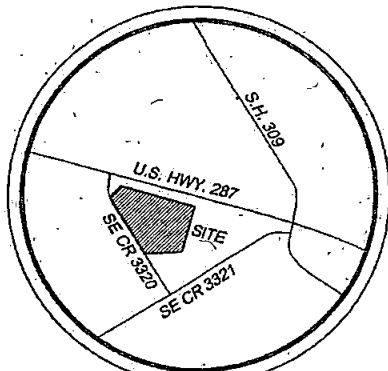
In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request.

Signature of Owner: _____

Date: _____

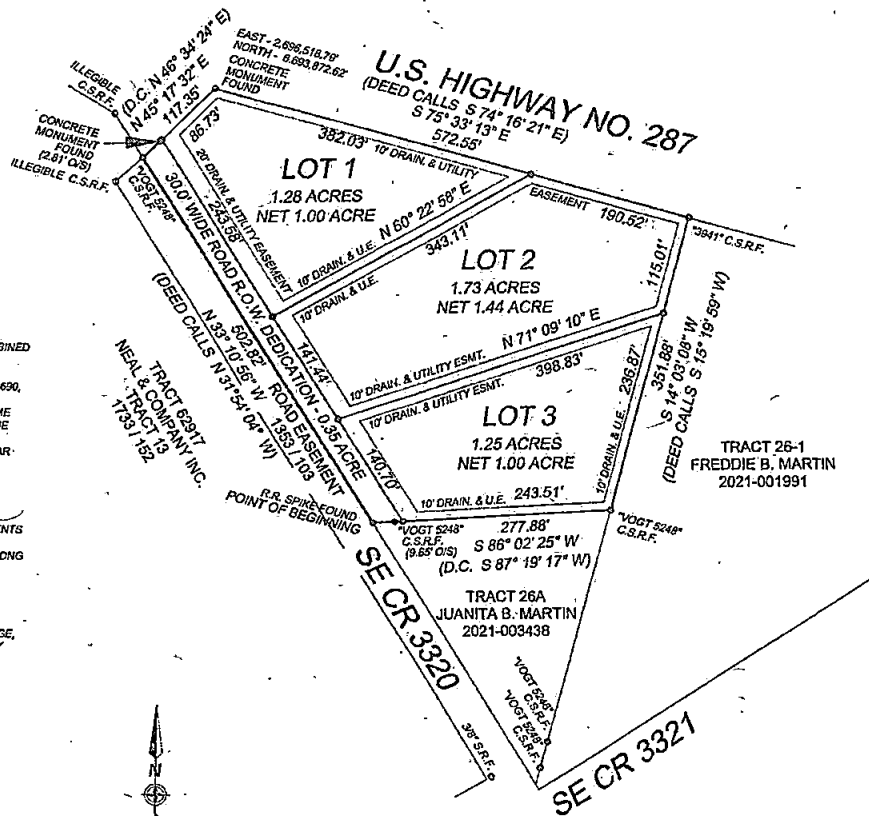
Signature of Authorized Representative: _____

Date: _____

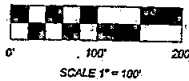


LOCATION MAP
NO SCALE

State Law (SEC 251.151) -
Requires anyone digging
deeper than 18 inches to
call the ONE-CALL
NOTIFICATION CENTER, two
days prior to digging.



- PLAT NOTES:
1. ALL BEARINGS / DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 - NAD 83. (COMBINED SCALE FACTOR = 1.0002580)
 2. U.S. HIGHWAY 287 R.O.W. PER TPOOT MAPS, VOLUME 1032, PAGE 690, D.R.N.C.T. AND 1236, PAGE 225 (CALL NO. 03) O.P.R.N.C.T.
 3. THE CHATFIELD WATER SUPPLY EASEMENT RECORDED IN VOLUME 1632, PAGE 208, O.P.R.N.C.T. IS 15 FEET WIDE AND CENTERED ON THE WATER LINE AS INSTALLED.
 4. 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL SIDE AND REAR LOT LINES. 20' UTILITY AND DRAINAGE EASEMENTS ALONG ROAD RIGHT-OF-WAYS.
 5. CULVERTS WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF NAVARRO COUNTY, TEXAS.
 6. LOTS SHALL BE FOR RESIDENTIAL USE ONLY.
 7. BLOCKING THE FLOW OF WATER, CONSTRUCTION OF IMPROVEMENTS OR FILLING OF DRAINAGE EASEMENTS IS PROHIBITED.
 8. ANY EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS ANY LOT / LOTS SHALL REMAIN OPEN AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNING SAID LOT / LOTS.
 9. NAVARRO COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR THE CONTROL OF EROSION.
 10. NAVARRO COUNTY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 11. NO PART OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 48549C04500, DATED JUNE 5, 2012.



Dennis Vogt, R.P.L.S. 52438 Date
P.O. Box 652
Canton, Texas 75103
(803) 605-1044
dvogtsurveying@yahoo.com

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."
Release date: 12-12-2022
Purpose: PDF for client review
Surveyor: Dennis Vogt R.P.L.S. 5248

STATE OF TEXAS
COUNTY OF NAVARRO

KNOW ALL MEN BY THESE PRESENTS, Landco Investments, Inc., being the owner of the real property described in Document No. 2022-010226, Official Public Records of Navarro County, Texas, do hereby adopt the following deed called tracts as Derby Estates, and do hereby dedicate to the public use the easements and rights-of-way as shown herein;

BEGINNING at a rail road spike found, with SE CR 3320 and the southwest line of said tract;
THENCE North 31 degrees 34 minutes 01 seconds West, with SE CR 3320, 502.82 feet to a "Vogt 5248" capped steel rod found for corner, from which an illegible capped steel rod found bears North 31 degrees 34 minutes 04 seconds West at 61.03 feet for witness;
THENCE North 46 degrees 34 minutes 24 seconds East, with the south right-of-way of U.S. Highway No. 287, passing a concrete highway monument found at 27.81 feet, in all 117.35 feet to a concrete monument found for corner;
THENCE South 74 degrees 16 minutes 21 seconds East, with the south right-of-way of U.S. Highway No. 287, 572.55 feet to a "3941" capped steel rod found for corner;
THENCE South 15 degrees 19 minutes 59 seconds West, 351.88 feet to a "Vogt 5248" capped steel rod found for corner;
THENCE South 87 degrees 19 minutes 17 seconds West, passing a "Vogt 5248" capped steel rod found at 253.15 feet, in all 277.80 feet to the Point of Beginning and containing 4.62 acres of land.

Suresh Chaitani, Landco Investments, Inc. Date

NOTARY PUBLIC

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this date, personally appeared, Suresh Chaitani, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S PRINTED NAME

This plat of Derby Estates was approved by Navarro County on the _____ day of _____, 2022.

COUNTY JUDGE

COMMISSIONER, PRECINCT NO. 1

COMMISSIONER, PRECINCT NO. 2

COMMISSIONER, PRECINCT NO. 3

COMMISSIONER, PRECINCT NO. 4

COUNTY CLERK

This platted area meets or exceeds the minimum requirements by the Texas Natural Resource Conservation Commission, for an site sewage disposal facilities, to be licensed by Navarro County.

TCEQ AUTHORIZED AGENT (NAVARRO COUNTY) DATE

DERBY ESTATES

4.62 ACRES OUT OF THE
JESSE AMMONS SURVEY;
ABSTRACT NO. 15
NAVARRO COUNTY, TEXAS