

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 X Replat/Amendment

Proposed name of subdivision: Delgado Estates, Phase One

Acreage of subdivision: 36.587 acres Number of proposed lots: 25

Name of Owner: Jose Delgado

Address: 11095 E State Hwy 31 Kerens, Texas 75144

Phone number: (817) 690-1950 Email:

Surveyor: Rocking B Surveying, LLC

Address: P O Box 5052 Mabank, Texas 75147

Phone number: (903) 288-6810 Fax Number:

Email:

Physical location of property: 11095 E State Hwy 31 Kerens, Texas 75144

Legal Description of property: ABS A10877 J WILLIAMS ABST TRACT 9-6 25.49 ACRES

ABS A10877 J WILLIAMS ABST TRACT 9-7 38.21 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: Jose B. Delgado

September 26, 2022 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:

FINAL PLAT OF DELGADO ESTATES, PHASE ONE JOHN WILLIAMS SURVEY, ABSTRACT No. 877 NAVARRO COUNTY, TEXAS

LEGEND table with symbols for various survey features like bearings, distances, and monuments.

LEGAL DESCRIPTION

Being a 38.587 acre tract or parcel of land situated in the John Williams Survey, Abstract No. 877, Navarro County, Texas, being part of that certain called 25.49 acre tract of land conveyed to Jose Delgado et ux, recorded in Document No. 2013-7944, and being part of that certain called 38.21 acre tract of land conveyed to Jose Delgado et ux, recorded in Document No. 2013-7946, both in the Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the most northerly Northeast corner of said 25.49 acre tract, the Southwest corner of that certain called 15.068 acre tract of land conveyed to Tommy Johnston Carter, recorded in Document No. 2020-1463, Official Public Records of Navarro County, Texas, and in the West line of Lot 5, Kerens Countryside Acres, Plat recorded in Volume 9, Page 308, Plat Records of Navarro County, Texas

Thence South 30 DEGREES 29 MINUTES 24 SECONDS East, with an East line of said 25.49 acre tract and with the West line of said Kerens Countryside Acres, a distance of 969.12 feet To a 1/2" iron rod found for an interior ell corner of said 25.49 acre tract and the Southwest corner of Lot 3, Kerens Countryside Acres;

Thence North 58 DEGREES 40 MINUTES 25 SECONDS East, with a North line of said 25.49 acre tract and with the South line of said Lot 3, a distance of 203.95 feet to a 1/2" iron rod found (MCARN) for the most Easterly Northeast corner of said 25.49 acre tract and the Northwest corner of that certain called 10.01 acre tract of land conveyed to David Reynaldo Ojeda et ux, recorded in Document No. 2021-13394, Official Public Records of Navarro County, Texas;

Thence South 31 DEGREES 22 MINUTES 33 SECONDS East, with an East line of said 25.49 acre tract and with the West line of said 10.01 acre tract, a distance of 801.95 feet to a point for corner on the North right-of-way of State Highway 31, at the Southeast corner of said 25.49 acre tract and at the Southwest corner of said 10.01 acre tract, from which a 1/2" iron rod found bears, North 31 DEGREES 22 MINUTES 33 SECONDS West, a distance of 2.28 feet and a concrete monument found bears, North 71 DEGREES 03 MINUTES 07 SECONDS East, a distance of 400.42 feet;

Thence South 71 DEGREES 03 MINUTES 07 SECONDS West, with the North right-of-way of State Highway 31, with a South line of said 25.49 acre tract, and with a South line of said 38.21 acre tract, a distance of 221.39 feet to a 1/2" iron rod found at the most Southerly Southwest corner of said 38.21 acre tract, from which a concrete monument found bears, South 71 DEGREES 03 MINUTES 07 SECONDS West, a distance of 820.14 feet;

Thence North 30 DEGREES 53 MINUTES 52 SECONDS West, with a West line of said 38.21 acre tract, a distance of 839.37 feet to a 1/2" iron rod found for an interior ell corner of said 38.21 acre tract;

Thence South 57 DEGREES 36 MINUTES 24 SECONDS West, with a South line of said 38.21 acre tract, a distance of 791.05 feet to a 1/2" iron rod found for a Southwest corner of said 38.21 acre tract and an angle corner of that certain called 58.24 acre tract of land conveyed to HSG Properties, LLC, recorded in Document No. 2019-3981, Official Public Records of Navarro County, Texas;

Thence North 32 DEGREES 46 MINUTES 48 SECONDS West, with a West line of said 38.21 acre tract and with an East line of said 58.24 acre tract, a distance of 113.38 feet to a 1/2" iron rod found for an interior ell corner of said 38.21 acre tract and a Northeast corner of said 58.24 acre tract;

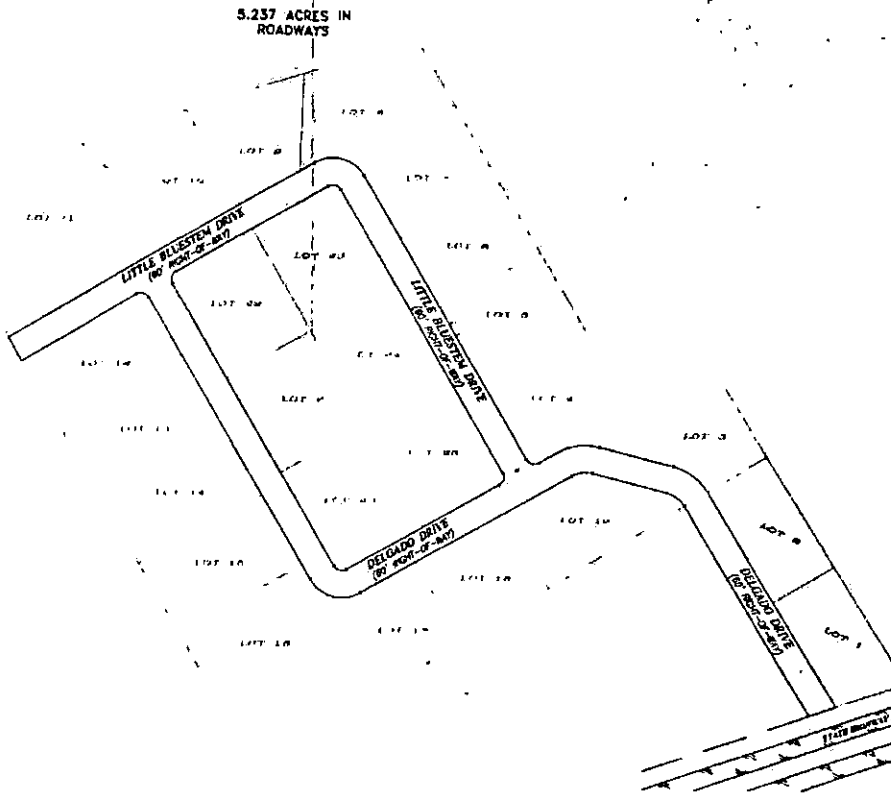
Thence South 58 DEGREES 01 MINUTES 50 SECONDS West, with a South line of said 38.21 acre tract and with a North line of said 58.24 acre tract, a distance of 308.68 feet to a 1/2" iron rod set (ROCKIN B) for the Southwest corner of this tract, from which a 1/2" iron rod found bears, South 58 DEGREES 01 MINUTES 50 SECONDS West, a distance of 812.69 feet;

Thence North 30 DEGREES 08 MINUTES 04 SECONDS West, over and across said 38.21 acre tract and over and across said 25.49 acre tract, a distance of 1,151.52 feet to a 1/2" iron rod set (ROCKIN B) on the North line of said 25.49 acre tract, on the South line of said 150.68 acre tract, and at the Northwest corner of this tract, from which a 1/2" iron rod found bears, South 72 DEGREES 07 MINUTES 06 SECONDS West, a distance of 831.22 feet;

Thence North 72 DEGREES 07 MINUTES 06 SECONDS East, with a North line of said 25.49 acre tract and with the South line of said 150.68 acre tract, a distance of 1126.95 feet to The Point of Beginning, having an Area of 38.587 Acres of land.

NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48349C02250, DATED 08-05-2012.
2) BEARINGS ARE BASED ON MAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
3) ALL SET IRON RODS = 1/2" PINK CAP (ROCKIN B).
4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
7) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS-AS SHOWN.
9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
10) STATE HIGHWAY 31 MAY BE AN ACCESS RESTRICTED ROADWAY. SEE TxDOT FOR ACCESS PERMISSION AND LOCATION.



PRIVATE ROAD STATEMENT

1. Navarro County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance.
2. The roads will be maintained in perpetuity by the owners in the subdivision, and must contain mechanism for assessing the owners to produce adequate revenue for perpetual maintenance.
3. Requirement that every deed certain notice to the grantee that all streets are private, that the owners will be perpetually liable for maintenance, and the quality of the roads may affect access by public services such as police, fire and EMS.

OWNER'S STATEMENT:

I, Jose Delgado, do hereby adopt this plat, designating the hereinabove described property as DELGADO ESTATES, PHASE ONE, and do accept this plat as my plan for said addition and do designate the streets as private, and the easements for public utilities, as shown.

Witness, my hand, this the 31 day of August, 2023.

By: Jose Delgado

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 31 day of August, 2023.

Darlene Kramer, Notary Public, State of Texas, My Notary ID # 125610178, Expires June 4, 2024.

I, Valentina Trigo, do hereby adopt this plat, designating the hereinabove described property as DELGADO ESTATES, PHASE ONE, and do accept this plat as my plan for said addition and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the 31 day of August, 2023.

By: Valentina Trigo

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 31 day of August, 2023.

Darlene Kramer, Notary Public, State of Texas, My Notary ID # 125610178, Expires June 4, 2024.

STATE OF TEXAS COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

Certificate of approval by the Commissioners Court of Navarro County, Texas.

Approved this the \_\_\_ day of \_\_\_, 2023.

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 FILED IN MY OFFICE ON THIS

the \_\_\_ day of \_\_\_, 2023.

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 \_\_\_, 2023.

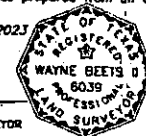
Chairman

Vice Chairman

I, Wayne Beets II, Registered Professional Land Surveyor, State of Texas No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions as indicated and was prepared from an on the ground survey done under my supervision.

DATE: 10-20-2022-REVISED 08-07-2023

By: Wayne Beets II, Registered Professional Land Surveyor, State of Texas No. 6039



DEVELOPER: JOSE DELGADO, 11095 EAST HWY. 31, KERENS, TEXAS 75144

Rockin B Surveying logo and contact information: P.O. BOX 5032, MABANK, TEXAS 75147, FIRM No. 10194744, 903-288-6810

# FINAL PLAT OF DELGADO ESTATES, PHASE ONE JOHN WILLIAMS SURVEY, ABSTRACT No. 877 NAVARRO COUNTY, TEXAS

**LEGEND**

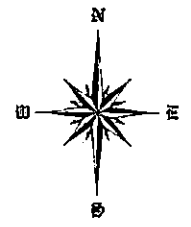
- 1" = 100'
- 20' BLDG. LINE
- 10' BLDG. LINE
- 5' BLDG. LINE
- 15' UTILITY EASEMENT
- RESIDUE OF TRACT 5
- RESIDUE OF TRACT 7
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- RESIDUE OF TRACT 100

CALLED 150.68 ACRES  
TAMMY JOHNSTON CARTER  
DOC. NO. 2020-1483  
O.P.R.N.C.T.

LOT 5  
KERENS COUNTRYSIDE ACRES  
VOL. 8, PG. 308  
P.R.N.C.T.

LOT 4  
KERENS COUNTRYSIDE ACRES  
VOL. 8, PG. 308  
P.R.N.C.T.

LOT	ACRES	AREA	PERCENT	ACRES	AREA	PERCENT	ACRES	AREA	PERCENT		
LOT 1	1.015	69,000	0.11	LOT 11	2.808	19,500	0.41	LOT 21	1.185	83,000	1.19
LOT 2	1.185	85,000	1.19	LOT 12	1.318	94,000	1.31	LOT 22	1.260	91,000	1.26
LOT 3	1.222	87,000	1.22	LOT 13	1.100	79,000	1.10	LOT 23	1.280	92,000	1.28
LOT 4	1.410	101,000	1.41	LOT 14	1.273	92,000	1.27	LOT 24	1.165	84,000	1.17
LOT 5	1.017	73,000	1.02	LOT 15	1.273	92,000	1.27	LOT 25	1.280	92,000	1.28
LOT 6	1.012	72,000	1.01	LOT 16	1.598	115,000	1.60	LOT 26	1.280	92,000	1.28
LOT 7	1.020	73,000	1.02	LOT 17	1.021	74,000	1.02	LOT 27	1.280	92,000	1.28
LOT 8	1.012	72,000	1.01	LOT 18	1.022	74,000	1.02	LOT 28	1.280	92,000	1.28
LOT 9	1.054	76,000	1.05	LOT 19	1.223	88,000	1.22	LOT 29	1.280	92,000	1.28
LOT 10	1.142	82,000	1.14	LOT 20	1.260	91,000	1.26	LOT 30	1.280	92,000	1.28
LOT 11	2.808	19,500	0.41	LOT 21	1.185	83,000	1.19	LOT 31	1.280	92,000	1.28
LOT 12	1.318	94,000	1.31	LOT 22	1.260	91,000	1.26	LOT 32	1.280	92,000	1.28
LOT 13	1.100	79,000	1.10	LOT 23	1.280	92,000	1.28	LOT 33	1.280	92,000	1.28
LOT 14	1.273	92,000	1.27	LOT 24	1.165	84,000	1.17	LOT 34	1.280	92,000	1.28
LOT 15	1.273	92,000	1.27	LOT 25	1.280	92,000	1.28	LOT 35	1.280	92,000	1.28
LOT 16	1.598	115,000	1.60	LOT 26	1.280	92,000	1.28	LOT 36	1.280	92,000	1.28
LOT 17	1.021	74,000	1.02	LOT 27	1.280	92,000	1.28	LOT 37	1.280	92,000	1.28
LOT 18	1.022	74,000	1.02	LOT 28	1.280	92,000	1.28	LOT 38	1.280	92,000	1.28
LOT 19	1.223	88,000	1.22	LOT 29	1.280	92,000	1.28	LOT 39	1.280	92,000	1.28
LOT 20	1.260	91,000	1.26	LOT 30	1.280	92,000	1.28	LOT 40	1.280	92,000	1.28
LOT 21	1.185	83,000	1.19	LOT 31	1.280	92,000	1.28	LOT 41	1.280	92,000	1.28
LOT 22	1.260	91,000	1.26	LOT 32	1.280	92,000	1.28	LOT 42	1.280	92,000	1.28
LOT 23	1.280	92,000	1.28	LOT 33	1.280	92,000	1.28	LOT 43	1.280	92,000	1.28
LOT 24	1.165	84,000	1.17	LOT 34	1.280	92,000	1.28	LOT 44	1.280	92,000	1.28
LOT 25	1.280	92,000	1.28	LOT 35	1.280	92,000	1.28	LOT 45	1.280	92,000	1.28
LOT 26	1.280	92,000	1.28	LOT 36	1.280	92,000	1.28	LOT 46	1.280	92,000	1.28
LOT 27	1.280	92,000	1.28	LOT 37	1.280	92,000	1.28	LOT 47	1.280	92,000	1.28
LOT 28	1.280	92,000	1.28	LOT 38	1.280	92,000	1.28	LOT 48	1.280	92,000	1.28
LOT 29	1.280	92,000	1.28	LOT 39	1.280	92,000	1.28	LOT 49	1.280	92,000	1.28
LOT 30	1.280	92,000	1.28	LOT 40	1.280	92,000	1.28	LOT 50	1.280	92,000	1.28
LOT 31	1.280	92,000	1.28	LOT 41	1.280	92,000	1.28	LOT 51	1.280	92,000	1.28
LOT 32	1.280	92,000	1.28	LOT 42	1.280	92,000	1.28	LOT 52	1.280	92,000	1.28
LOT 33	1.280	92,000	1.28	LOT 43	1.280	92,000	1.28	LOT 53	1.280	92,000	1.28
LOT 34	1.280	92,000	1.28	LOT 44	1.280	92,000	1.28	LOT 54	1.280	92,000	1.28
LOT 35	1.280	92,000	1.28	LOT 45	1.280	92,000	1.28	LOT 55	1.280	92,000	1.28
LOT 36	1.280	92,000	1.28	LOT 46	1.280	92,000	1.28	LOT 56	1.280	92,000	1.28
LOT 37	1.280	92,000	1.28	LOT 47	1.280	92,000	1.28	LOT 57	1.280	92,000	1.28
LOT 38	1.280	92,000	1.28	LOT 48	1.280	92,000	1.28	LOT 58	1.280	92,000	1.28
LOT 39	1.280	92,000	1.28	LOT 49	1.280	92,000	1.28	LOT 59	1.280	92,000	1.28
LOT 40	1.280	92,000	1.28	LOT 50	1.280	92,000	1.28	LOT 60	1.280	92,000	1.28
LOT 41	1.280	92,000	1.28	LOT 51	1.280	92,000	1.28	LOT 61	1.280	92,000	1.28
LOT 42	1.280	92,000	1.28	LOT 52	1.280	92,000	1.28	LOT 62	1.280	92,000	1.28
LOT 43	1.280	92,000	1.28	LOT 53	1.280	92,000	1.28	LOT 63	1.280	92,000	1.28
LOT 44	1.280	92,000	1.28	LOT 54	1.280	92,000	1.28	LOT 64	1.280	92,000	1.28
LOT 45	1.280	92,000	1.28	LOT 55	1.280	92,000	1.28	LOT 65	1.280	92,000	1.28
LOT 46	1.280	92,000	1.28	LOT 56	1.280	92,000	1.28	LOT 66	1.280	92,000	1.28
LOT 47	1.280	92,000	1.28	LOT 57	1.280	92,000	1.28	LOT 67	1.280	92,000	1.28
LOT 48	1.280	92,000	1.28	LOT 58	1.280	92,000	1.28	LOT 68	1.280	92,000	1.28
LOT 49	1.280	92,000	1.28	LOT 59	1.280	92,000	1.28	LOT 69	1.280	92,000	1.28
LOT 50	1.280	92,000	1.28	LOT 60	1.280	92,000	1.28	LOT 70	1.280	92,000	1.28
LOT 51	1.280	92,000	1.28	LOT 61	1.280	92,000	1.28	LOT 71	1.280	92,000	1.28
LOT 52	1.280	92,000	1.28	LOT 62	1.280	92,000	1.28	LOT 72	1.280	92,000	1.28
LOT 53	1.280	92,000	1.28	LOT 63	1.280	92,000	1.28	LOT 73	1.280	92,000	1.28
LOT 54	1.280	92,000	1.28	LOT 64	1.280	92,000	1.28	LOT 74	1.280	92,000	1.28
LOT 55	1.280	92,000	1.28	LOT 65	1.280	92,000	1.28	LOT 75	1.280	92,000	1.28
LOT 56	1.280	92,000	1.28	LOT 66	1.280	92,000	1.28	LOT 76	1.280	92,000	1.28
LOT 57	1.280	92,000	1.28	LOT 67	1.280	92,000	1.28	LOT 77	1.280	92,000	1.28
LOT 58	1.280	92,000	1.28	LOT 68	1.280	92,000	1.28	LOT 78	1.280	92,000	1.28
LOT 59	1.280	92,000	1.28	LOT 69	1.280	92,000	1.28	LOT 79	1.280	92,000	1.28
LOT 60	1.280	92,000	1.28	LOT 70	1.280	92,000	1.28	LOT 80	1.280	92,000	1.28
LOT 61	1.280	92,000	1.28	LOT 71	1.280	92,000	1.28	LOT 81	1.280	92,000	1.28
LOT 62	1.280	92,000	1.28	LOT 72	1.280	92,000	1.28	LOT 82	1.280	92,000	1.28
LOT 63	1.280	92,000	1.28	LOT 73	1.280	92,000	1.28	LOT 83	1.280	92,000	1.28
LOT 64	1.280	92,000	1.28	LOT 74	1.280	92,000	1.28	LOT 84	1.280	92,000	1.28
LOT 65	1.280	92,000	1.28	LOT 75	1.280	92,000	1.28	LOT 85	1.280	92,000	1.28
LOT 66	1.280	92,000	1.28	LOT 76	1.280	92,000	1.28	LOT 86	1.280	92,000	1.28
LOT 67	1.280	92,000	1.28	LOT 77	1.280	92,000	1.28	LOT 87	1.280	92,000	1.28
LOT 68	1.280	92,000	1.28	LOT 78	1.280	92,000	1.28	LOT 88	1.280	92,000	1.28
LOT 69	1.280	92,000	1.28	LOT 79	1.280	92,000	1.28	LOT 89	1.280	92,000	1.28
LOT 70	1.280	92,000	1.28	LOT 80	1.280	92,000	1.28	LOT 90	1.280	92,000	1.28
LOT 71	1.280	92,000	1.28	LOT 81	1.280	92,000	1.28	LOT 91	1.280	92,000	1.28
LOT 72	1.280	92,000	1.28	LOT 82	1.280	92,000	1.28	LOT 92	1.280	92,000	1.28
LOT 73	1.280	92,000	1.28	LOT 83	1.280	92,000	1.28	LOT 93	1.280	92,000	1.28
LOT 74	1.280	92,000	1.28	LOT 84	1.280	92,000	1.28	LOT 94	1.280	92,000	1.28
LOT 75	1.280	92,000	1.28	LOT 85	1.280	92,000	1.28	LOT 95	1.280	92,000	1.28
LOT 76	1.280	92,000	1.28	LOT 86	1.280	92,000	1.28	LOT 96	1.280	92,000	1.28
LOT 77	1.280	92,000	1.28	LOT 87	1.280	92,000	1.28	LOT 97	1.280	92,000	1.28
LOT 78	1.280	92,000	1.28	LOT 88	1.280	92,000	1.28	LOT 98	1.280	92,000	1.28
LOT 79	1.280	92,000	1.28	LOT 89	1.280	92,000	1.28	LOT 99	1.280	92,000	1.28
LOT 80	1.280	92,000	1.28	LOT 90	1.280	92,000	1.28	LOT 100	1.280	92,000	1.28



RESIDUE OF TRACT 5  
CROSS COUNTRY LAND CO  
CALLED 25.49 ACRES  
JOSE DELGADO ET UX  
DOC. NO. 2013-7944  
O.P.R.N.C.T.

JOHN WILLIAMS SURVEY  
ABSTRACT No. 522

RESIDUE OF TRACT 7  
CROSS COUNTRY LAND CO  
CALLED 58.71 ACRES  
JOSE DELGADO ET UX  
DOC. NO. 2013-7948  
O.P.R.N.C.T.

1" = 100'

PREPARED BY  
**ROCKIN B**  
SURVEYING, L.L.C.

P.O. BOX 5052  
MABANK, TEXAS 75147  
FIRM No. 10194744  
903-288-6810

JOB NO: W2022-227

20' BUILDING LINES ALONG ALL ROADS  
10' BUILDING LINES ALONG THE REAR OF ALL LOTS.  
5' BUILDING LINES ALONG THE SIDE LOT LINES.  
15' UTILITY EASEMENT ALONG ALL ROADS.

CALLED 58.24 ACRES  
HSC PROPERTIES, LLC