



NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocounty.org

601 N. 13th Street Suite 1
Corsicana, Texas 75110
Ph. 903-875-3312
Fax 903-875-3314

APPLICATION FOR RE-PLAT

Fee: \$150

General Location of Property: Property ID: 58435 (510 Hollar Lane Ennis, TX 75119)

Name of Subdivision: N/A

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

Name of Owner: Juan Carlos Ramirez, Bernadette Ramirez, Marco Antonio Gutierrez, Adriana Gutierrez

Mailing Address: 510 Hollar Lane, Ennis, TX 75119

Phone Number: 214-923-9568 Email: bernadetter@dmagazine.com

Owner Signature: [Handwritten signatures: Juan Carlos Ramirez, Bernadette Ramirez, Marco Antonio Gutierrez, Adriana Gutierrez]

Surveyor preparing plat: 3B Land Surveying, Inc. (Edward Scott Bacak, RPLS)

Mailing Address: 656 Bacak Rd Ennis TX 75119

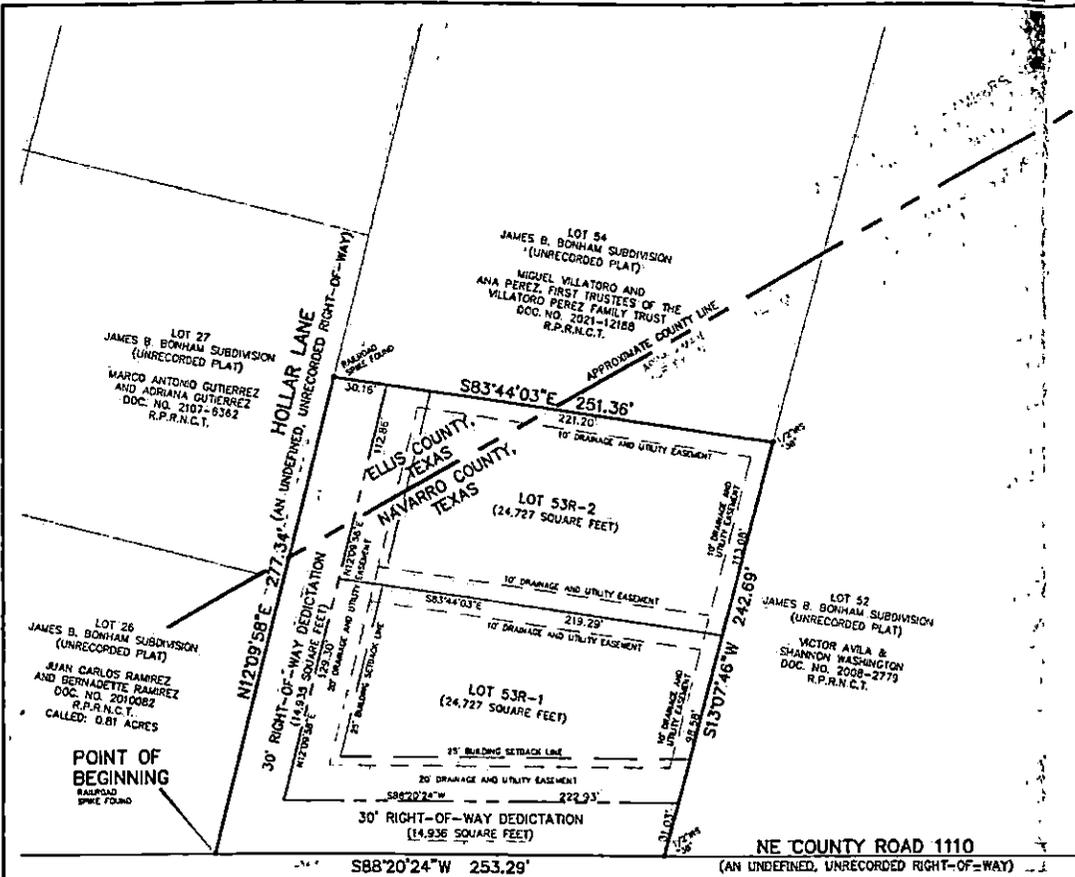
Phone Number: 972-825-7949 office/972-741-0199 Email: esbacak@3blandsurveying.com

This box only pertains to requests in which the owner will not be available to make the meeting.

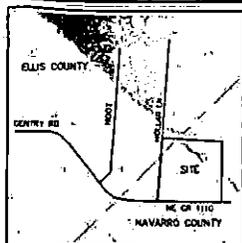
In lieu of representing this request, myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request.

Signature of Owner: [Handwritten signature: Marco Antonio Gutierrez]

Signature of Authorized Representative: [Handwritten signature: Bernadette Ramirez]

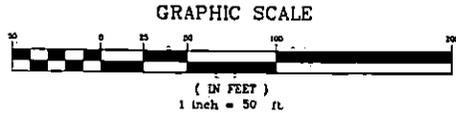


FLOOD STATEMENT According to Community Panel No. 48139C0425E, dated June 3, 2013, and Community Panel No. 48349C0050D, dated June 5, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone 'X', (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



EASEMENT NOTE
 1 Right-of-way easement to Navarro County Electric Cooperative, Inc. recorded in Volume 620, Page 433, Deed Records Ellis County, Texas, is blanket in nature and does affect the subject tract.

EASEMENT RIGHTS:
 The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open to all public and private utilities for each particular use. The maintenance of paving on the utility easements are the responsibility of the property owners. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed on, 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 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 removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility. Customer meters and service lines are considered an integral and necessary part of utility systems regardless of whether they were installed by the utility company or the customer.



- LEGEND**
- IP IRON PIPE FOUND
 - CRP CAPPED IRON ROD FOUND
 - RS IRON ROD SET
 - U.E UTILITY EASEMENT
 - CB CABINET
 - VL VOLUME
 - PL PAGE
 - DOC. NO. DOCUMENT NUMBER
 - DEED. DEED RECORDS NAVARRO COUNTY, TEXAS
 - PLAT. PLAT RECORDS NAVARRO COUNTY, TEXAS
 - DEED. DEED RECORDS ELLIS COUNTY, TEXAS
 - PLAT. PLAT RECORDS ELLIS COUNTY, TEXAS

REPLAT

**LOTS 53R-1 AND 53R-2,
 JAMES B. BONHAM SUBDIVISION**

2 RESIDENTIAL LOTS

**BEING A 1.478 ACRE TRACT OF LAND OUT OF THE
 THOMAS JEFFERSON CHAMBERS' SURVEY,
 ABSTRACT NO. 1;**

ELLIS AND NAVARRO COUNTY, TEXAS
**JUAN CARLOS RAMIREZ AND
 BERNADETTE RAMIREZ OWNERS**
 12090 NE County Road 1110 (214) 523-0383
 Ennis, Texas 75119
 Contact: Bernadette Ramirez
**MARCO ANTONIO GUTIERREZ
 AND ADRIANA GUTIERREZ OWNERS**
 515 Hollar Lane
 Ennis, Texas 75119

3B LAND SURVEYING, INC SURVEYOR
 656 Bacak Rd (972) 825-7949
 Ennis, Texas 75119
 TBPLS No. 10194480

GENERAL NOTES

- Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition 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 drainage courses along or across said lots.
- Navarro County will not be responsible for the maintenance and operation of said drainage ways far or the control of erosion.
- Navarro County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- All bearings and coordinates shown hereon are relative to the Texas State Plane Coordinate System, North Central Zone (4202). All distances shown hereon are surface distances.
- All corners are a one-half inch iron rod set with cap stamped "3B" unless otherwise noted hereon.
- Sewer Services to be provided by individual O.S.S.F. Systems approved and installed in accordance with the Texas Commission on Environmental Quality, Tarrant Regional Water District and/or Navarro County Texas regulations.

Navarro County Health Department Approval
 This platted area meet or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for on-site sewage facilities.
 APPROVED ON THIS THE ____ DAY OF _____, 2023

STATE OF TEXAS
 COUNTY OF NAVARRO
 Certificate of approval by the Commissioners Court of Navarro County, Texas.
 Approved this date, the ____ day of _____, 2023

H. M. Davenport, County Judge

Jason Grant, Commissioner, Precinct No. 1
 Eddie Perry, Commissioner, Precinct No. 2

Eddie Moore, Commissioner, Precinct No. 3
 James Olsen, Commissioner, Precinct No. 4

STATE OF TEXAS
 COUNTY OF NAVARRO APPROVAL
 NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS
 CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION OF
 NAVARRO COUNTY, TEXAS.

APPROVED ON THIS ____ DAY OF _____, 2023.

 CHAIRMAN, PLANNING AND ZONING COMMISSION

 VICE CHAIRMAN, PLANNING AND ZONING COMMISSION

COUNTY CLERK'S ACCEPTANCE

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

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STATE OF TEXAS §
COUNTY OF NAVARRO §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Juan Carlos Ramirez, Bernadette Ramirez, Marco Antonio Gutierrez and Adriana Gutierrez are the owners that parcel of land located in Ellis County and Navarro County, Texas, being a part of the Thomas Jefferson Chambers Survey, Abstract Number 1, being all of Lot 53, James B. Bonham Subdivision, an unrecorded plat and being all of that called 1.478 acre tract of land described in deed to Juan Carlos Ramirez, and spouse Bernadette Ramirez and Marco Antonio Gutierrez, and spouse Adriana Gutierrez recorded in County Clerk's Document Number 2023-1151, Real Property Records Navarro County, Texas and being further described as follows:

BEGINNING at a railroad spike found for the southwest corner of 1.478 acre tract of land, said point being at the southwest corner of Lot 53, said point being at the southeast corner of Lot 26 of said James B. Bonham Subdivision, said point being in the north line of that called 298.18 acre tract of land described in deed to Edna Frances Everaole Family Trust recorded in County Clerk's Document Number 2012-8337, Real Property Records Navarro County, Texas and said point being at the intersection of the approximate centerline of NE County Road 1110 (an unrecorded right-of-way) with the approximate centerline of Hollar Lane (an unrecorded right-of-way);

THENCE North 12 degrees 09 minutes 58 seconds East, 377.34 feet along the approximate centerline of Hollar Lane, to a railroad spike found for northwest corner of said Lot 53; said point being at the southwest corner of Lot 54 of said James B. Bonham Subdivision and said point being in the east line of Lot 27 of said James B. Bonham Subdivision;

THENCE South 83 degrees 44 minutes 03 seconds East, 251.36 feet to a one-half inch iron rod with cap stamped "3B" set for the northeast corner of said Lot 53, said point being at the southeast corner of said Lot 54 and said point being in the west line of Lot 52, of said James B. Bonham Subdivision;

THENCE South 13 degrees 07 minutes 46 seconds West, 242.69 feet to a one-half inch iron rod with cap stamped "3B" set for the southeast corner of said Lot 53, said point being at the southwest corner of said Lot 52, said point being in the north line of said 298.18 acre tract of land and said point being in the approximate centerline of NE County Road 1110;

THENCE South 88 degrees 20 minutes 24 seconds West, 253.29 feet along the south line of said Lot 53, along the north line of said 298.18 acre tract of land and along the approximate centerline of NE County Road 1110 to the POINT OF BEGINNING and containing 64,389 square feet or 1.478 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83

SURVEY CERTIFICATION:

This is to certify that I, Edward Scott Bacak, a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

"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".

Edward Scott Bacak, R.P.L.S. No. 6248



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, Juan Carlos Ramirez, Bernadette Ramirez, Marco Antonio Gutierrez and Adriana Gutierrez, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Lots 53R-1 and 53R-2, James B. Bonham Subdivision, an addition to Navarro County, and does hereby dedicate to the public use forever, the streets and easements shown so far as our interest may appear.

THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF NAVARRO COUNTY AND THE STATE OF TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2023

By: Juan Carlos Ramirez, Bernadette Ramirez

By: _____ Authorized Signature _____ Authorized Signature

By: Marco Antonio Gutierrez, Adriana Gutierrez

By: _____ Authorized Signature _____ Authorized Signature

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Juan Carlos Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein GIVEN under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bernadette Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein GIVEN under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Marco Antonio Gutierrez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein GIVEN under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Adriana Gutierrez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein GIVEN under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

REPLAT
LOTS 53R-1 AND 53R-2,
JAMES B. BONHAM SUBDIVISION

2 RESIDENTIAL LOTS

BEING A 1.478 ACRE TRACT OF LAND OUT OF THE
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12090 NE County Road 1110 (214) 523-0383
Ennis, Texas 75119

Contact: Bernadette Ramirez
MARCO ANTONIO GUTIERREZ
AND ADRIANA GUTIERREZ OWNERS

515 Hollar Lane
Ennis, Texas 75119

3B LAND SURVEYING, INC SURVEYOR

858 Bacak Rd (972) 825-7949
Ennis, Texas 75119
TBPLS No. 10194480

Dated: September 01, 2023

Sheet 2 of 2

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