

21

Precinct #2

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: Camila Estates

Acreage of subdivision: 9.445 Number of proposed lots: 5

Name of Owner: Cassandra Smylie & Jonas Martinez

Address: 5302 SE CR 1090 CORSICANA, TX 75110

Phone number: Email:

Surveyor: Rocking "B" Surveying, LLC

Address: PO Box 5052 Mabank, TX 75147

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

Email: wayne@wbsurveying.com

Physical location of property: Property ID #43895

Legal Description of property: ABS A10819 J WHITE ABST TRACT 40 9.44 ACRES

Intended use of lots (check all that apply):

Residential (single family) Residential (multi-family) X 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.

Jonas Martinez
Signature of Owner

3/3/2023
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:

**FINAL PLAT OF CAMILA ESTATES
JOHN WHITE SURVEY, ABSTRACT No. 819
NAVARRO COUNTY, TEXAS**

LEGEND

○ 1/2" IRON PIN FOUND	○ 1/2" IRON PIPE FOUND	○ 1/2" IRON ROD FOUND	○ 1/2" IRON ROD FOUND	○ 1/2" IRON ROD FOUND	○ 1/2" IRON ROD FOUND
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LEGAL DESCRIPTION

Being a 9.445 acre tract or parcel of land situated in the John White Survey, Abstract No. 819, Navarro County, Texas, and being all of that certain called 9.44 acre tract of land conveyed to Cassandra Smylie and Jonas Martinez, recorded in Document No. 2022-6689, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron pipe found on the North right-of-way of County Road No. SE1090, at the Southwest corner of said 9.44 acre tract and at the Southwest corner of that certain called 4.00 acre tract of land, conveyed to James Earl Hughes Jr. et al., recorded in Volume 1268, Page 7932, Deed Records of Navarro County, Texas, from which a 1/2" iron rod found bears, South 55 Degrees 17 Minutes 23 Seconds West, a distance of 187.29 feet;

THENCE North 31 Degrees 44 Minutes 57 Seconds West, along a fence, with the west line of said 9.44 acre tract, and with the East line of said 4.00 acre tract, a distance of 812.11 feet to a 600 nail found, replaced with 1/2" iron rod set (ROCKIN B), for the Northwest corner of said 9.44 acre tract and the Northeast corner of said 4.00 acre tract;

THENCE North 60 Degrees 16 Minutes 18 Seconds East, with the North line of said 9.44 acre tract, a distance of 689.95 feet to a 1/2" iron rod set (ROCKIN B) on the West right-of-way of County Road No. SE1090 and at the Northeast corner of said 9.44 acre tract;

THENCE South 29 Degrees 33 Minutes 52 Seconds East, with the West right-of-way of County Road No. SE1090 and with an East line of said 9.44 acre tract, a distance of 518.44 feet to a 600 nail found, replaced with 1/2" iron rod set (ROCKIN B), at the East Easterly Southeast corner of said 9.44 acre tract;

THENCE South 61 Degrees 43 Minutes 22 Seconds West, with a South line of said 9.44 acre tract, a distance of 347.43 feet to a point for corner in a 2" steel fence post, for an exterior corner of said 9.44 acre tract and in the East line of that certain called 1.00 acre tract of land, conveyed to Rhonda Gomez, recorded in Volume 1097, Page 220, Deed Records of Navarro County, Texas;

THENCE with the common lines of the said 9.44 acre tract and the said 1.00 acre tract as follows:

North 31 Degrees 37 Minutes 32 Seconds West, a distance of 87.37 feet to a 5/8" iron rod found, and

South 57 Degrees 43 Minutes 49 Seconds West, a distance of 107.61 feet to a 5/8" iron rod found, and

South 32 Degrees 09 Minutes 34 Seconds East, a distance of 382.43 feet to a point for corner on the North right-of-way of County Road No. SE1090, at the most Southerly Southeast corner of said 9.44 acre tract, and the Southwest corner of said 1.00 acre tract;

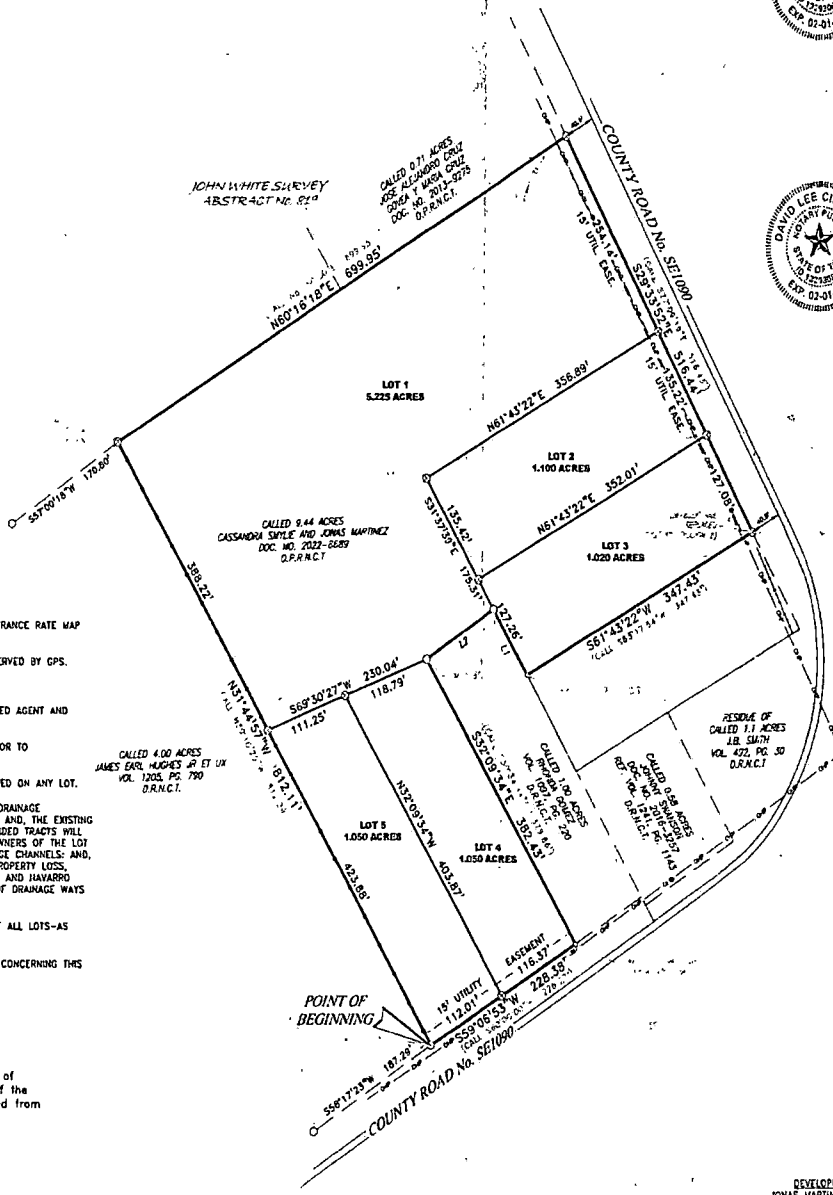
THENCE South 59 Degrees 08 Minutes 53 Seconds West, with the North right-of-way of County Road No. SE1090 and with a South line of said 9.44 acre tract, a distance of 228.38 feet to the POINT OF BEGINNING and CONTAINING 9.445 Acres

NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48349C06000, DATED 06-05-2012.
- 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 3) ALL SET IRON RODS = 1/2" PINK CAP (ROCKIN B).
- 4) ALL SEPTIC SYSTEMS FACILITIES MUST BE LICENSED BY T.R.W.D. AUTHORIZED AGENT AND INSTALLED PRIOR TO OCCUPANCY.
- 5) DEVELOPMENT AND ON-SITE SEWAGE FACILITY PERMITS 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 FLOODWAY 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 DRAINAGEWAYS 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 AND A 10' UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
- 9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

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

DATE: 02-08-2023-REVISED 08-04-2023
BY: Wayne Beets
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039



OWNER'S STATEMENT:

I, Cassandra Smylie and Jonas Martinez, do hereby adopt this plat, designating the hereinabove described property as CAMILA ESTATES, 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 ___ day of ___, 2023.

By: Cassandra Smylie
CASSANDRA SMYLIE

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 8th day of August, 2023.

[Signature]
Notary Public

I, Jonas Martinez, do hereby adopt this plat, designating the hereinabove described property as CAMILA ESTATES, 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 ___ day of ___, 2023.

By: Jonas Martinez
JONAS MARTINEZ

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 8th day of August, 2023.

[Signature]
Notary Public

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:
The Platted area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for On-site Sewage Facilities, to be Licensed by Tarrant Regional Water District.
Approved this the 6th day of September, 2023.

[Signature] 05-5058
Authorized Representative, Tarrant Regional Water District

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 6th day of April, 2023.

[Signature]
Chairman
[Signature]
Vice Chairman



DATE	REVISION	REVISION
02	12/17/23	167.27
02	08/29/23	107.81

DEVELOPER:
JONAS MARTINEZ AND
CASSANDRA SMYLIE
4645 FM ROAD 744
CORSIANA, TEXAS 75110
903-257-8818



PREPARED BY:
ROCKIN B
B
SURVEYING, LLC
P.O. BOX 5052
MABANK, TEXAS 75147
FIRM NO. 10194744
903-288-6810
JOB NO. #2022-242