



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: \$300.00

General Location of Property: Lots 21-A & 21-B

Name of Subdivision: Raymond Hayes Subdivision

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

Name of Owner: Heather Holloway & Ignacio Rodriguez

Mailing Address: 286 NE CR 3011 Kerens, TX 75144

Phone Number: (903) 602-0198 Email: lightuponmyfeet@gmail.com

Owner Signature: _____

Surveyor preparing plat: Jack Ward & Associates

Mailing Address: PO Box 1490 Athens, TX 75751

Phone Number: (903) 675-3819 Email: wardsurveyingllc@gmail.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: _____

Signature of Authorized Representative: _____

The following submittals to the Planning and Zoning Director will be required prior to twenty (20) days before the date that the plat will be considered:

- *The filled out application with the \$150 fee.
- *One (1) copy of the plat on reproducible Mylar for recording (18" × 24" min).

The plat shall include:

- *The word "Re-plat"
- *Name of Subdivision (and Phase of subdivision if applicable)
- *Name of City, County and State
- *Name, address and phone number of owner of properties to be re-platted.
- *Name, address and phone number of surveyor providing re-plat.
- *Scale, true and grid north points and date of preparation.
- *Location showing vicinity map
- *Sufficient data readily determine and reproduce on the ground the location, bearing and length of every road line, boundary line, block line and building line, whether curved or straight.
- *An accurate boundary survey of the property which is being re-platted, noting the bearings and distances of the sides, same being referenced to original survey lines or established subdivision, showing the lines of all adjacent lands and properties, lines of adjacent streets, alleys and easements, noting width and names of each.
- *An accurate survey of the 315' and 320' contour line elevations, if applicable
- *The distances between the 315' and 320' contour line elevations, if applicable
- *The 2000' jurisdictional line for Tarrant Regional Water District
- *Utility Easement statement
- *Names of adjoining property owners or subdivisions and showing existing property lines, street, alleys and other pertinent physical features.
- *Acreage to be subdivided
- *Location, width and names of all platted roads, railroads, utility right-of-ways, easements, public areas, existing buildings and structures.
- *Delineation of existing sewer lines, water mains, drains, culverts or other underground facilities within the tract or within the right-of-way of boundary roads, with pipe sizes and grades.
- *Regulatory flood elevations and boundaries of flood-prone area. Indicate 100-year flood plain boundaries and floodway boundaries.
- *Layout of all lots, including building setback lines and lot divisions
- *Utility easements, with widths noted
- *Designation of acreage on all lots

The following is the time-line process for re-plat approval.

1. Application, fee and re-plat are delivered to Director twenty (20) days prior to meeting.
2. Re-plat goes before Planning & Zoning meeting at the next regularly scheduled meeting.
3. Contingent upon P&Z approval, the re-plat goes before Commissioners' Court for final approval at the next regularly scheduled Commissioners' Court meeting.
4. Original sealed tax certificates must be obtained from the Navarro County Property Tax Assessor's Office (903) 654-3080 for the properties which were involved in the re-plat prior to filing the final approved Survey with the Navarro County Clerk's Office.
You will know that you have received the correct tax certificate if it has a hand pressed seal on it. Tax certificates usually cost \$10 each.
5. Upon receipt of all sealed tax certificates the re-plat will be taken to the County Clerk for recording. The County clerk requires a \$100.00 filing fee for the first page and \$25.00 for each additional page.
6. Re-plat is recorded and changes are sent to all applicable entities by Director. It may take up to six months before changes appear on tax rolls.

Director's Note:

A re-plat may seem like a difficult procedure. The process may seem confusing. However, provided that each step is followed accordingly it is not difficult.

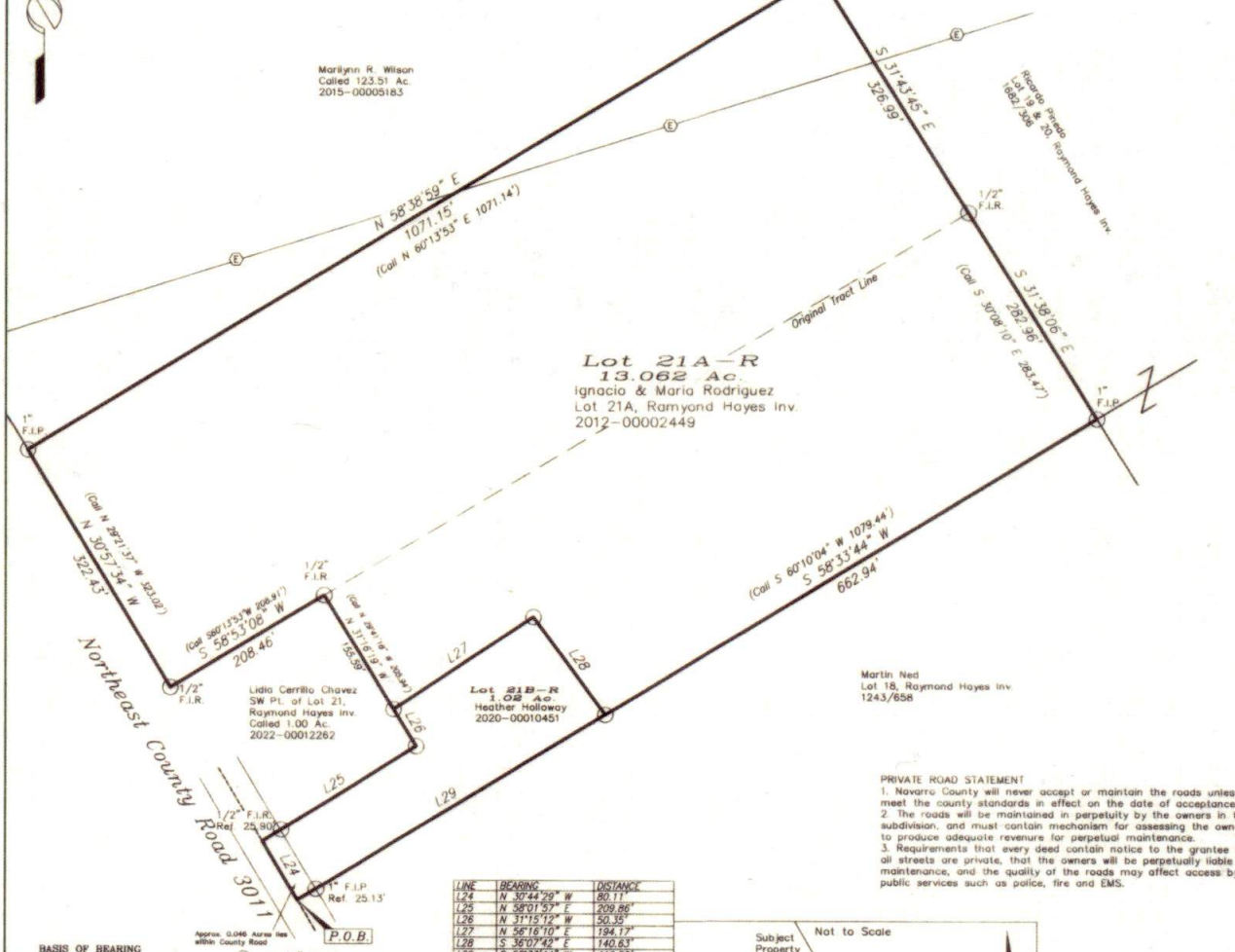
Please be assured that I will personally be available for council. If you have any questions or concerns do not hesitate to contact me.

Stanley Young, Director
Navarro County Planning & Development
903-875-3312

Raymond Hayes Subdivision Re-Plat Tract 21B & 21A Final Plat Tract 21B-R & 21A-R

Marilynn R. Wilson
Called 123.51 Ac.
2015-00005183

P.O.B.
1" F.I.P.



Lot 21A-R
13.062 Ac.
Ignacio & Maria Rodriguez
Lot 21A, Raymond Hayes Inv.
2012-00002449

Lidia Cerrillo Chavez
SW Pl. of Lot 21,
Raymond Hayes Inv.
Called 1.00 Ac.
2022-00012262

Lot 21B-R
1.028 Ac.
Heather Holloway
2020-00010451

Martin Ned
Lot 18, Raymond Hayes Inv.
1243/658

LINE	BEARING	DISTANCE
L24	N 37°44'29" W	80.77
L25	N 58°01'57" E	209.86
L26	N 37°15'12" W	50.35
L27	N 58°16'10" E	194.17
L28	S 36°07'42" E	140.83
L29	S 58°33'44" W	418.50

LEGEND
F.I.P. = FOUND IRON PIPE
P.O.B. = POINT OF BEGINNING
W/M = WATER METER
W/V = WATER VALVE
FIR = FOUND IRON ROD
SIR = SET IRON ROD

JACK L. WARD & ASSOCIATES
FIRM NO. 10184479
P. O. BOX 1490
12066 S. PALESTINE ST.
ATHENS, TEXAS 75751
(903) 675-3819 or
(903) 675-8655



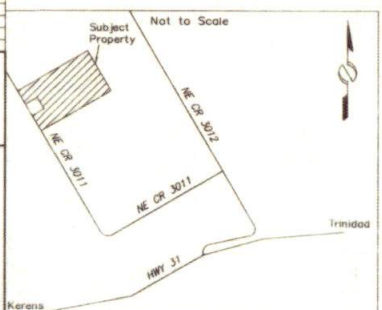
SCALE: 1" = 100'
COUNTY: Navarro
ACREAGE: See Plat

SURVEY: H. Bush Survey A-46
DESCRIPTION: 2020-00010451
SURVEYED FOR: Holloway

I, Clark Fincher, R.P.L.S. No. 0035, certify that this plat shows hereon represents the results of an on the ground survey made under my direction and supervision.
This the 12th day of October, 2023.

CLARK FINCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5035

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



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. Requirements that every deed contain notice to the grantee that all streets are private, and the quality of the roads may affect access by public services such as police, fire and EMS.

State of Texas:
County of Navarro: Know all men by these presents:
That Heather Holloway is the owner of that certain tract designated as Tract 21B-R of Raymond Hayes Investment Tracts, in the H. Bush Survey, A-46 in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as Tract 21B-R of Raymond Hayes Investment Tracts, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 22nd Day of **JANUARY**, 2024

Heather Holloway
Heather Holloway
286 N.E. C.R. 3011
Kerens, Tx 75144

Samantha M... Rodriguez
IGNACIO RODRIGUEZ
296 NE CR 3011
KERENS, TX 75144

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 Heather Holloway 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 22 Day of **01**, 2024

[Signature]
Notary public in and for the State of Texas



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 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 Navarro County Authorized Agent.
Approved this the _____ day of _____, 2023

Designated Representative, Navarro County
PLATTING NOTES:
1. Blocking the flow of water or construction improvements in Drainage easements, and filling or obstruction of the roadway is prohibited.
2. 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.
3. Navarro County will not be responsible for the maintenance and Operation of said drainage ways for the control of erosion.
4. Navarro County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
5. This addition lies in Zone "X" as shown on FIRM Panel 48349C0175D Effective Date: 6/5/2012

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.

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

Note: This Plat does not alter or remove existing deed restrictions or Covenants, if any, on this Property.