



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: Lot 27

Name of Subdivision: Vaca Rancho Subdivision

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

Name of Owner: Lorenzo & Carla Espinoza

Mailing Address: 1498 NW CR 2162 Barry, Texas 75102

Phone Number: (903) 875-5431 Email: lorenzoespinosajr@yahoo.com

Owner Signature: _____

Surveyor preparing plat: Andress Surveying, LLC

Mailing Address: 506 Richardson St Athens, TX 75751

Phone Number: (903) 904-5043 Email: rca@andresssurveying.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 completed application with the \$300.00 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.

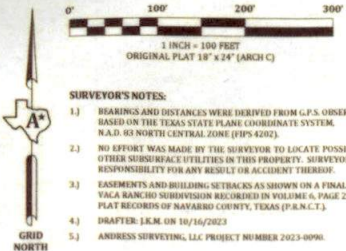
1. Application, fee and re-plat are delivered to Director twenty (20) days prior to meeting.
2. Re-plat goes before Planning & Zoning meeting at the next regularly scheduled meeting.
3. Contingent upon P&Z approval, the re-plat goes before Commissioners' Court for final approval at the next regularly 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



ADDRESS SURVEYING, LLC
 506 Richardson Street - Athens, Texas 75751
 Phone: (903) 904-5043 | Fax: (903) 904-5044
 AddressSurveying.com | TPLS Firm No. 10194120

FILED FOR RECORD IN VOLUME _____ PAGE _____
 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.)

ACKNOWLEDGEMENT:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT I, LORENZO ESPINOZA, JR., DO HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN PROPERTY AS "TRACT 27-A AND TRACT 27-B OF VACA RANCHO SUBDIVISION", A SUBDIVISION OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN SO FAR AS MY 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 25 DAY OF January, 2024.

Lorenzo Espinoza, Jr.
 LORENZO ESPINOZA, JR.
 1490 HW COUNTY ROAD 2162
 HARRY, TEXAS 75102

NOTARIZATION:
 NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS, ON THIS DAY APPEARED LORENZO ESPINOZA, JR., 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 HEREIN EXPRESSED.
 SUBSCRIBED TO AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS ON THIS THE 25 DAY OF January, 2024.



Brenda Farmer
 NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS

COMMISSIONER'S COURT APPROVAL:
 APPROVED BY THE NAVARRO COUNTY, TEXAS COMMISSIONER'S COURT ON THIS THE _____ DAY OF _____, 2024.

- _____ COUNTY JUDGE, NAVARRO COUNTY, TEXAS
- _____ COMMISSIONER, PRECINCT #1, NAVARRO COUNTY, TEXAS
- _____ COMMISSIONER, PRECINCT #2, NAVARRO COUNTY, TEXAS
- _____ COMMISSIONER, PRECINCT #3, NAVARRO COUNTY, TEXAS
- _____ COMMISSIONER, PRECINCT #4, NAVARRO COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF NAVARRO APPROVAL:
 THIS 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 A NAVARRO COUNTY AUTHORIZED REPRESENTATIVE.

APPROVED ON THIS THE _____ DAY OF _____, 2024.

 AUTHORIZED REPRESENTATIVE, NAVARRO COUNTY, TEXAS

CLERK'S OFFICE ACCEPTANCE:
 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 _____, 2024.

 COUNTY CLERK, NAVARRO COUNTY TEXAS

SURVEYOR'S NOTES:

- 1) BEARINGS AND DISTANCES WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (FIPS 4202).
- 2) NO EFFORT WAS MADE BY THE SURVEYOR TO LOCATE POSSIBLE GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY RESULT OR ACCIDENT THEREOF.
- 3) EASEMENTS AND BUILDING SETBACKS AS SHOWN ON A FINAL PLAT OF VACA RANCHO SUBDIVISION RECORDED IN VOLUME 6, PAGE 227 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.).
- 4) DRAFTER: L.C.M. ON 10/16/2023
- 5) ADDRESS SURVEYING, LLC PROJECT NUMBER 2023-0098.

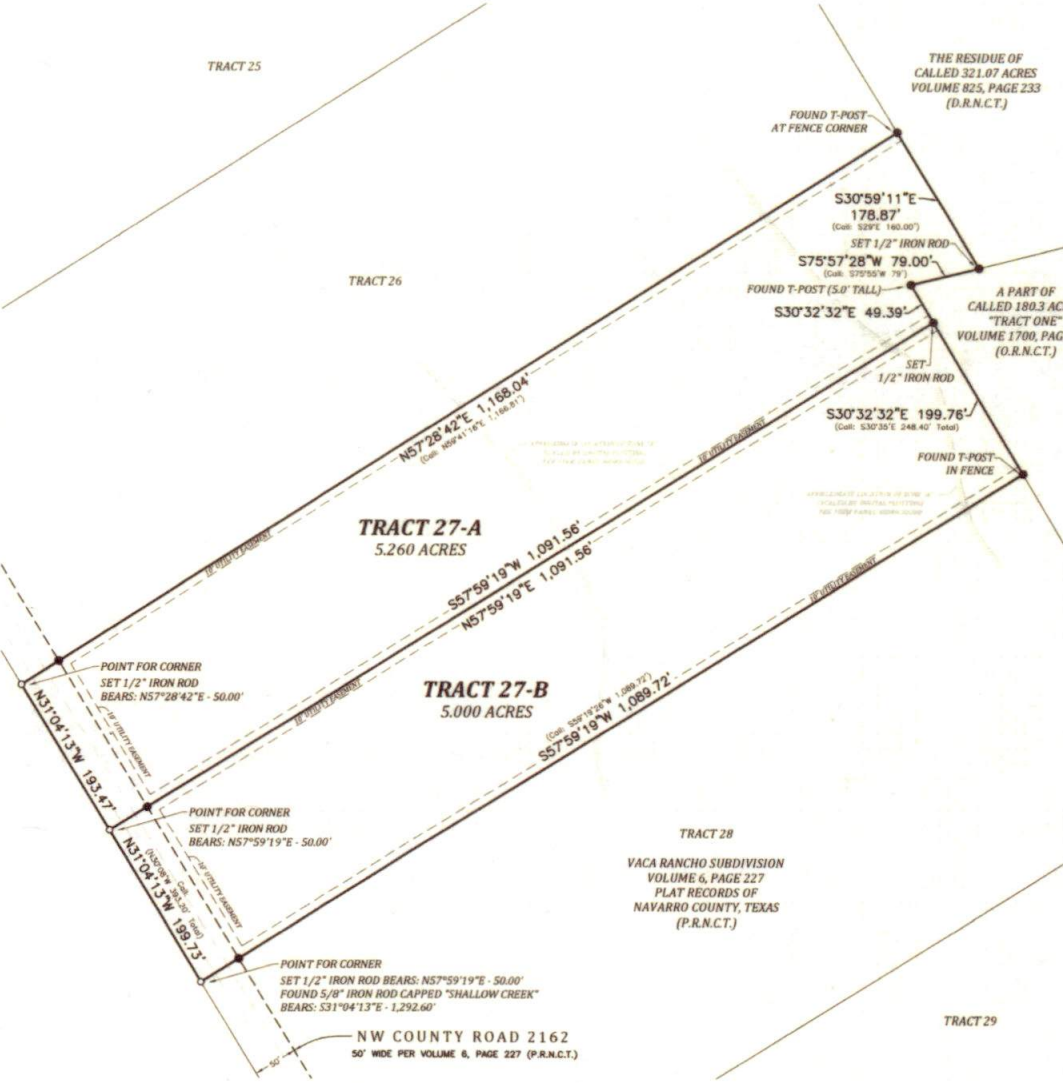
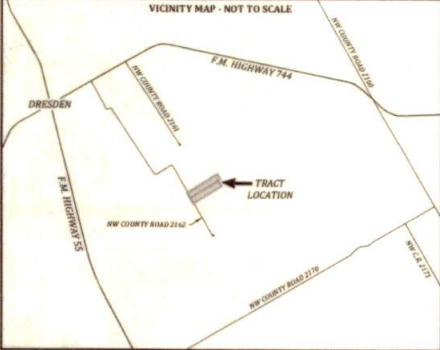
SURVEYOR'S CERTIFICATE:

I, BOSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN OCTOBER OF 2023 AND THIS SURVEY COMPLETES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.
 GIVEN UNDER MY HAND AND SEAL, THIS THE 16TH DAY OF OCTOBER, 2023.



Boss C. Andress

BOSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464
 ADDRESS SURVEYING, LLC
 506 RICHARDSON STREET ATHENS, TEXAS 75751 (903) 904-5043
 TPLS FIRM NUMBER: 10194120



REPLAT
 TRACT 27 OF VACA RANCHO SUBDIVISION
 CREATING
 TRACT 27-A AND TRACT 27-B OF
 VACA RANCHO SUBDIVISION
 JOHN SMITH SURVEY, ABSTRACT NUMBER 771
 NAVARRO COUNTY, TEXAS
 1" = 100'

BEING ALL OF TRACT 27 OF VACA RANCHO SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 6, PAGE 227 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.)
 NOTE: THIS PLAT DOES NOT VACATE THE PREVIOUS PLAT OF RECORD OR RESTRICTIVE COVENANTS GOVERNING THE REMAINDER OF VACA RANCHO SUBDIVISION

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 GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED OR 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 TO 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 ORDINABLY 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.

SEWER / SEPTIC SYSTEMS:

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.

NOTES PER NAVARRO COUNTY REQUIREMENTS:

- 1) BLOCKING OF THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING ANY FLOODWAYS 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 OR 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 OR 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.

FLOOD / FEMA NOTE:

A PORTION OF THIS PROPERTY APPEARS TO LIE IN ZONE "A" (SPECIAL FLOOD HAZARD AREA WITHOUT FEE FLOOD ELEVATION) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 40349C03500, EFFECTIVE DATE JUNE 5, 2012.