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NAVARRO COUNTY

Stanley Young - Director

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Corsicana, Texas 75110
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APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: Lots 12+13

Name of Subdivision: Triangle Shores

Number of existing lots owned: 55 Proposed number of new lots: 0

Name of Owner: Thomas Paradis

Mailing Address: 450 Cherry Lane, Southlake Tx 76092

Phone Number: (817) 819-0241 Email: thomasparadis@verizon.com

Owner Signature: Thomas Paradis

Surveyor preparing plat: By-Line Surveying LLC

Mailing Address: 109 Prosperity, Emory, Tx 75440

Phone Number: (903) 473-5150 Email: bylinesurveying.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: _____

LEGEND

CON CONTROLLING WORKMENT	CONCRETE	WOOD
1/2" IRON ROD FOUND	COVERED CABLE	WOOD
1/2" IRON ROD SET (ROCKIN B)	POWER, GAS, ETC	
1-1/2" IRON PIPE FOUND	OVERHEAD TELEPHONE	
POWER POLE	OVERHEAD ELECTRIC	
A/C AIR CONDITIONING	WOOD FENCE	
WATER METER	BARBED WIRE FENCE	
T-POST FOUND	CHAINLINK FENCE	
800 MAIL FOUND	OVERHEAD ELECTRIC	
7" FOUND IN CONCRETE	60" DIA PIPE	
UNDERGROUND ELECTRIC	TELEPHONE PEDESTAL	
7" FIRE HYDRANT	CEMENTARY MANHOLE	
8" GAS METER	APPROXIMATE PAVING	
WATER VALVE	GRAVEL/ROCK	
	ROAD OR DRIVE	



PRELIMINARY REPLAT OF LOT 12 & LOT 13,
INTO LOT 12-R, TRIANGLE SHORES,
WILSON REED SURVEY ABSTRACT NO. 671
NAVARRO COUNTY, TEXAS

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN THE WILSON REED SURVEY, ABSTRACT NO. 671, NAVARRO COUNTY, TEXAS, BEING LOT 12 AND LOT 13, TRIANGLE SHORES, PLAT RECORDED IN VOLUME 10, PAGES 91 & 92, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

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,
the ____ day of _____, 2024.

CHAIRMAN _____
VICE CHAIRMAN _____

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 FORGING PLAT WAS FILED IN MY OFFICE ON THIS
the ____ day of _____, 2024.

COUNTY CLERK _____

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
The Platified 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 ____ day of _____, 2024.

Authorized Representative, Tarrant Regional Water District

I, Wayne Beets II RPLS No. 6039, do hereby certify to: Donnie Stark: 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 on the ground survey done under my supervision during the month of April, 2024.

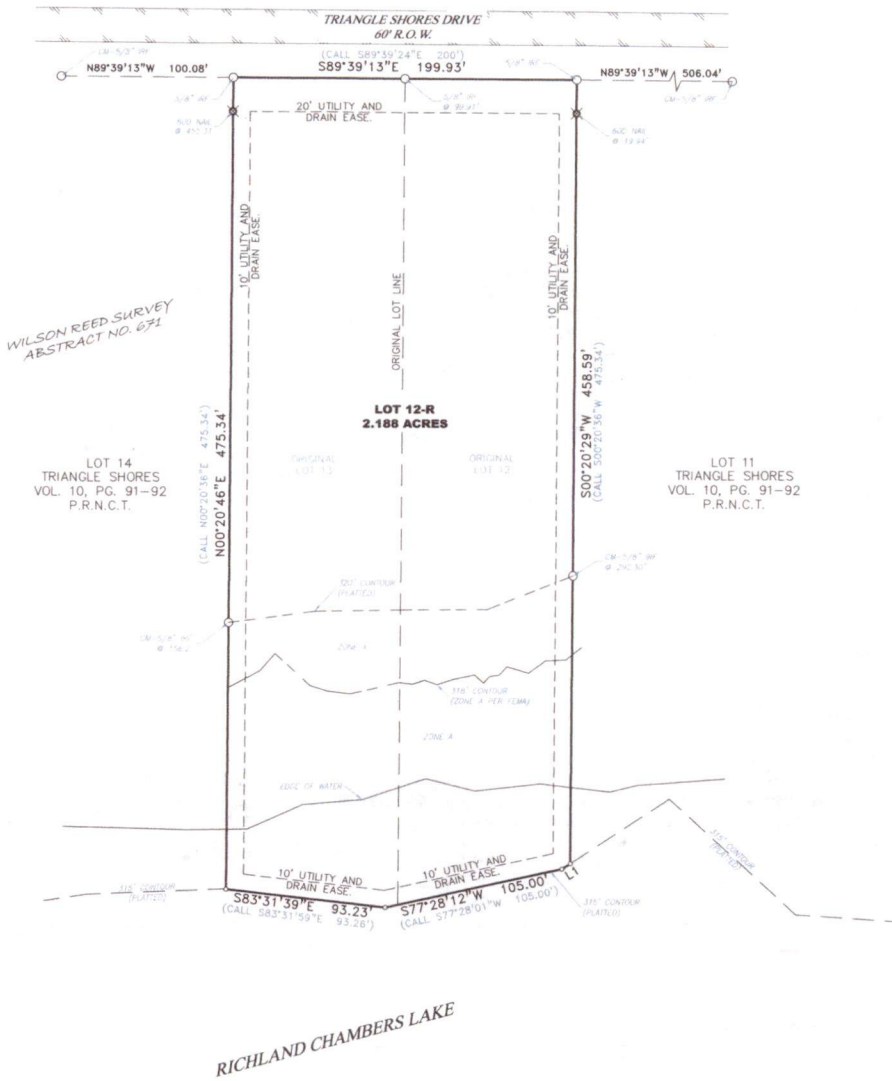
DATE: 04-29-2024

LINE	BEARING	DISTANCE	CALL BEARING	CALL DISTANCE
L1	S56°28'12"W	5.92'	S56°28'01"W	5.92'

PRELIMINARY
BY: _____
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039



DEVELOPER:
THOMAS H. PARADIS
450 CHERRY LANE
SOUTHLAKE, TEXAS 76092,
TARRANT COUNTY



OWNER'S STATEMENT:

We, Thomas Paradis, AND Latoshi Paradis do hereby adopt this plat, designating the hereinabove described property as a REPLAT of LOT 12 & LOT 13, TRIANGLE SHORES, 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 _____, 2024.

By: _____
Thomas Paradis

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the ____ day of _____, 2024.

Notary Public _____

Witness, my hand, this the ____ day of _____, 2024.

By: _____
Laroshi Paradis

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the ____ day of _____, 2024.

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 _____, 2024.

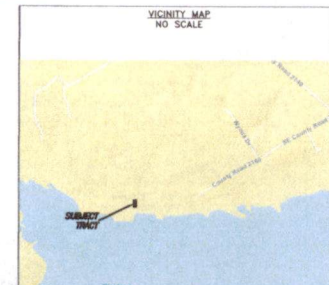
County Judge _____

Commissioner Precinct #1 _____ Commissioner Precinct #2 _____

Commissioner Precinct #3 _____ Commissioner Precinct #4 _____

NOTES:

- THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE A AND ZONE X BY FLOOD INSURANCE RATE MAP NO. 48349C0600D DATED JUNE 4, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
- BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- ALL SET IRON RODS HAVE A PINK CAP STAMPED (ROCKIN B).
- SEPTIC SYSTEMS--INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 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 TRaversing 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.
- UTILITY AND DRAINAGE EASEMENTS AS SHOWN.
- NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.



PREPARED BY:
ROCKIN B
B
SURVEYING, LLC
P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810
JOB NO: 2024-122