



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: 7052 NW County road 1140

Name of Subdivision: J Linscomb

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

Name of Owner: María Isabel Beltran

Mailing Address: 7052 NW county road 1140 Corsicana TX 75110

Phone Number: 469 826 3518 Email: chabeosbel@gmail.com

Owner Signature: María Beltran

Surveyor preparing plat: Joseph Linscomb

Mailing Address: 506 Richardson street Athens Texas 75751

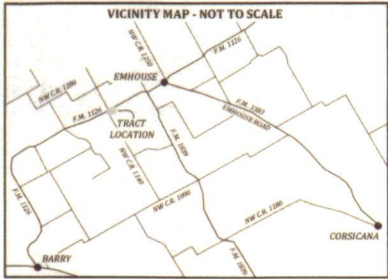
Phone Number: 903)904 5043 Email: _____

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: _____



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 UNDERGROUND GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY RESULT OR ACCIDENT THEREOF.
- 3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, ENCUMBRANCES, OR OTHER ITEMS OF RECORD NOT SHOWN HEREON AS A RESULT.
- 4.) ADDRESS SURVEYING, LLC PROJECT NUMBER 2024-0069 DRAFTED BY R.C.A. (06/27/2024).

SURVEYOR'S CERTIFICATE:

I, ROSS C. ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN JUNE OF 2024 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.

GIVEN UNDER MY HAND AND SEAL, THIS THE 28th DAY OF JUNE, 2024.



ROSS C. ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6464
 ADDRESS SURVEYING, LLC
 506 RICHARDSON STREET ATHENS, TEXAS 75751 (903) 904-5043
 TBPLS FIRM NUMBER: 10194120

OWNERSHIP ACKNOWLEDGEMENT:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, MARIA ISABEL BELTRAN, DO HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN PROPERTY AS TRACT 13-A AND TRACT 13-B OF MEADOWLAND, AN UNRECORDED 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 30 DAY OF June, 2024.

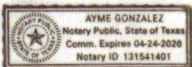
Maria Isabel Beltran
 MARIA ISABEL BELTRAN
 7052 NW COUNTY ROAD 1140
 CORSICANA, TEXAS 75110

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 MARIA ISABEL BELTRAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 30 DAY OF June, 2024.

Ayme Gonzalez
 NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS



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 ON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF 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 GROWTH WHICH IN ANY WAY ENDANGERS 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 ORDINARILY PREFORMED 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.

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

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

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

CLERK'S OFFICE ACCEPTANCE:

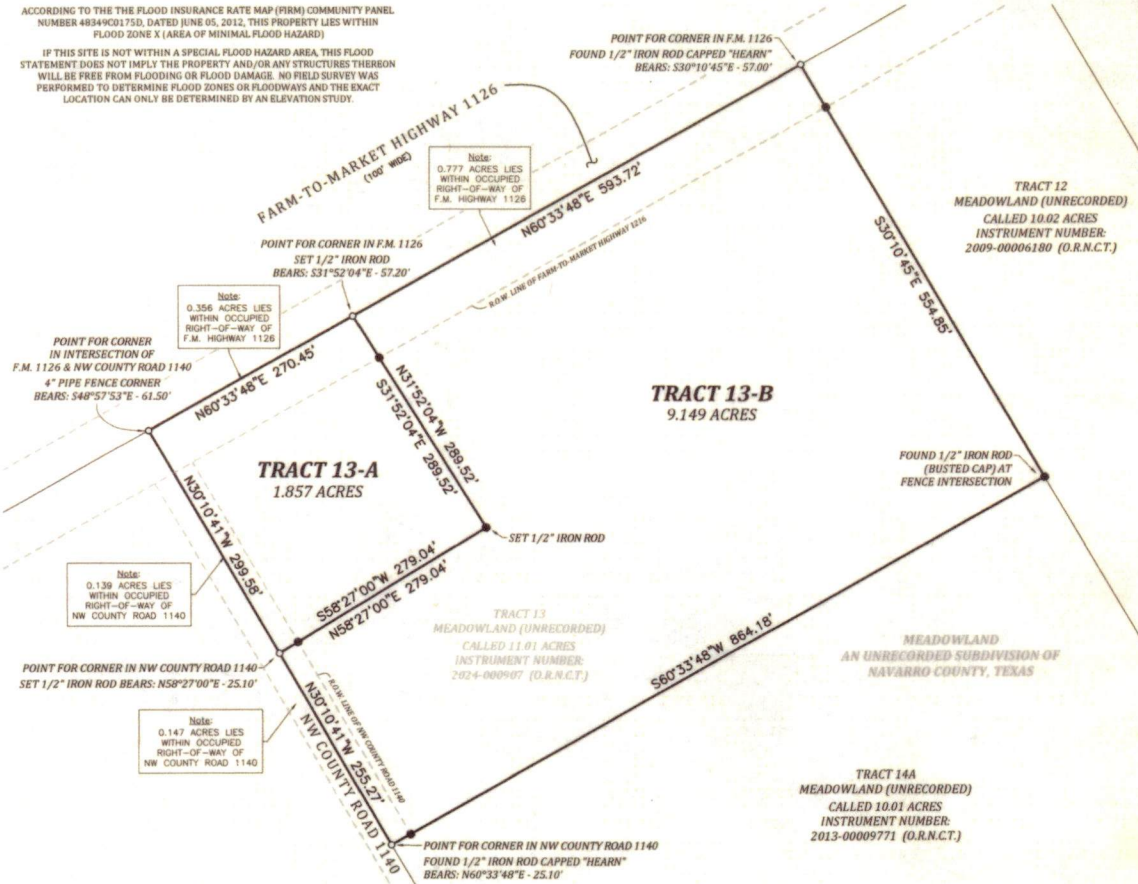
I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS THE ___ DAY OF ___, 2024.

 COUNTY CLERK, NAVARRO COUNTY TEXAS

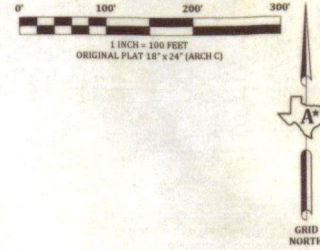
FLOOD / FEMA STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 4834H0175D, DATED JUNE 05, 2012, THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD)

IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THE PROPERTY AND/OR ANY STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. NO FIELD SURVEY WAS PERFORMED TO DETERMINE FLOOD ZONES OR FLOODWAYS AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN OPENATION STUDY.



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



REPLAT
 OF
TRACT 13 OF MEADOWLAND (UNRECORDED)
 CREATING
TRACT 13-A & TRACT 13B OF MEADOWLAND
 JOSEPH LINSOMB SURVEY, ABSTRACT NUMBER 487
 NAVARRO COUNTY, TEXAS
 1" = 100'

BEING ALL OF A CALLED 11.01 ACRE "Tract Two" DESCRIBED IN A SPECIAL GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2024-009097 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS (O.R.N.C.T.)