



NAVARRO COUNTY

Stanley Young – Director

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APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: 1588 FM 1578 Frost, Texas 76441

Name of Subdivision: White Dove Ranchettes

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

Name of Owner: David Cantera & Daniela Canales

Mailing Address: 1590 FM 1578 Frost, Texas 76441

Phone Number: (430) 236-3527 Email: hope58090@gmail.com

Owner Signature: _____

Surveyor preparing plat: Hearn Surveying Associates

Mailing Address: 108 W. Tyler St Athens, Texas 75751

Phone Number: (903) 675-2858 Email: admin@hearnsurveying.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: _____

White Dove Ranchettes

Replat of Lot 4

Final Plat of Lots 4-A and 4-B

J.M. McDaniel Survey A-520

NOTE: BEARINGS BASED ON GPS
OBSERVATION MAD 1963.

NOTE: THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF A TITLE COMMITMENT OR
TITLE REPORT, THERE MAY BE ADDITIONAL
EASEMENTS OR ENCUMBRANCES AFFECTING
THIS TRACT THAT ARE NOT SHOWN HEREON.

Utility easements: Utility easements of not less than fifteen feet (15')
shall be provided on each side of the front or rear Tract lines
as applicable, easements shall be clearly indicated on the preliminary
and final plat. "Easements Rights" shall be defined and explained on
the plat as follows:

"The easements shown thereon are hereby reserved for purposes as
indicated. The utility easements shall be open to all public and
private utilities for each particular use. The maintenance of paving
the utility easements is the responsibility of the property owner. No
building, fences, trees, shrubs, or other improvements or growths
shall be constructed, reconstructed or placed upon, 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 remove all or
parts of its respective system 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
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 or the customer."



SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: SEE PLAT
SURVEY: J.M. MCDANIEL A-520
DESCRIPTION: 2019-000923
SURVEYED FOR: AURELIO & ANGELICA GONZALEZ
DRAWN BY: R.P. 001
FIELD TECH: B.N.

HEARN SURVEYING ASSOCIATES

Firm Number: 10019900
108 W. Tyler St.
Athens, TX 75751-2045
(903) 875-2858

1-800-432-7670

Use or reproduction of this Survey for any purpose by other
parties is PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss
resulting therefrom.

State of Texas:

County of Navarro: Know all men by these presents:

That Daniela and David Canales are the owners of that certain tract designated
as Lot 4 of White Dove Ranchettes, in the J.M. McDaniel Survey Abstract 520,
in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat
designated as Lots 4-A and 4-B, White Dove Ranchettes, and
easements shown hereon are hereby designated for public use, in so far
as our interest may appear.

Witness our hands on this the 2nd Day of April, 2025.

Daniela Canales
1590 FM 1578
Frost, TX 76641

David Canales
1590 FM 1578
Frost, TX 76641

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 Daniela and David Canales, 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 2nd Day of April, 2025.

Notary public in and for the State of Texas



State of Texas:

County of Navarro: Know all men by the presents:

Certificate of approval by the Commissioners Court of Navarro County, Texas:

Approved this date, the Day of , 20 .

County Judge

Commissioner Precinct T #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
forgoing 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:

Certificate of approval by the planning and zoning commission
of Navarro County, Texas:

Approved this the Day of , 20 .

NOT REQUIRED
Chairman

NOT REQUIRED
Vice Chairman

State of Texas:

County of Navarro: Know all men by these presents:

This platted area meets or exceeds the minimum requirements established
by the Texas Commission on environmental quality for on-site sewage,
disposal facilities, to be licensed by the Navarro County Sanitarian.

This the Day of , 20 .

Authorized Representative
Navarro County Sanitarian