

**Cancellation of Plat: DELGADO ESTATES, PHASE 1**

The word "CANCELLED" shall be stamped across the platted area.

Every plat or portion of a plat of a subdivision which is being cancelled shall contain the following inscription:

WHEREAS, Jose Delgado, presented to the Navarro County Commissioners Court this cancellation for approval (plat of area to be cancelled must be attached); and

WHEREAS, at its meeting on May 12<sup>th</sup>, 2025, the Navarro County Commissioners Court approved this cancellation;

WHEREAS, the original plat was filed for record in the Plat records of Navarro County, Texas on September 21<sup>st</sup>, 2023 and recorded in Volume 10 Pages 165 & 166, of the plat records of Navarro County, Texas; and

WHEREAS, Jose Delgado is the owner of the property described in this plat; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:



THAT, Jose Delgado, owner of the property described in this plat, does hereby cancel all of the subdivision, including all dedicated easements or roadways, to reestablish the property as acreage tracts as it existed before the subdivision. (*Tex. Loc. Gov't Code § 232.008*)

EXECUTED this the 12 day of May, 2025

CERTIFICATION OF CANCELLATION

I, H. M. Davenport, County Judge of Navarro County, Texas, do hereby certify that this plat originally approved by the Navarro County Commissioners Court on the 11<sup>th</sup> day of September, 2023, and recorded in Volume 10, Pages 165 & 166, of the plat records of Navarro County, has been presented to the Navarro County Commissioners Court for cancellation and that the Navarro County Commissioners Court on this 12<sup>th</sup> day of May, 2025, did hereby cancel this plat or portion of the plat, so that it shall no longer have any force or affect.

  
\_\_\_\_\_  
H.M. Davenport, Navarro County Judge

Attest:  
  
  
\_\_\_\_\_  
Sherry Dowd, Navarro County Clerk

NAVARRO COUNTY OFFICE OF PLANNING & DEVELOPMENT

Stanley Young – Director

Osha Joles – 911 Addressing

Randall Blackwell – OSSF Inspector



www.co.navarro.tx.us  
Phone: (903) 875-3312  
601 N. 13<sup>th</sup> Street Suite 1  
Corsicana, TX 75110

APPLICATION FOR CANCELLATION OF ALL OR PART OF A SUBDIVISION PLAT

Please type or print information.

This form shall be completed by the applicant and submitted to the Navarro County Office of Planning and Development along with the review fee and all other required information prior to submittal to Commissioners Court.

Name of subdivision: DELGADO ESTATES, PHASE 1

Acreage of subdivision: 36.587, Acreage of area to be cancelled: 36.587

Please attach survey of area to be cancelled.

Name of Owner: JOSE DELGADO

Address: 11095 E. STATE HWY 31 KERENS, TEXAS 75144

Phone number: (817) 690-1956

Physical location of property: ABS A10877 J WILLIAMS

Legal Description of property: Legal Description: D0220.01 DELGADO ESTATES PH I

Reason(s) for cancellation: FINANCIAL BURDON

Please attach field notes of area to be cancelled.

Intended use of property after cancellation.

☐ Residential (single family) ☐ Residential (multi-family) ☐ Commercial/Industrial  
☐ Other (please describe) AGRICULTURAL

Property located within city ETJ?

☒ No If yes, name if city: \_\_\_\_\_

The following documents must accompany this request.

Letters of consent from:

1. All registered owners of lands encompassed by the application.
2. All parties having a registered interest in the lands (i.e. mortgage holder, companies having rights-of way and/or easements, caveat holders, etc.)
3. Certified copy(s) of Tax Certificates
4. Location of existing dwellings and/or any buildings on the parcel.
5. If the cancellation would encompass a road right-of-way, a copy of a road closure affidavit stating that no parcel shall remain land locked.

I understand that it is necessary for me or my authorized agent to be present at the Commissioners Court hearing.

Signature of owner

Date

Jose Delgado

4-25-25

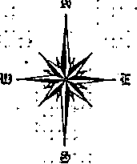


FINAL PLAT OF:  
DELGADO ESTATES, PHASE ONE  
JOHN WILLIAMS SURVEY, ABSTRACT No. 877  
NAVARRO COUNTY, TEXAS.

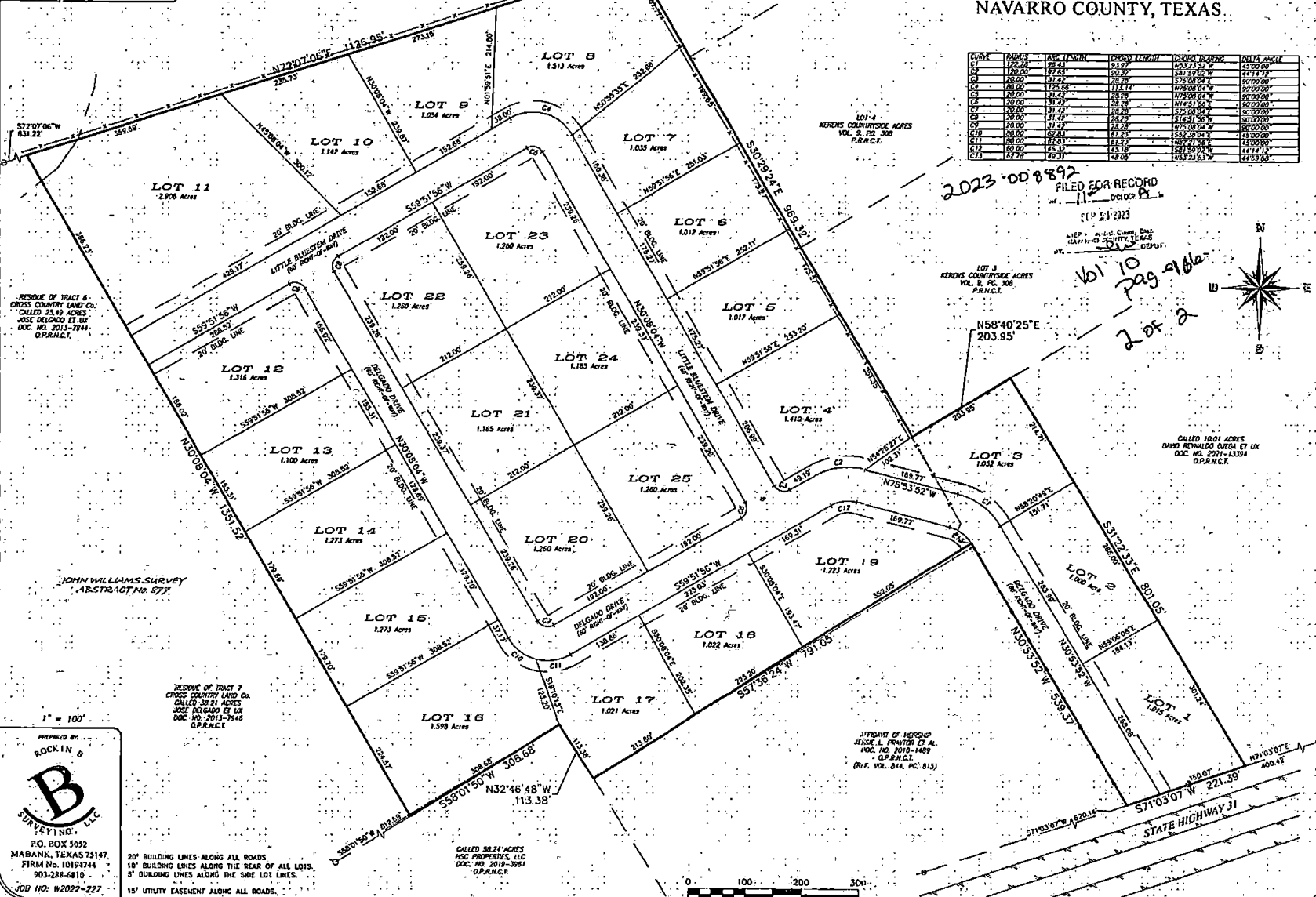
AREA	ACRES	TAXES	RENTS	CHARGES	DEBTS	NET
LOT 1	1.222	18.44	94.97	103.73	117.00	210.00
LOT 2	1.222	18.44	94.97	103.73	117.00	210.00
LOT 3	1.222	18.44	94.97	103.73	117.00	210.00
LOT 4	1.222	18.44	94.97	103.73	117.00	210.00
LOT 5	1.222	18.44	94.97	103.73	117.00	210.00
LOT 6	1.222	18.44	94.97	103.73	117.00	210.00
LOT 7	1.222	18.44	94.97	103.73	117.00	210.00
LOT 8	1.222	18.44	94.97	103.73	117.00	210.00
LOT 9	1.222	18.44	94.97	103.73	117.00	210.00
LOT 10	1.222	18.44	94.97	103.73	117.00	210.00
LOT 11	1.222	18.44	94.97	103.73	117.00	210.00
LOT 12	1.222	18.44	94.97	103.73	117.00	210.00
LOT 13	1.222	18.44	94.97	103.73	117.00	210.00
LOT 14	1.222	18.44	94.97	103.73	117.00	210.00
LOT 15	1.222	18.44	94.97	103.73	117.00	210.00
LOT 16	1.222	18.44	94.97	103.73	117.00	210.00
LOT 17	1.222	18.44	94.97	103.73	117.00	210.00
LOT 18	1.222	18.44	94.97	103.73	117.00	210.00
LOT 19	1.222	18.44	94.97	103.73	117.00	210.00
LOT 20	1.222	18.44	94.97	103.73	117.00	210.00
LOT 21	1.222	18.44	94.97	103.73	117.00	210.00
LOT 22	1.222	18.44	94.97	103.73	117.00	210.00
LOT 23	1.222	18.44	94.97	103.73	117.00	210.00
LOT 24	1.222	18.44	94.97	103.73	117.00	210.00
LOT 25	1.222	18.44	94.97	103.73	117.00	210.00

2023-008892  
FILED FOR RECORD  
11-06-2023  
CITY OF DALLAS

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- 1. Surveyor's Office
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APPROVED BY:  
ROCKIN B  
SURVEYING, LLC  
P.O. BOX 5052  
MABANK, TEXAS 75147  
FIRM NO. 10194744  
903-381-6810  
JOB NO. W2022-227

20' BUILDING LINES ALONG ALL ROADS  
10' BUILDING LINES ALONG THE REAR OF ALL LOTS  
5' BUILDING LINES ALONG THE SIDE LOT LINES  
15' UTILITY EASEMENT ALONG ALL ROADS



LEGEND	SYMBOL
1. 1/2" Iron Rod Found	2. 1/2" Iron Rod Found
3. 1/2" Iron Rod Found	4. 1/2" Iron Rod Found
5. 1/2" Iron Rod Found	6. 1/2" Iron Rod Found
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15. 1/2" Iron Rod Found	16. 1/2" Iron Rod Found
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31. 1/2" Iron Rod Found	32. 1/2" Iron Rod Found
33. 1/2" Iron Rod Found	34. 1/2" Iron Rod Found
35. 1/2" Iron Rod Found	36. 1/2" Iron Rod Found
37. 1/2" Iron Rod Found	38. 1/2" Iron Rod Found
39. 1/2" Iron Rod Found	40. 1/2" Iron Rod Found
41. 1/2" Iron Rod Found	42. 1/2" Iron Rod Found
43. 1/2" Iron Rod Found	44. 1/2" Iron Rod Found
45. 1/2" Iron Rod Found	46. 1/2" Iron Rod Found
47. 1/2" Iron Rod Found	48. 1/2" Iron Rod Found
49. 1/2" Iron Rod Found	50. 1/2" Iron Rod Found
51. 1/2" Iron Rod Found	52. 1/2" Iron Rod Found
53. 1/2" Iron Rod Found	54. 1/2" Iron Rod Found
55. 1/2" Iron Rod Found	56. 1/2" Iron Rod Found
57. 1/2" Iron Rod Found	58. 1/2" Iron Rod Found
59. 1/2" Iron Rod Found	60. 1/2" Iron Rod Found
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85. 1/2" Iron Rod Found	86. 1/2" Iron Rod Found
87. 1/2" Iron Rod Found	88. 1/2" Iron Rod Found
89. 1/2" Iron Rod Found	90. 1/2" Iron Rod Found
91. 1/2" Iron Rod Found	92. 1/2" Iron Rod Found
93. 1/2" Iron Rod Found	94. 1/2" Iron Rod Found
95. 1/2" Iron Rod Found	96. 1/2" Iron Rod Found
97. 1/2" Iron Rod Found	98. 1/2" Iron Rod Found
99. 1/2" Iron Rod Found	100. 1/2" Iron Rod Found

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# FINAL PLAT OF DELGADO ESTATES, PHASE ONE JOHN WILLIAMS SURVEY, ABSTRACT No. 877 NAVARRO COUNTY, TEXAS

## LEGAL DESCRIPTION

Being a 36.587 acre tract or parcel of land situated in the John Williams Survey, Abstract No. 877, Navarro County, Texas, being part of that certain called 23.49 acre tract of land conveyed to Jose Delgado et al, recorded in Document No. 2013-7944, and being part of that certain called 38.21 acre tract of land conveyed to Jose Delgado et al, recorded in Document No. 2013-7946, both in the Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the most Northerly Northeast corner of said 25.49 acre tract, the Southwest corner of that certain called 15.068 acre tract of land conveyed to Tammy Johnston Carter, recorded in Document No. 2020-1463, Official Public Records of Navarro County, Texas, and in the West line of Lot 5, Kerens Countryside Acres, Plot recorded in Volume 9, Page 308, Plot Records of Navarro County, Texas

Thence South 30 DEGREES 29 MINUTES 24 SECONDS East, with an East line of said 25.49 acre tract and with the West line of said Kerens Countryside Acres, a distance of 969.32 feet to a 1/2" iron rod found for an interior ell corner of said 25.49 acre tract and the Southwest corner of Lot 3, Kerens Countryside Acres;

Thence North 58 DEGREES 40 MINUTES 25 SECONDS East, with a North line of said 25.49 acre tract and with the South line of said Lot 3, a distance of 203.95 feet to a 1/2" iron rod found (NEARBY) for the most Easterly-Northeast corner of said 25.49 acre tract and the Northeast corner of that certain called 10.01 acre tract of land conveyed to David Haysato Ojeda et al, recorded in Document No. 2021-13394, Official Public Records of Navarro County, Texas;

Thence South 31 DEGREES 22 MINUTES 33 SECONDS East, with an East line of said 25.49 acre tract and with the West line of said 10.01 acre tract, a distance of 801.58 feet to a point for corner on the North right-of-way of State Highway 31, at the Southeast corner of said 25.49 acre tract and at the Southwest corner of said 10.01 acre tract, from which a 1/2" iron rod found bears, North 31 DEGREES 22 MINUTES 33 SECONDS West, a distance of 2.28 feet and a concrete monument found bears, North 71 DEGREES 03 MINUTES 07 SECONDS East, a distance of 400.42 feet;

Thence South 71 DEGREES 03 MINUTES 07 SECONDS West, with the North right-of-way of State Highway 31, with a South line of said 25.49 acre tract, and with a South line of said 38.21 acre tract, a distance of 221.39 feet to a 1/2" iron rod found at the most Southerly-Southwest corner of said 38.21 acre tract, from which a concrete monument found bears, South 71 DEGREES 03 MINUTES 07 SECONDS West, a distance of 620.14 feet;

Thence North 53 DEGREES 53 MINUTES 52 SECONDS West, with a West line of said 38.21 acre tract, a distance of 539.57 feet to a 1/2" iron rod found for an interior ell corner of said 38.21 acre tract;

Thence South 57 DEGREES 36 MINUTES 24 SECONDS West, with a South line of said 38.21 acre tract, a distance of 791.05 feet to a 1/2" iron rod found for a Southerly corner of said 38.21 acre tract and an angle corner of that certain called 58.24 acre tract of land conveyed to HSG Properties, LLC, recorded in Document No. 2019-3361, Official Public Records of Navarro County, Texas;

Thence North 32 DEGREES 46 MINUTES 48 SECONDS West, with a West line of said 38.21 acre tract and with an East line of said 58.24 acre tract, a distance of 113.38 feet to a 1/2" iron rod found for an interior ell corner of said 38.21 acre tract and a Northeast corner of said 58.24 acre tract;

Thence South 58 DEGREES 01 MINUTES 50 SECONDS West, with a South line of said 38.21 acre tract and with a North line of said 58.24 acre tract, a distance of 308.68 feet to a 1/2" iron rod found (ROCKON B) for the Southwest corner of this tract, from which a 1/2" iron rod found bears, South 58 DEGREES 01 MINUTES 50 SECONDS West, a distance of 812.69 feet;

Thence North 30 DEGREES 08 MINUTES 04 SECONDS West, over and across said 38.21 acre tract and over and across said 25.49 acre tract, a distance of 1,351.52 feet to a 1/2" iron rod (ROCKON B) on the North line of said 25.49 acre tract, on the South line of said 150.68 acre tract, and at the Northeast corner of this tract, from which a 1/2" iron rod found bears, South 72 DEGREES 07 MINUTES 06 SECONDS West, a distance of 831.22 feet;

Thence North 72 DEGREES 07 MINUTES 06 SECONDS East, with a North line of said 25.49 acre tract and with the South line of said 150.68 acre tract, a distance of 1126.95 feet to the Point of Beginning, having an Area of 36.587 Acres of land.

## NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48349C02250, DATED 06-05-2012.
- 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 3) ALL SET IRON RODS = 1/2" PINK CAP (ROCKON B).
- 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 7) 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 TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS AND NOT BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELING 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 CREEKS, OR FLOODING LOCATED ON PRIVATE PROPERTY.
- 8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS-AS SHOWN.
- 9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
- 10) STATE HIGHWAY 31 MAY BE AN ACCESS RESTRICTED ROADWAY. SEE T8007 FOR ACCESS PERMISSION AND LOCATION.

## PRIVATE ROAD STATEMENT

1. Navarre 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 meet certain minimum for assessing the owners to produce adequate revenue for perpetual maintenance.
3. Requirement that every deed contain notice to the grantee that all streets are private, that the owners will be perpetually liable for maintenance, and the quality of the roads may affect access by public services such as police, fire and EMS.

2023-008892

FILED FOR RECORD

SEP 11 2023

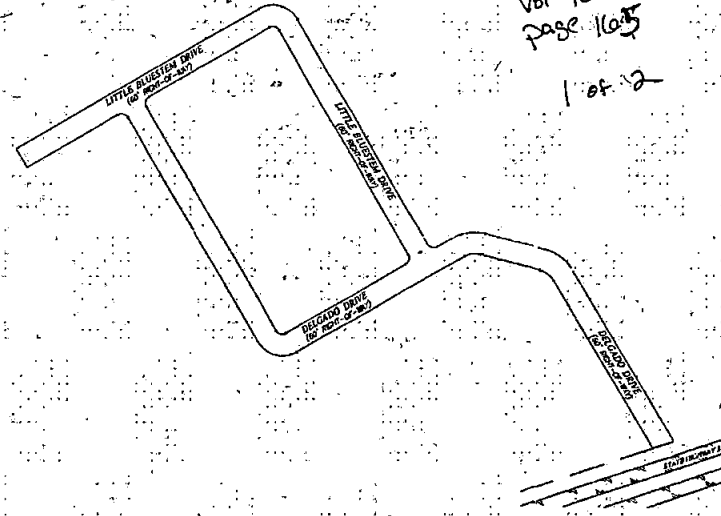
SHERIFF DONALD COOPER, CLERK

NAVARRO COUNTY, TEXAS

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## OWNER'S STATEMENT:

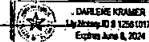
I, Jose Delgado, do hereby adopt this plat, designating the hereinabove described property as DELGADO ESTATES, PHASE ONE, and do accept this plat as my plan for said addition and do designate the streets, easements, and the easements for public utilities, as shown.

Witness, my hand, this 31 day of August, 2023.

By: Jose Delgado

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this 31 day of August, 2023.

Darlene Kramer



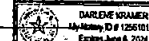
I, Valentina Trigo, do hereby adopt this plat, designating the hereinabove described property as DELGADO ESTATES, PHASE ONE, and do accept this plat as my plan for said addition and do designate the streets, easements, and the easements for public utilities, as shown.

Witness, my hand, this 31 day of August, 2023.

By: Valentina Trigo

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this 31 day of August, 2023.

Darlene Kramer



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 11th day of September, 2023.

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 FILED IN MY OFFICE ON THIS 11th day of SEP, 2023.

COUNTY CLERK Sherry Baird

STATE OF TEXAS  
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

Certificate of approval by the Planning and Zoning Commission of Navarre County, Texas.

Approved this 11th day of September, 2023.

Not Required

Chairman

Not Required

Vice Chairman

THIS PLAT AND ALL RECORDS ARE SUBJECT TO THE AMENDMENT REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE TREATMENT TO BE LICENSED BY NAVARRO COUNTY AUTHORIZED AGENCY. THIS THE 11th DAY OF SEPTEMBER, 2023.

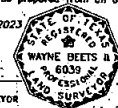
Wayne Beale

I, Wayne Beale II RPLS No. 6039, do hereby certify that the Plat of Survey shown herein is a correct, and accurate representation of the property lines, and dimensions are as indicated and was prepared from an on the ground survey done under my supervision.

DATE: 10-20-2022-REVISED 08-07-2023

By: Wayne Beale

WAYNE BEALE II  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6039



DEVELOPER:  
JOSE DELGADO  
11015 EAST HWY. 11  
KERENS, TEXAS 75144  
817-890-1850



LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES

SUBTITLE B. COUNTY REGULATORY AUTHORITY

CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS

SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL

Sec. 232.008. CANCELLATION OF SUBDIVISION.

(a) This section applies only to real property located outside municipalities and the extraterritorial jurisdiction of municipalities, as determined under Chapter 42.

(b) A person owning real property in this state that has been subdivided into lots and blocks or into small subdivisions may apply to the commissioners court of the county in which the property is located for permission to cancel all or part of the subdivision, including a dedicated easement or roadway, to reestablish the property as acreage tracts as it existed before the subdivision. If, on the application, it is shown that the cancellation of all or part of the subdivision does not interfere with the established rights of any purchaser who owns any part of the subdivision, or it is shown that the purchaser agrees to the cancellation, the commissioners court by order shall authorize the owner of the subdivision to file an instrument canceling the subdivision in whole or in part. The instrument must describe the subdivision or the part of it that is canceled. The court shall enter the order in its minutes. After the cancellation instrument is filed and recorded in the deed records of the county, the county tax assessor-collector shall assess the property as if it had never been subdivided.

(c) The commissioners court shall publish notice of an application for cancellation. The notice must be published in a newspaper, published in the English language, in the county for at least three weeks before the date on which action is taken on the application. The court shall take action on an application at a regular term. The published notice must direct any person who is interested in the property and who wishes to protest the proposed cancellation to appear at the time specified in the notice.

(d) If delinquent taxes are owed on the subdivided tract for any preceding year, and if the application to cancel the subdivision is granted as provided by this section, the owner of the tract may pay the delinquent taxes on an acreage basis as if the tract had not been subdivided. For the purpose of assessing the tract for a preceding year, the county tax assessor-collector shall back assess the tract on an acreage basis.

(e) On application for cancellation of a subdivision or any phase or identifiable part of a subdivision, including a dedicated easement or roadway, by the owners of 75 percent of the property included in the subdivision, phase, or identifiable part, the commissioners court by order shall authorize the cancellation in the manner and after notice and a hearing as provided by Subsections (b) and (c). However, if the owners of at least 10 percent of the property affected by the proposed cancellation file written objections to the cancellation with the court, the grant of an order of cancellation is at the discretion of the court.

(f) To maintain an action to enjoin the cancellation or closing of a roadway or easement in a subdivision, a person must own a lot or part of the subdivision that:

- (1) abuts directly on the part of the roadway or easement to be canceled or closed; or
- (2) is connected by the part of the roadway or easement to be canceled or closed, by the most direct feasible route, to:

(A) the nearest remaining public highway, county road, or access road to the public highway or county road; or

(B) any uncanceled common amenity of the subdivision.

(g) A person who appears before the commissioners court to protest the cancellation of all or part of a subdivision may maintain an action for damages against the person applying for the cancellation and may recover as damages an amount not to exceed the amount of the person's original purchase price for property in the canceled subdivision or part of the subdivision. The person must bring the action within one year after the date of the entry of the commissioners court's order granting the cancellation.

(h) Regardless of the date land is subdivided or a plat is filed for a subdivision, the commissioners court may deny a cancellation under this section if the commissioners court determines the cancellation will prevent the proposed interconnection of infrastructure to pending or existing development as defined by Section 232.0085.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1999, 76th Leg., ch. 129, Sec. 7, eff. Sept. 1, 1999.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 829 (H.B. [3096](#)), Sec. 1, eff. June 17, 2011.