

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director syoung@navarrocounty.org 601 N 13th St Suite 1 Corsicana, Texas 75110 903-875-3312 ph.

SUBDIVISION APPLICATION FORM

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 required number of copies of the plat, review fee and all other required information prior to submittal to Commissioners Court.
Type of Plat Submittal: MPreliminary FinalReplat/Amendment
Proposed name of subdivision: JEMKAP
Acreage of subdivision: 5.88 Number of proposed lots: 5
Name of Owner: Armando Hernandez
Address: 2000 Watson st Fort Worth TX. 76103
Phone number: 817-5010400 Email: armandoh 20 Sbcg tobal net
Phone number: 817-5010400 Email: armandohzeshcgtobal. net Surveyor: Rockin B Surveying Wayne Beets
Address POBOX 5052 Mobank Texas 75147
Phone number: 903-288-6810 Fax Number:
Email: wayne @ Rockinhsurveying
Physical location of property: 4061 Joe Johnson EmHouse
Legal Description of property: ABS A 10597 O MUNROE ABST Trac 15 5,987 40
Intended use of lots (check all that apply): Residential (single family)Residential (multi-family) Commercial/IndustrialOther (please describe)
Property located within city ETJ?
YesNo If yes, name if city:EMHOUSE, TX. 75110
I understand that the approval of the final plat shall expire unless the plat is recorded in the office of the County Clerk within a period of 60 days after the date of final approval.
Signature of Owner Date
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: Date:
Signature of Authorized Representative: Date:



FINAL PLAT JEMKAP ADDITION IN THE O. MUNROE SURVEY, ABSTRACT NO. 597 NAVARRO COUNTY, TEXAS

F. [P.O.B.)

CALLED 5.987 ACRES

ARMANDO HERNANDEZ DOC. No. 2023-10012

LEGAL DESCRIPTION

Being a 5.883 core tract or parcet of fand situated in the Q. Murrors Survey, Abstract No. 597, Novarro County, Texes, and being did of that certain called 5.987 are tract of lend conveyed to Armando Hernandez, recorded in Document No. 2023–10012, Official Public Records of Novarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found (BYLINE), on the South right-of-way of Farm Road No. 1126, at the Northeast corner of that corner of that the South rotation called 2.95 eare trad 15 the Northeast corner of that Cortain called 2.95 eare trad 15 the Northeast Corner of Nover County (15 the Northeast Nort

THENCE South 25 Degrees 35 Minutes 49 Seconds East, with the East line of soid 5,887 oran toct and with the West line of soid 2,95 acr forct, or distance of 618,28 feet to a 1/2" iron and 2,95 acr forct, or distance of 618,28 feet to a 1/2" iron the Southwest corner of soid 2,95 acr forct, and on the Kerth fine of that oration colled 3,94 acr front of fand, conveyed to put the soil of th

FIRECE South 95 Deprese 27 Winters M Seconds West, with a South line of sold 5.987 orce troot and with the North line of sold 5.987 orce troot and with the North line of sold 5.987 orce troot and with the North line of sold 5.987 orce troot and of sold for the sold

THENCE North 27 Degrees 26 Minutes 03 Seconds West, with a West line of said 5.987 acre fract and with an East line of said 4.310 acre tracts, a distance of 249.04 feet to a 600 nd found, at the interior ell corner of said 5.987 acre tract and a Northeast corner of said 4.310 acre tract.

THENCE South 59 Degrees 30 Minutes 58 Seconds West, with g South line of said 5,387 acre tract and with a North line of said 4,310 acre tract, a distance of 33,94,2 feet to a 1" from pipe found, at a Southeest corner of said 5,967 acre tract and an interior sill corner of said 4,310 acre tract.

THENCE North 28 Degrees 13 Minutes 05 Seconds West, with a West line of soid 5.987 acre tract and with an East line of soid 4.310 acre tract, a distance of 382.54 feet to an oate found, at the Northwest corner of soid 5.987 acre tract and at a Northwest corner of soid 5.987 acre tract and at a Northwest corner of soid 4.910 acre tract.

THENCE North 59 Degrees 48 Minutes 20 Seconds East, with the North line of said 5,987 are tract, a distance of 120.51 feet to 0.1/2". inprint or 190.51 feet to 1/2". inprint of said 5,987 are tract, with the South right-of-way of Form Road No. 1126:

DIENCE with the North line of said 5.987 acre tract, with the South right-of-way of farm Road No. 1126, and with a curve South right-of-way of an or length of 149.88 feet, howing a radius of 95.50, beeing an or length of 149.88 ret. howing a radius of 95.50, beeing an ore length of 149.88 ret. howing a radius of 95.00 however the same of th

THENCE North 59 Degrees 43 Minutes 32 Seconds East, with the North line of soid 5.987 core tract and with the South right-ol-way of Form Road No. 1126, a distance of 278.10 feet to the POINT OF BEGINNING and CONTAINING 5.883 Acres of Land.

- 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 3) ALL SET IRON RODS HAVE HAVE A PINK CAP STAMPED "ROCKIN B".

4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.

- 5) DEVELOPMENT AND SEPTIC TANK PERMITS 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.

6) HIS MORE THAN ONE SITUAL FAMILY OF INTERTED WITCHING STREET HE MONTHS HIS DRAMAGE EXSEMENTS, AND TILLING OF OBSTRUCTION OF METROPHY OF THE FLOOD OF THE FLOODWAY IS PROHIBITED: AND, THE EXISTING CREEKS OF DRAMAGE THE SUBDIVINED TRACTS WILL REASON AS OFEN CHANNELS TRACTS HIS DRAWNESS HE SUBDIVINED TRACTS WILL REASON AS OFEN CHANNELS, AND ANALYSE OF THE ROBINGHOUS HIS SUBDIVINED TRACTS WILL REASON AS OFEN CHANNELS, AND ADJACENT TO THE CREEKS OR BRAMAGE CHANNEL HIS LOT OF THAT ARE TRAVETED BY OR ADJACENT TO THE CREEKS OR BRAMAGE CHANNELS HIS LOTS. FRESONAL HAURY, OR LOSS OF THE PROPERTY DAMAGE, PROPERTY COSS, PRESONAL HAURY, OR LOSS OF THE PROPERTY DAMAGE, PROPERTY COSS, PRESONAL HAURY, OR LOSS OF THE MEMORY OF THE PROPERTY DAMAGE, PROPERTY COSS, PRESONAL HAURY, OR LOSS OF THE MEMORY OF THE PROPERTY DAMAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.

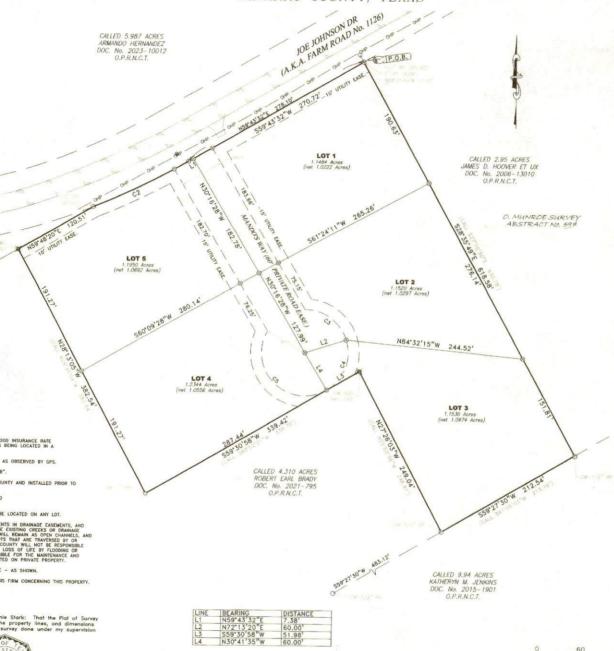
- 8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG ROAD FRONTAGE AS SHOWN
- 8) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

, Wayne Beets II RPLS No. 6039, do hareby certify to: Donnie Stark: That the Plot of Survey hown hereon 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 luring the month of June, 2024.

WAYNE BEFTS

6039

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



OWNER'S STATEMENT:

I, ARMANDO HERNANDEZ, do hereby adopt this plat, designating the described property as PLAT OF JEMKAP ADDITION, and do accept this plat as my plan for dividing into Lots and do designate the easements for public utilities, as shown. Mando's Way is a PRIVATE Street and is not dedicated for public use or maintenance.

Witness, my hand, this the _5 day of May

ARMANDO HERNANDEZ

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for State of Texas, this the 5th day of May

Jarlene Framer



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

Certificate of approval by the Commissioners Court of Navarro County,

Approved this the _ day of

Commissioner Precinct #1 Commissioner Precinct #2

Commissioner Precinct #3

County Judge

Commissioner Precinct #4

COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS: THAT I, COUNTY CLERK FOR THE COUNTY OF NAVARRO DO HEREBY THAT THE FORGOING PLAT WAS FILED IN MY OFFICE ON THIS

the ____ day of ____

COUNTY CLERK

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

The Platted area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for On-Site Sawage Facilities, to be licensed by Navarro County Authorized Agent.

Approved this the _____ day of _

Designated Rep., Navarro County

DEVELOPER; ARMANDO HERNANDEZ

817-501-0400

1608 FM 667

PURDON, TEXAS

PLAT OF

JEMKAP ADDITION DATE: 12-03-2024 SCALE: 1" = 60" JOB NO .: 2024-249 CLIENT: ARMANDO HERNANDE

EWB

ROCKINA P.O. BOX 5052 MABANK, TEXAS 75147 FIRM No. 10194744

903-288-6810

JOB NO: 2024-249