

2018

PRECINCT #3



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: 4056 SW CR 2220 WORTHAM, TX 76693
Name of Subdivision: MOOLO Maci Ranch Land Company Lot 4, 2.92 acres
Number of existing lots owned: 1 Proposed number of new lots: 2

Name of Owner: Christopher L. Aguilon
Mailing Address: _____
Phone Number: 214) 609-9792 Email: chrisaguil187@gmail.com
Owner Signature: Chris Aguilon

Surveyor preparing plat: Hearn Surveying Associates
Mailing Address: 108 Tyler Street Athens, Texas 75151
Phone Number: 903) 872-9669 Email: Service@hearnsurvey.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: Chris Aguilon
Signature of Authorized Representative: Miriam S. Aguilon

Note: This Property lies in Zone "X", areas of minimal flooding according to Firm Number 483490625D, dated 6/5/2012

Warning: If this property is not within Zone "A", the above flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create any liability on the part of the land surveyor.

MACI RANCH LAND COMPANY

REPLAT of LOT 4

FINAL PLAT of LOTS 4R-1 & 4R-2

1.460 Ac. & 1.462 Ac.



Line of Directional Control based upon GPS Observation, Nad 83, State Plane Zone 2, Zone 6351, FIPS 4802, Texas-North Central

D.D. ANDERSON
SURVEY A-21

Scale: 1" = 60'
County: Navarro
Acreage: 2.922 Ac.
Survey: D.D. ANDERSON A-21
Description: Doc. #2018-000141
Surveyed for: Christopher L. Aguilon
Drawn by: L.P. 002
On the ground Field Tech: B.N.

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 and 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 provide 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."

LOCATOR MAP (not to scale)



D.D. ANDERSON
SURVEY A-21

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plot and notes of even date represent the results of an on the ground survey made under my direction and supervision. This the 10th Day of APRIL, 2025.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373



Seal Here

HEARN SURVEYING ASSOCIATES

Firm Number: 10019900

108 W. Tyler St.
Athens, Tx. 75751-2045
(903) 675-2858

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.

SPECIAL NOTE:

It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerk's office or appropriate entity. FAILURE TO DO SO MAY result in this Survey and/or field notes NOT BEING RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

DISCLAIMER:

This Survey is being provided solely for the use of the CURRENT PARTIES. No License has been created, expressed or implied to copy this Survey, except as is necessary in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

Legend

I.C.V. = Irrigation Control Valve
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
B.C.S. = Buried Cable Sign
U/G = Underground Electric
W/M = Water Meter
W/V = Water Valve
F.I.R. = Found Iron Rod
S.I.R. = Set Iron Rod
F.I.P. = Found Iron Pipe
TEL = Telephone
A/C = Air Conditioner
C/O = Cleanout
-//-- = Wood Fence
O--O = Chainlink Fence
-X-X- = Barbwire Fence
-CHP- = Powerline

Lot 4R-1
1.462 Ac.

Christopher L. Aguilon
MACI RANCH LAND CO.
Pl. Lot 4, 2.52 Ac.
Doc. #2018-000141
O.P.R.N.C.T.
Vol. 9, Page 8
O.M.&P.N.C.T.

Lot 4R-2
1.460 Ac.

Christopher L. Aguilon
MACI RANCH LAND CO.
Pl. Lot 4, 2.52 Ac.
Doc. #2018-000141
O.P.R.N.C.T.
Vol. 9, Page 8
O.M.&P.N.C.T.

Jose R. Salazar/
Mario S. Vasquez
MACI RANCH LAND CO.
Lot 3, 2.97 Acres
Doc. #2018-000140
O.P.R.N.C.T.
Vol. 9, Page 8
O.M.&P.N.C.T.

MATTHEW BOREN
SURVEY A-56

STATE OF TEXAS:

COUNTY OF NAVARRO: Know all men by these presents:

That CHRISTOPHER L. AGUILON is the owner of that certain Lot designated as LOT 4 of MACI RANCH LAND COMPANY, situated in the the D.D. ANDERSON SURVEY, A-21, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as LOTS 4R-1 and 4R-2, MACI RANCH LAND COMPANY, and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 8th Day of May, 2025

Christopher L. Aguilon
#6268 F.M. 641
Wortham, Tx. 76693

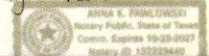
STATE OF TEXAS:

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 CHRISTOPHER L. AGUILON, 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 8th Day of May, 2025

Notary public in and for the State of Texas



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 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 .

Chairman

Vice Chairman

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 #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

0 60 120 180



(INTENDED FOR 18" X 24" SHEET)
GRAPHIC SCALE
SCALE: 1" = 60

NOTE: This survey was prepared without the benefit of a title commitment or title report. All apparent and observable utilities shown. Any pipelines or wells indicated by the Road Commission GIS viewer to affect this tract are shown. All setbacks and easements prescribed by recorded deed restrictions since the creation of the plat are shown as described. There may be easements or encumbrances affecting this tract not shown on the recorded plat, not apparent upon ground observation, nor disclosed by previous occupants or owners since the creation of the plat. No 8-1-1 locate ticket exists for this project.