



NAVARRO COUNTY

Stanley Young – Director

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APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: 3711 NW CR 3112 Pordon, Tx 76679

Name of Subdivision: Peyton Place Estates

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

Name of Owner: Carlos Ramos / Nicole Trevino

Mailing Address: 15753 W Hwy 31 Pordon, Tx 76679

Phone Number: 214-861-6527 Email: truevaluewindow@gmail.com

Owner Signature: [Signature]

Surveyor preparing plat: Hearn Surveying Associates

Mailing Address: 108 W. Tyler St. Athens, Tx 75751-2045

Phone Number: 903-432-7670 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: _____

Signature of Authorized Representative: _____

PEYTON PLACE ESTATES of Navarro County, Texas

REPLAT of LOTS 190 & 191

FINAL PLAT of LOT 190-R
0.412 Acres



Line of Directional Control
based upon GPS Observation
Nad 83, State Plane Zone 2,
Zone 5351, FIPS 4202,
Texas-North Central

JOB NO. 1070415426



(INTENDED FOR 18" X 24" SHEET)
GRAPHIC SCALE
SCALE: 1" = 30'

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 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)



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--- = Chainlink Fence
---X--- = Barbwire Fence
---OHP--- = Powerline

SURVEY INFO.

Scale: 1" = 30'
County: Navarro
Acreage: 0.412 Acres
Survey: THOMAS WRIGHT A-820
Description: Doc. #2021-003458
Surveyed for: Carlos Ramos
Drawn by: L.P. 002
On the ground Field Tech: B.N.



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.

Note: This Property lies in Zone "X", areas of minimal flooding according to Firm Number 48349C0525D, 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.



STATE OF TEXAS:

COUNTY OF NAVARRO: Know all men by these presents:

That CARLOS RAMOS & NICOLE TREVINO are the owners of those certain Lots designated as LOTS 190 & 191 of PEYTON PLACE ESTATES, in the THOMAS WRIGHT SURVEY, A-820, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as LOT 190-R, PEYTON PLACE ESTATES, and Easements shown hereon are hereby designated for public use, in so far as our interest may appear.

WITNESS our hands on this the _____ Day of _____, 2025.

Carlos Ramos
#15753 West Highway 31
Purdon, Texas 76679

Nicole Trevino
#125 Private Road 13139
Hillsboro, Texas 76645

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 CARLOS RAMOS & NICOLE TREVINO, 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 _____ Day of _____, 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 _____, 2025.

County Judge

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 the _____ Day of _____, 2025.

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-Sewage Facilities, to be licensed by Navarro County AUTHORIZED AGENT.

APPROVED this the _____ Day of _____, 2025.

Designated Representative, Navarro County

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.

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 Rail 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.