

Precinct #1



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: Lot 46

Name of Subdivision: France Addition Phase III

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

Name of Owner: Christina Salinas

Mailing Address: 6653 Backstretch Blvd Frisco TX 75036

Phone Number: (469) 288-3014 Email: Cristinasnewhomes@gmail.com

Owner Signature: Christina Salinas

Surveyor preparing plat: _____

Mailing Address: _____

Phone Number: _____ Email: _____

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: _____



LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND,
SITUATED IN THE T.J. CHAMBERS SURVEY, ABSTRACT
NO. 1, NAVARRO COUNTY, TEXAS, BEING LOT 46,
FRANCE ADDITION, PHASE III, PLAT RECORDED IN
VOLUME 10, PAGE, 326, PLAT RECORDS OF NAVARRO
COUNTY, TEXAS.

T.J. CHAMBERS SURVEY
ABSTRACT NO. 1

RESIDUE OF CALLED 361.540 ACRES
RATCHNEE FRANCE ET VIR
DOC. No. 2007-8903
O.P.R.N.C.T.

LOT 44
FRANCE ADDITION, PHASE III
VOL. 10, PG. 326
P.R.N.C.T.

LOT 45
FRANCE ADDITION, PHASE III
VOL. 10, PG. 326
P.R.N.C.T.

LOT 46-R1
1.467 ACRES
NET 1.0 Acres

LOT 46-R2
1.866 ACRES
NET 1.5 Acres

LOT 31
FRANCE ADDITION, PHASE II
VOL. 9, PG. 205
P.R.N.C.T.

LINE	BEARING	DISTANCE
L1	N12°58'36"E	11.95'
L2	N12°58'36"E	40.12'

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 08-17-2025



PRIVATE ROAD STATEMENT:

- 1) NAVARRO COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROAD SHOWN ON THIS PLAT.
- 2) THE ROAD WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION, AND MUST CONTAIN MECHANISM FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.
- 3) IT IS A REQUIREMENT OF THIS PLAT THAT EVERY DEED CONTAIN NOTICE TO THE GRANTEE THAT THE STREET IS PRIVATE, THAT THE OWNERS WILL BE PERPETUALLY LIABLE FOR THE MAINTENANCE, AND THE QUALITY OF THE ROADS MAY AFFECT ACCESS BY PUBLIC SERVICES SUCH AS POLICE, FIRE AND ALL EMS.

NOTES:

- THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48349C0050D, DATED JUNE 5, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
- 2) BEARINGS ARE BASED ON ROAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 3) ALL SET IRON RODS 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 (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 EASEMENTS OR ANY PART THEREOF OR ANY STRUCTURES OR OBSTRUCTIONS THEREON REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF PROPERTY OR PERSONAL INJURY OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE DRAINAGE OR FLOOD PROTECTION LOCATED ON PRIVATE PROPERTY.
- 8) THERE SHALL BE A 35' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND A 10' UTILITY EASEMENT ALONG THE REAR AND SIDES OF ALL LOTS -- AS SHOWN.
- 9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
- 10) THERE SHALL BE A 100' BUILDING LINE MADE BY THE ROAD FRONTAGE AND A 10' BUILDING LINE ALONG THE REAR AND SIDES OF ALL LOTS.
- 11) LOTS 468-1 & 468-2 EACH HAVE AN ARC DISTANCE OF 50.51' ALONG THE 60' ROAD EASEMENT (CREATED BY LOTS 468-1 AND LOT 326).



OWNER'S STATEMENT:

I, CHRISTINA SALINAS, do hereby adopt this plat, designating the hereinabove described property as a REPLAT of Lot 46 of FRANCE ADDITION, PHASE III, and do accept this plat as my plan for dividing into Lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the 19th day of August, 2025.

By: Christina Salinas
CHRISTINA SALINAS

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 19th day of August, 2025.

Notary Public



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 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 FORGOING 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 Plotted 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 Rep., Navarro County

 $1'' = 100'$

PREPARED BY:
ROCKIN &



P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810
JOB NO: 2025-326