

**Precinct #1**



**NAVARRO COUNTY**

Stanley Young – Director

[syoung@navarrocounty.org](mailto:syoung@navarrocounty.org)

601 N. 13<sup>th</sup> 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 2

Name of Subdivision: Southfork Estates, Block 1

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

Name of Owner: Josefina Lopez

Mailing Address: 18250 AFM 126 Corsicana Texas 7540

Phone Number: 469-682-0418 Email: elviracoevas1834@gmail.com

Owner Signature: [Signature] Elviracoevas1834@gmail.com

Surveyor preparing plat: Hearn Surveying Associates

Mailing Address: 108 W. Tyler St Athens, TX 75751

Phone Number: (903) 675-2858 Email: admin@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.

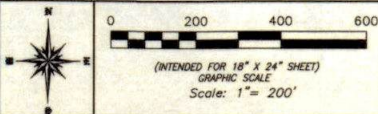
Signature of Owner: \_\_\_\_\_

Signature of Authorized Representative: \_\_\_\_\_

Leslie  
469-471-7133



**Line of Directional Control  
based upon GPS Observation  
Nad 83, State Plane Zone 3,  
Zone 5376, FIPS 4203,  
Texas-Central**



NOTE: This survey was prepared WITHOUT the benefit of a title commitment or title report. All apparent and observed offsets shown. Any pipelines or wells indicated by the Red Flag Commission (G) viewer to affect this tract are shown. All easements and encumbrances as 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 listed exists for this project.

SPECIAL NOTE:  
It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerk office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT BEING RECORDED 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 COPIED 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.

**FINAL PLAT  
SOUTHFORK ESTATES,  
"BLOCK ONE"**

**Lots 3-R1 & 3-R2**

10.35 acres of land called Tract 3,  
located in the William M. Cox Survey,  
Abstract 148, Navarro County, Texas

Date of Preparation: August 2025

LINE	BEARING	DISTANCE
1/1	N 31°52'27" W	163.77
1/2	N 31°52'27" W	163.77
1/3	S 31°52'20" E	163.97
1/4	S 31°52'20" E	163.97

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JOSEFINA ALVARADO LOPEZ acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the here-  
in above described property as SOUTHFORK ESTATES, BLOCK ONE, LOTS 1-R1 & 1-R2, on addition to Navarro County, and does hereby dedicate to the public use  
forever, the streets and alleys shown thereon. JOSEFINA ALVARADO LOPEZ do(es) herein certify the following:

1. The street and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easement and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
5. Navarro County is not responsible for replacing any improvements, under, or over any easement caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Navarro County's use thereof.
7. Navarro County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvement or growths which may in anyway endanger or interfere with the construction, maintenance, or efficiency of their respective easements.
8. Navarro County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by Navarro County

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Navarro County, Texas.

WITNESS, BY MY HAND, THIS 18<sup>TH</sup> DAY OF August, 2025

**AUTHORIZED PROPERTY OWNER'S SIGNATURE**

JOSEFINA ALVARADO LOPEZ

*Josefina Alvarado Lopez, owner*

PRINTED NAME AND TITLE

JOSEFINA ALVARADO LOPEZ

**GENERAL NOTES:**

- 1) A drainage / utility easement (DUE) is only required as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
- 2) Navarro County will not be responsible for the maintenance of drainage easements or detention areas.
- 3) All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4203). All distances shown herein are surface distances.

**FLOODPLAIN STATEMENT:**

No portion of this plat is within FEMA'S 100 year floodplain as defined by the Flood Insurance Rate Map Number 4808220008, published by FEMA and dated 09/01/2007.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, MARK FERRELL, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Navarro County, Texas.

Dated this 8th day of AUGUST, 2025.

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373

**NOTARY STATEMENT**

STATE OF TEXAS:  
COUNTY OF NAVARRO:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MARK FERRELL, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of AUGUST, 2025.

Notary Public, State of Texas  
Koyla Carter

**FIELD NOTES**

STATE OF TEXAS  
COUNTY OF NAVARRO

That We, SOUTHFORK ESTATES, being the owners of that certain

tract of land hereinafter described as follows:

All that certain lot, tract, or parcel of land situated in the WILLIAM M. COX SURVEY, ABSTRACT 148, Navarro County, Texas, and being all of the Lot 3, 10.35 acre tract, also called Tract 3 of SOUTHFORK ESTATES, an UN-RECORDED SUBDIVISION, described by Deed, recorded in Document No. 2008-004130 of the Official Public Records of Navarro County, Texas (O.P.R.N.C.T.), and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8" IRON ROD FOUND for the S/W Corner of this tract, and being an El Corner of the Alberto Rodriguez & Petra Correa 12.78 acre tract, also called Tract 7 of said SOUTHFORK ESTATES, described by Deed, recorded in Document No. 2014-004820 O.P.R.N.C.T.;

THENCE N 31°52'27" W 327.43 FEET with the west line of this tract to a 5/8" FOUND IRON ROD for the N/W Corner, and being an El Corner of the Ricardo Rodriguez 12.78 acre tract, also called Tract 8 of said SOUTHFORK ESTATES, described by Deed, recorded in Document No. 2018-003623 O.P.R.N.C.T.;

THENCE N 58°16'10" E 1375.83 FEET with the north line of this tract to a POINT at or near the centerline of Farm-to-Market (F.M.) Highway No. 1126 for the N/E Corner; REFERENCE: S 58°16'10" W 45.00 FEET to a 5/8" FOUND IRON ROD located in the east Right-of-Way (R.O.W.) of said F.M.;

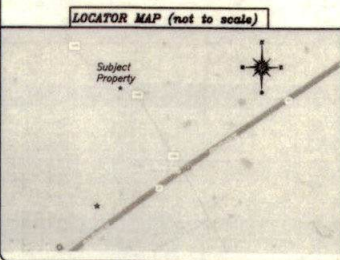
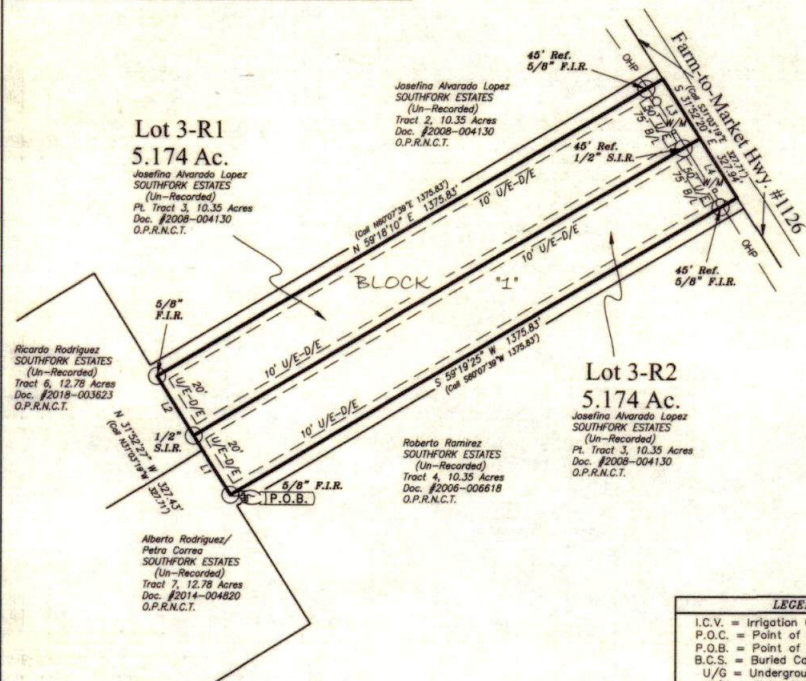
THENCE S 31°52'20" E 327.94 FEET generally along the centerline with said F.M., and the east line of this tract to a POINT for the S/E Corner; REFERENCE: S 58°16'10" W 45.00 FEET to a 5/8" FOUND IRON ROD, located in the east Right-of-Way (R.O.W.) of said F.M.;

THENCE S 58°16'20" W 1375.83 FEET with the south line of this tract to the PLACE OF BEGINNING and containing within this 10.348 ACRES OF LAND;

**SPECIAL NOTES:**

- 1.) There is a 75' Building Line for all front Lot lines. (along County Road)
- 2.) There is a 50' Utility/Drainage Easement for all front Lot lines. (along F.M. Highway)
- 3.) There is a 20' Utility/Drainage Easement for all rear Lot lines.
- 4.) There is a 10' Utility/Drainage Easement for all side Lot lines.

Scale: 1" = 200'  
County: Navarro  
Acreage: Overall = 10.348 Ac.  
Survey: WILLIAM M. COX, A-148  
Description: Doc. #2008-004130  
Surveyed for: JOSEFINA DELGADILLO  
Drawn by: L.P. 002  
On the ground Field Tech: S.G.



**NOTARY STATEMENT**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day appeared JOSEFINA ALVARADO LOPEZ, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18<sup>TH</sup> DAY OF August, 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\_\_\_\_.

Sherry Dowd, 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\_\_\_\_.

Navarro County Authorized Agent

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\_\_\_\_.

H.M. Davenport, County Judge

Jason Grant  
Commissioner Precinct #1

Eddie Perry  
Commissioner Precinct #2

Eddie Moore  
Commissioner Precinct #3

David Brewer  
Commissioner Precinct #4

**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.