



NAVARRO COUNTY

Stanley Young - Director

601 N. 13<sup>th</sup> Street Suite 1  
Corsicana, Texas 75110  
Ph. 903-875-3312  
Fax 903-875-3314

syoung@navarrocounty.org

APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: 116801 SE County Road 4048 Kerens, TX 75144

Name of Subdivision: Oak Meadow Acres

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

Name of Owner: Gilberto H. Garcia Yuly L. Garcia

Mailing Address: 2033 Verlaine Drive Carrollton, TX 75007

Phone Number: 469-471-2824 Email: \_\_\_\_\_

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

Surveyor preparing plat: Hearn Surveying Associates

Mailing Address: 108 W. Tyler St. Athens Texas 75751

Phone Number: 903 675 2858 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: *Gilberto Garcia* *Yuly Garcia*

Signature of Authorized Representative: *Samuel* *Quelton*



# OAK MEADOWS ACRES J. KARNER SURVEY, A-470

REPLAT of LOTS 4 & 5R  
FINAL PLAT of LOT 5R-1  
17.018 Acres

Note: This Property lies in Zone "X",  
areas of minimal flooding according to  
Firm Number 48349C0250D, 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 GILBERTO GARCIA is the owner of those certain Lots designated  
as LOTS 4 & 5R of OAK MEADOWS ACRES, in the J. KARNER SURVEY,  
A-470, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat  
designated as LOT 4-R, OAK MEADOWS ACRES, and easements shown  
hereon are hereby designated for public use, in so far as our interest  
may appear.

WITNESS my hand on this the Day of , 20 .

Gilberto Garcia  
#2033 Verlaine Dr.  
Carrollton, Tx. 75007

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 GILBERTO GARCIA, 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 , 20 .

Notary public in and for the State of Texas

STATE OF TEXAS:

COUNTY OF NAVARRO: Know all men by these presents:

That YULY GARCIA is the owner of those certain Lot designated  
as LOTS 4 & 5R of OAK MEADOWS ACRES, in the J. KARNER SURVEY, A-470,  
in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat  
designated as LOT 4-R, OAK MEADOWS ACRES, and easements shown  
hereon are hereby designated for public use, in so far as our interest  
may appear.

WITNESS my hand on this the Day of , 20 .

Yuly Garcia  
#2033 Verlaine Dr.  
Carrollton, Tx. 75007

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 YULY GARCIA, 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 , 20 .

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 , 20 .

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 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 .

Authorized Agent



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.

JOB NO. 1068748468

0 200 400 600

(INTENDED FOR 18" X 24" SHEET)  
GRAPHIC SCALE  
SCALE: 1" = 200

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 any 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 private 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-O- = Chainlink Fence  
-X-X- = Barbwire Fence  
-QHP- = Powerline

## SURVEY INFO.

Scale: 1" = 60'  
County: Navarro  
Acreage: 17.018 Acres  
Survey: J. KARNER SURVEY, A-470  
Description: SEE PLAT  
Surveyed for: Samuel Hudson  
Drawn by: L.P. 002  
On the ground Field Tech: J.G.

## 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.

SEAL HERE

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373

LINE	BEARING	DISTANCE	COORDINATES
1	N 89°41'17" E	192.17'	(Cell N80°E 192.5')
2	N 31°42'03" W	141.43'	
3	N 30°55'08" W	57.02'	
4	S 87°12'27" W	57.02'	(Cell S80°W 237.70')
5	N 31°38'36" W	271.11'	(Cell S31°41'29" W 270.70')

J. KARNER  
SURVEY A-470

Edward Thomas Goodman Jr.  
364.02 Acre Tract  
Doc. #2019-004303  
O.P.R.H.C.T.

J. KARNER  
SURVEY A-470

Riley Crockett Stephens  
OAK MEADOWS ACRES  
Lot 3, 10.849 Acres  
Doc. #2019-004303  
O.P.R.H.C.T.  
Vol. 6 Pg. 161  
P.R.N.C.T.

Gilberto & Yuly Garcia  
OAK MEADOWS ACRES  
Lot 4, 10.849 Acres  
Doc. #2021-011207  
O.P.R.H.C.T.  
Vol. 6 Pg. 161  
P.R.N.C.T.

Lot 4-R  
17.018 Ac.

Edward Thomas Goodman Jr.  
364.02 Acre Tract  
Doc. #2019-004303  
O.P.R.H.C.T.

SAMARIA CEMETERY  
ASSOCIATION  
5.00 Acre Tract  
NO DEED FOUND

Barlow III & Ann Irvin  
72.14 Acre Tract  
Doc. #2002-003167  
O.P.R.H.C.T.

A.C. LOVE  
SURVEY A-490

Gilberto & Yuly Garcia  
OAK MEADOWS ACRES  
Lot 5R, 6.20 Acres  
Doc. #2025-004202  
O.P.R.H.C.T.  
Vol. 10 Pg. 205  
P.R.N.C.T.

Mohammed Mansour  
OAK MEADOWS ACRES  
Lot 7, 10.570 Acres  
Doc. #2021-013108  
O.P.R.H.C.T.  
Vol. 6 Pg. 161  
P.R.N.C.T.

Samuel L. Hudson  
OAK MEADOWS ACRES  
Lot 8R, 14.37 Acres  
Doc. #2012-009067  
O.P.R.H.C.T.  
Vol. 10 Pg. 205  
P.R.N.C.T.

J. KARNER  
SURVEY A-470