

Precinct #2



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 9

Name of Subdivision: Raymond Hayes Investment Tracts, Phase 2

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

Name of Owner: Maria Ipina & Leticia Ipina

Mailing Address: 101 NE CR 3012 Kerens, TX 75144

Phone Number: _____ Email: _____

Owner Signature: Maria Ipina

Surveyor preparing plat: Rockin B Surveying LLC

Mailing Address: PO Box 5052 Mabank, TX 75147

Phone Number: (903) 288-6810 Email: wayne@rockinbsurveying.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: _____

The following submittals to the Planning and Zoning Director will be required prior to twenty (20) days before the date that the plat will be considered:

- *The completed application with the \$300.00 fee.
- *One (1) copy of the plat on reproducible Mylar for recording (18" x 24" min).

The plat shall include:

- *The word "Re-plat"
- *Name of Subdivision (and Phase of subdivision if applicable)
- *Name of City, County and State
- *Name, address and phone number of owner of properties to be re-platted.
- *Name, address and phone number of surveyor providing re-plat.
- *Scale, true and grid north points and date of preparation.
- *Location showing vicinity map
- *Sufficient data readily determine and reproduce on the ground the location, bearing and length of every road line, boundary line, block line and building line, whether curved or straight.
- *An accurate boundary survey of the property which is being re-platted, noting the bearings and distances of the sides, same being referenced to original survey lines or established subdivision, showing the lines of all adjacent lands and properties, lines of adjacent streets, alleys and easements, noting width and names of each.
- *An accurate survey of the 315' and 320' contour line elevations, if applicable
- *The distances between the 315' and 320' contour line elevations, if applicable
- *The 2000' jurisdictional line for Tarrant Regional Water District
- *Utility Easement statement
- *Names of adjoining property owners or subdivisions and showing existing property lines, street, alleys and other pertinent physical features.
- *Acreage to be subdivided
- *Location, width and names of all platted roads, railroads, utility right-of-ways, easements, public areas, existing buildings and structures.
- *Delineation of existing sewer lines, water mains, drains, culverts or other underground facilities within the tract or within the right-of-way of boundary roads, with pipe sizes and grades.
- *Regulatory flood elevations and boundaries of flood-prone area. Indicate 100-year flood plain boundaries and floodway boundaries.
- *Layout of all lots, including building setback lines and lot divisions
- *Utility easements, with widths noted
- *Designation of acreage on all lots

The following is the time-line process for re-plat approval.

1. Application, fee and re-plat are delivered to Director twenty (20) days prior to meeting.
2. Re-plat goes before Planning & Zoning meeting at the next regularly scheduled meeting.
3. Contingent upon P&Z approval, the re-plat goes before Commissioners' Court for final approval at the next regularly scheduled Commissioners' Court meeting.
4. Original sealed tax certificates must be obtained from the Navarro County Property Tax Assessor's Office (903) 654-3080 for the properties which were involved in the re-plat prior to filing the final approved Survey with the Navarro County Clerk's Office.
You will know that you have received the correct tax certificate if it has a hand pressed seal on it. Tax certificates usually cost \$10 each.
5. Upon receipt of all sealed tax certificates the re-plat will be taken to the County Clerk for recording. The County clerk requires a \$100.00 filing fee for the first page and \$25.00 for each additional page.
6. Re-plat is recorded and changes are sent to all applicable entities by Director. It may take up to six months before changes appear on tax rolls.

Director's Note:

A re-plat may seem like a difficult procedure. The process may seem confusing. However, provided that each step is followed accordingly it is not difficult.

Please be assured that I will personally be available for council. If you have any questions or concerns do not hesitate to contact me.

Stanley Young, Director
Navarro County Planning & Development
903-875-3312

LEGEND

○	CONTROLLING INSTRUMENT	○	OVERHEAD TELEPHONE
○	1/2" HIGH IRON FOUND	○	OVERHEAD ELECTRIC
○	1/4" HIGH IRON FOUND	○	PIPE FENCE
○	1/8" HIGH IRON FOUND	○	RAIL FENCE
○	POINT FOR CORNER	○	GARDED RAIL FENCE
○	1/2" HIGH PIPE FOUND	○	CHAIN LINK FENCE
○	POWER POLE	○	OVERHEAD ELECTRIC
○	WATER METER	○	WIRE MESH
○	CONCRETE A.S.P. MARK	○	ELECTRIC PEDESTAL
○	NO. 600 FOUND	○	TELEPHONE PEDESTAL
○	FM FIRE HYDRANT	○	CLEANOUT
○	WATER METER	○	SEPTIC LID
○	WATER VALVE	○	APPROX. PAVES
○		○	GRAVEL
○		○	ROAD OR DRIVE

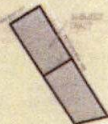
ALL THOSE CERTAIN LOT, TRACT OR PARCEL OF
LAND SITUATED IN HYRAM BUSH SURVEY,
ABSTRACT No. 003, NAVARRO COUNTY, TEXAS,
BEING LOT 9, RAYMOND HAYES INVESTMENT
TRACTS, PHASE II, PLAT RECORDED IN VOLUME 6,
PAGE 246, PLAT RECORDS OF NAVARRO COUNTY,
TEXAS.



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: 08-18-2025

BY: Wayne Beets
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6039

[illegible]

We, Mario Ipiña and Leticia Ipiña, do hereby adopt this plat, designating the hereinabove described property as a REPLAT of LOT 9, RAYMOND HAYES INVESTMENT TRACTS, PHASE II, and do accept this plat as my plan for said addition and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____, 2025.

By: Mario Ipiño

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

Notary Public

Witness, my hand, this the _____ day of _____, 2025.

Witness, my hand, this the _____ day of _____, 2025.

By: Leticia Ipino

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

Notary Public _____

Witness, my hand, this the _____ day of _____, 2025.

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 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 Tarrant Regional Water District.

Approved this the _____ day of _____, 2025

Designated Representative, Navarro County

 $1'' = 100'$

PREPARED BY:



P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810
JOB NO: 2025-289