

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 REPLAT

Fee: \$150 300
General Location of Property: SECK 2170
Name of Subdivision: CRAB CREEK LANDING
Number of existing lots owned: 2 Proposed number of new lots: 1
Name of Owner: MICHAEL QUILLING
Mailing Address: 1809 SECR 2160, CORSICARA, TX 75109
Phone Number: 972400-1390 E-mail: 1958 mig@gmail.com
Owner Signature:
Surveyor preparing plat: Ross C. An DRESS
Mailing Address: PO Box 767, Athens, TX 75751
Phone Number: 903-904-5043 E-mail: rca@andressSurveying.com
This box only pertains to requests in which the owner will not be available to make meetings.
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:

TAX CERTIFICATE



MIKE DOWD NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR P O BOX 1070 CORSICANA, TX 75151-1070

Issued To:

LOWELL O DUNN, PC **PO BOX 507** CORSICANA, TX 75151 **Legal Description**

C0855 CRABB CREEK LANDING LOT 4B 1.65 ACRES (REPLAT OF LOT 4)

Fiduciary Number:

27399581

Parcel Address: 1809 SE CR 2160

Legal Acres:

1.6500

Account Number:

58119

Certificate No:

250598229

Certificate Fee:

\$10.00

CHECK NO. 9727

Print Date:

08/26/2025 02:41:08 PM

Paid Date:

08/26/2025

Issue Date: Operator ID:

08/26/2025 LDERDEN

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

QUILLING MICHAEL J 1809 SE CR 2160

CORSICANA, TX 75109-9712

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEARII

3 NAVARRO COLLEGE

4 ROAD AND BRIDGE

7 NAV FLOOD CONTROL

35 MILDRED ISD

2024 Value:	421,250
2024 Levy:	\$6,491.04
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: CUSTPAY

Issued By: MIKE DOWD

NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR

(903) 654-3080

TAX CERTIFICATE



MIKE DOWD NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR P O BOX 1070 CORSICANA, TX 75151-1070

Issued To:

LOWELL O DUNN PC PO BOX 507 CORSICANA, TX 75151 Legal Description

C0855 CRABB CREEK LANDING LOT 5 .942

ACRES

Fiduciary Number:

36578754

Parcel Address:

Legal Acres:

.9420

Account Number:

56670

250598421

Certificate No: Certificate Fee:

\$10.00

Print Date:

08/27/2025 11:00:29 AM

Paid Date: Issue Date: 08/27/2025

Operator ID:

08/27/2025 CFORD

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

CHECK NO. 9728

Exemptions:

NHS CAP LOSS

Certified Owner:

DENNIS TODD A 404 MCDONNELL CT WAXAHACHIE, TX 75167-0006 US

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEARII

3 NAVARRO COLLEGE

4 ROAD AND BRIDGE

7 NAV FLOOD CONTROL

35 MILDRED ISD

2024 Value:	82,560
2024 Levy:	\$1,139.96
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: QUILLING

Issued By:

MIKE DOWD 🖂

NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR

(903) 654-3080

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES WERE DERIVED FROM G.P.S. DISERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (FIFS 4202).
- NO EFFORT WAS MADE BY THE SURVEYOR TO LOCATE POSSIBLE UNDERGROUND GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY RESULT OR ACCIDENT THEREOF.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, ENCUMBRANCES AND OTHER MATTERS OF RECORD NOT SHOWN
- EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON A REPLAY RECORDED IN VOLUME, 6, PAGES 379-380 OF THE PLAY RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.).
- ANDRESS SURVEYING, LLC PROJECT NO. 2025-0059 DRAFTED BY J.K.M. (07/25/2025)

SURVEYOR'S CERTIFICATE:

L ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SHOWEY MADE BURDER MY DIRECTION AND SUPERVISION IN JULY OF 2025 AND THIS SURVEYS COMPARES WITH THE TEXAS BORARD OF PROFESSIONAL LAND SURVEYIOUS TAXANDARISE SERVEY.

GIVEN UNDER MY HAND AND SEAL, THIS THE 29TH DAY OF HULY, 2025.



ANDRESS SURVEYING, LLC PO BOX 767 ATHENS, TEXAS 75751 (903) 904-5043 TBPELS FIRM NUMBER: 10194120

ACKNOWLEDGEMENT:

ACKNOWLEDGEMENT:

NOW, THEREFOR, ROW ALL MEN BY THESE PRESENTS.

THAT I, MICHAEL QUILLING, OWNER OF THE REEDS SHOWN LOTS, DO HEREBY ADDRY THIS

REPLAT DISSEASURING: THE HERBER ROWERTY AS "LOT 4-C OF CRABE CREEK LANDING", A

SUBJUNISHING OF RAVARED COUNTY, TEMAS, AND DO HERBEY DEPLATE TO THE PUBLIC USE

TORRYST THE STREETS AND CASSABRIEST SHOWN SO THAT ANY HEY RETURN APPLICATION

THIS PLAT APPROVES SUBJECT TO ALL REGION PLATTING GREENANCES, RULES, REGILATIONS

AND RESOLUTIONS OF NAVARBIC CURRY AND THE ATTEMPT OF TEMAS.

WITNESS MY HAND THE ASS.

DAY OF LIGHTY 1920.



MICHAEL QUILLING

1809 SE COUNTY ROAD 2160 CORSICANA TEXAS 75109

NOTARIZATION:

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS:
BEDER ME, THE UNDERSINED AUTHORITY, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY,
BEDER AND THE PROPERTY OF THE PROPERTY OF THE PERSON WHOSE
TOXAS, ON THIS DAY APPEARED METHER, OUTLINE, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SHIRKERED TO THE PORECADING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXCUTED THE ARM FOR THE PURPOSE, HEADE EXPENSES.

SUBSCRIBED TO AND SWORN BEFORE ME A NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS ON THIS THE DAY OF SUBSCRIPTION OF SUBSCRI



EASEMENT RIGHTS:

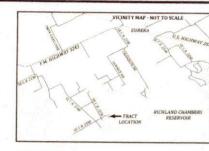
EASEMENT RIGHTS:

THE LESSINGEST SEROOM REGION ARE HELEDY RESIDED FOR THE PURPOSE AS INDICATED. THE LESSINGEST SEROOM REGION TO ALL PURES. AND PROVIDE TELLITIST FOR PAGE AND THE HILLY SAME WAS SHARED. THE MAINTHANKS OF PARISON OF THE HILLY SAME PROVIDED FOR THE ALL PURPOSE AND THE HILLY SAME AND THE RESPONSIBILITY OF THE PROPERTY OWNERS. AND BRILLIANG, FERCES, TREES, SHERIES ON OTHER RESPONSIBILITY OF THE PROPERTY OWNERS. AND BRILLIANG, FERCES, TREES, SHERIES ON THE RESPONSIBILITY OF PRIZED BROWNERS. AND BRILLIANG, FERCES, TREES, SHERIES ON THE RESPONSIBILITY OF THE PROPERTY OF THE P

SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL O.S.F. SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TARRANT REGIONAL WATER DISTRICT, AND/OR NAVARRO COUNTY, TEXAS REGULATIONS.

NOTES PER NAVARRO COUNTY REQUIREMENTS:

- BLOCKING OF THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE LASEMENTS AND FILLING OR OBSTRUCTING ANY FLOODWAYS IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT OR TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- NAVARRO COUNTY WILL NOT HE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING



FLOOD / FEMA NOTE:

PROPODY PERMANDICE:
A PORTION OF THIS PROPERTY APPEARS TO LIE IN ZONE "A" (SPECIAL FLOXO HAZARID AREA
WITHOUT DAGE FLOOD ELEVATION (BFE) AS INDICATED ON THE FLOOD INSURANCE RATE MAP
(FIRM) PANEL NUMBER 48244/C04/S00, EFFECTIVE DATE JUNE 5, 2012

COMMISSIONER'S COURT	APPROVAL

APPROVED BY	THE NAVABRO COUNTY,	TEXAS COMMISSIONER'S COURT ON TH	a
THE	DEVOE	monet.	

COMMISSIONER PRECINCT #2. NAVARRO COUNTY TEXAS

OMMISSIONEI	R PRECINCT	#3. NAVARRO COUNTY, 1	EXAS	
			1 -1 -1	

COMMISSIONER, PRECINCT #4. NAVARRO COUNTY TEXAS STATE OF TEXAS, COUNTY OF NAVARRO APPROVAL

NOV, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS: CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION OF NAVARRO COU TEXAS.				
APPROVED ON THIS THE	DAY OF	. 2025.		

VICE CHAIRMAN, PLANNING AND ZONING COMMISSIO

CHAIRMAN, PLANNING AND ZONING COMMISSION

TARRANT REGIONAL WATER DISTRICT APPROVAL:



CLERK'S OFFICE ACCEPTANCE:

COUNTY CLERK, NAVABRO COUNTY TEXAS

L COUNTY CLERK FOR THE COUNTY OF I	NAVARRO, DO HEREBY CERTIFY THAT	THE FOREGOING
PLAT WAS FILED IN MY OFFICE ON THIS	THE DAY OF	, 2025.

