



NAVARRO COUNTY

Stanley Young – Director

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Ph. 903-875-3312
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APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: FM 3243 Near SECR 2120

Name of Subdivision: Crab Creek Ranch Land Co (unrecorded)

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

Name of Owner: Torge R. Hernandez Corria

Mailing Address: 4444 Brandon Dr Dallas Tx

Phone Number: _____ Email: _____

Owner Signature: _____

Surveyor preparing plat: Eric Sanford

Mailing Address: 313 Handy Ave Corsicana Tx

Phone Number: 214-789-2977 Email: ericsanford@att.net

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: _____

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS

THAT, JORGE R. HERNANDEZ CORREA, IS THE SOLE OWNER OF THE PROPERTY HEREON SHOWN AS SHOWN BY DEED RECORDED AS DOCUMENT NO. 2025-0214. THEREFORE, BE IT KNOWN, THAT THE AFORESAID, ADJOINT THIS PLAT DESIGNATED AS THE FINAL PLAT OF TRACT 2-A AND TRACT 2-B A REPLAT OF CRAB CREEK RANCH LAND COMPANY, NAVARRO COUNTY, TEXAS AND DEDICATE TO THE PUBLIC USE ANY STREETS, ALLEYS OR EASEMENTS SHOWN HEREIN.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS THE ____ DAY OF ____ 2025

JORGE R. HERNANDEZ CORREA

STATE OF TEXAS
COUNTY OF NAVARRO

Before me the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared, JORGE R. HERNANDEZ CORREA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____ 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ____

STATE OF TEXAS
COUNTY OF NAVARRO

Certificate of approval by the Commissioners Court of Navarro County Texas.

Approval 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

THAT I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT

WAS FILED IN MY OFFICE ON THIS THE ____ DAY OF ____ 2025.

COUNTY CLERK

THIS PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE DISPOSAL, TO BE LICENSED BY NAVARRO COUNTY, TEXAS

THIS THE ____ DAY OF ____ 2025.

NAVARRO COUNTY AUTHORIZED REPRESENTATIVE
STANLEY YOUNG

FIELD NOTES

According to the testimony of the County Clerk for the County of Navarro, Texas, on this day personally appeared, JORGE R. HERNANDEZ CORREA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same in the capacity herein stated.

As the same is shown to be correct, I have signed this plat and seal of office.

If this plat is not correct, I cannot sign this plat and seal of office. I have signed this plat and seal of office only if I am satisfied that the same is correct. I have signed this plat and seal of office only if I am satisfied that the same is correct. I have signed this plat and seal of office only if I am satisfied that the same is correct.

PIPELINE MARKER
WATER VALVE
UTILITY POLE
IRON ROD LAY
IRON ROD FOUND
IRON PIPE FOUND

Eric Stalling, Registered Professional Land Surveyor, No. 6822, do hereby certify that the plat above herein accurately represents the results of an on the ground survey made under my direction and supervision during the month of June 2025 and all corners are as shown herein. Use of this survey for any other purpose or by any other person shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of accuracy of title or a guarantee of ownership.

PRELIMINARY RELEASED 10/04/2025 FOR REVIEW PURPOSES ONLY.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Eric Stalling, Registered Professional Land Surveyor, No. 6822

DATE: AUG 30 2025
PLAT DATE: AUGUST 25, 2025
SCALE: 1" = 100'
SURVEY: D. MCGARY
ABSTRACT NO. 590
M. O. # 25-0122-2
DRAWN BY: E23
SURVEY FOR: CORREA
FROM: SHALLOW CREEK LAND CO. INC.
SHALLOW CREEK LAND SURVEY CO.
P.O. BOX 1212
CORPUS CHRISTI, TEXAS 75161
(936) 872-3202

TRACT 2-A AND TRACT 2-B REPLAT OF TRACT 2 CRAB CREEK RANCH LAND COMPANY

A DIVISION OF 10.15 ACRES OF LAND
PART OF THE D. MCGARY SURVEY
ABSTRACT NO. 590
NAVARRO COUNTY, TEXAS

FIELD NOTES

10.15 ACRES OF LAND
TRACT 2 OF CRAB CREEK RANCH LAND CO.,

NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the D. McGary Survey Abstract No. 590 Navarro County, Texas and being called Tract 2 of Crab Creek Ranch Land Company (unrecorded) as described in Deed to Jorge R. Hernandez Correa recorded Document No. 2025-00214 of the Deed Records of Navarro County, Texas, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found (red cap "WILSON") at the northwesterly corner of said Tract 2 of Crab Creek Ranch Land Company (unrecorded), the northwesterly corner of said Tract 1 of Crab Creek Ranch Land Company (unrecorded) as described in Deed to Raula Mesa recorded as Document No. 2020-2813 of the Deed Records of Navarro County, Texas, and in the southerly line of Farm to Market Road No. 3243 from which a concrete monument found (bushes) bears N 72° 16' 23" E, 227.11 feet;

THENCE, S 72° 16' 23" E, along the southerly line of said Farm to Market Road No. 3243 and the northerly line of said Tract 3 of Crab Creek Ranch Land Company (unrecorded) passing a concrete monument found to the right 0.86 feet as 215.53 feet and continuing a total distance of 611.74 feet 1/2" iron rod found (red cap "WILSON") at the northwesterly corner of said Tract 2 of Crab Creek Ranch Land Company (unrecorded) and the northwesterly corner of said Tract 1 of Crab Creek Ranch Land Company (unrecorded) as described in Deed to Yocasta A. Carrion Nunez recorded as Document No. 2019-6358 of the Deed Records of Navarro County, Texas from which a concrete monument found (bushes) bears S 72° 16' 23" E, 480.40 feet;

THENCE, S 10° 25' 12" E, along the common line of said Tract 2 of Crab Creek Ranch Land Company (unrecorded) and said Tract 3 of Crab Creek Ranch Land Company (unrecorded) 132.87 feet to a 1/2" iron rod found (red cap "WILSON") at the southwesterly corner of said Tract 2 of Crab Creek Ranch Land Company (unrecorded) and the northwesterly corner of said Tract 1 of Crab Creek Ranch Land Company (unrecorded) as described in Deed to Yocasta A. Carrion Nunez recorded as Document No. 2019-6358 of the Deed Records of Navarro County, Texas from which a 1/2" iron rod found (red cap "WILSON") bears S 10° 25' 12" E, 136.81 feet;

THENCE, N 07° 11' 02" E, along the common line of said Tract 2 of Crab Creek Ranch Land Company (unrecorded) and said Tract 3 of Crab Creek Ranch Land Company (unrecorded) 442.82 feet to a 1/2" iron rod found (red cap "WILSON") at the southwesterly corner of said Tract 2 of Crab Creek Ranch Land Company (unrecorded) and the northwesterly corner of said Tract 1 of Crab Creek Ranch Land Company (unrecorded) as described in Deed to Yocasta A. Carrion Nunez recorded as Document No. 2019-6358 of the Deed Records of Navarro County, Texas from which a 1/2" iron rod found (red cap "WILSON") bears S 07° 11' 02" E, 448.48 feet;

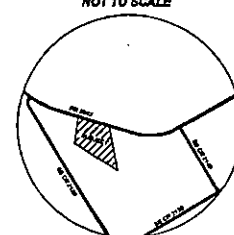
THENCE, N 07° 11' 02" E, along the common line of said Tract 2 of Crab Creek Ranch Land Company (unrecorded) and said Tract 3 of Crab Creek Ranch Land Company (unrecorded) 510.07 feet to the POINT OF BEGINNING and CONTAINING 10.15 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per northerly line of Document No. 2025-00214

OWNER:

JORGE R. HERNANDEZ CORREA
4444 BRANDON DR
DALLAS, TEXAS

LOCATION MAP
NOT TO SCALE



0 100 200 300

