



NAVARRO COUNTY

Stanley Young – Director

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Corsicana, Texas 75110
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syoung@navarrocounty.org

APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: 707a 49 SECR 3040
Name of Subdivision: Raymond 149as
Number of existing lots owned: 2 Proposed number of new lots: 2

Name of Owner: JOHN SEROTKO
Mailing Address: 5929 SECR 3040 A Corsicana TX 75109
Phone Number: 214-803-1441 Email: jserotko@hotmail.com
Owner Signature: [Signature]

Surveyor preparing plat: CLARK FINCHER
Mailing Address: P.O. Box 1490 1206 A 3 Palestine Arkansas TX 75751
Phone Number: 903-675-3819 Email: WARD SURVEY LLC@gmail.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: _____

TAX CERTIFICATE



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

Issued To:

J D & L D SEROTKO
DBA ROCKIN "S" RENOVATIONS
5925 SE COUNTY ROAD 3040A
CORSICANA, TX 75109

Legal Description

ABS A10726 J SMITH ABST TRACT 97A 8.93
ACRES

Fiduciary Number: 32586325

Parcel Address: 409 SE CR 3040

Legal Acres: 8.9300

Account Number: 43035

Print Date: 06/01/2026 01:44:03 PM

Certificate No: 254656464

Paid Date: 06/01/2026

Certificate Fee: \$10.00

CHECK NO. 1508

Issue Date: 06/01/2026

Operator ID: AGARCIA NAV

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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

NHS CAP LOSS

Certified Owner:

SEROTKO JOHN
5925 SE CR 3040A
CORSICANA, TX 75109
US

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEARI
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
35 MILDRED ISD

2025 Value:	203,020
2025 Levy:	\$3,006.79
2025 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: *d. Carter*

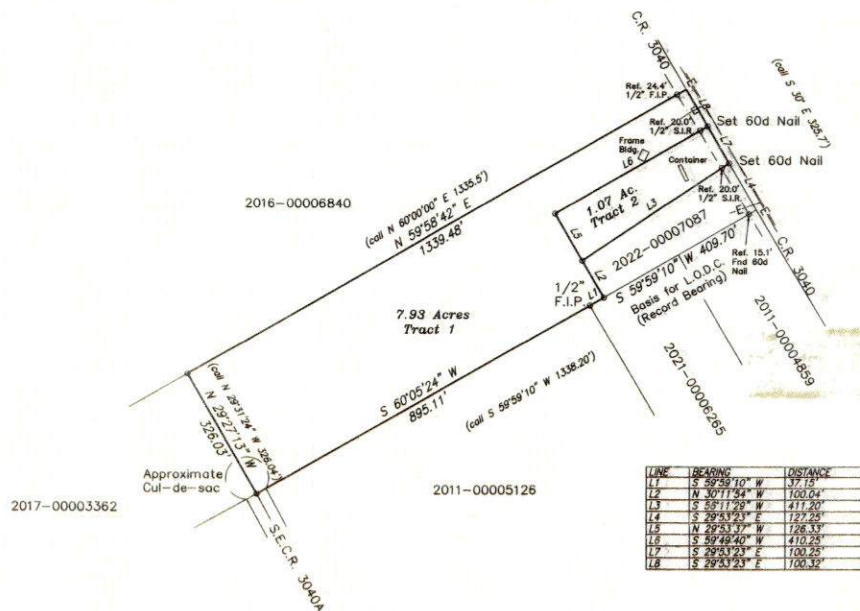
MIKE DOWD

NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR

(903) 654-3080

Raymond Hayes Subdivision No. 2 (unrecorded)
Re-Plat Residue of 10.00 Acres also known as Tract No. 1
(2018-00003836)

James Smith Survey, Abstract 726
Final Plat Tracts 1 and 2



LINE	BEARING	DISTANCE
1	S 59°59'10\"	17.73
2	N 90°11'54\"	100.04
3	S 59°11'20\"	411.20
4	S 59°11'51\"	123.25
5	N 59°53'37\"	126.33
6	S 59°48'40\"	410.25
7	S 59°53'29\"	100.25
8	S 59°53'29\"	100.32

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.

Note: This survey was performed without the benefit of a title commitment; there may be additional easements or encumbrances not shown hereon.

SCALE: 1" = 200'
COUNTY: Navarro
ACREAGE: See Plat

SURVEY: James Smith A-726
DESCRIPTION: 2018-00003836
SURVEYED FOR: John Serotko

o = 1/2" S.I.R. Unless
Otherwise Noted.

LEGEND
F.I.P. = FOUND IRON PIPE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/M = WATER METER
W/V = WATER VALVE
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
TEL. = TELEPHONE
A/C = AIR CONDITIONER
X = FENCE
E = POWERLINE

JACK L. WARD & ASSOCIATES
FIRM NO. 10194479

P. O. BOX 1490
1206A S. PALESTINE ST.
ATHERS, TEXAS 76751
(903) 676-3819 or
(903) 676-8656

USE OR REPRODUCTION OF THIS SURVEY FOR ANY
PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS
NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

CLARK FINCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5065

State of Texas:
County of Navarro: Know all men by these presents:

That John Serotko is the owner of that certain tract designated as the residue of a 10.00 acre described by deed recorded in instrument No. 2018-00003836 in the James Smith Survey, Abstract 726, in Navarro County, Texas.

Now therefore be it known that the aforesaid, do hereby adopt this plat designated as Tracts 1 and 2 of Raymond Hayes Subdivision No. 2 (unrecorded) and easements shown hereon are hereby designated for public use, in so far as our interest may appear.

Witness our hands on this the 10th Day of June, 2020

John Serotko
5828 S.E.C.R. 3040A
Corsicana, TX 75709

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 John Serotko 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 10th Day of June, 2020

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 foregoing 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:

The plotted area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for On-Site Sewage Facilities, to be licensed by Navarro County Authorized Agent.
Approved this the day of , 2022

Designated Representative, Navarro County

This property lies in Zone X as shown by
Flood Insurance Rate Map
No. 4834900425D, dated 6/5/2012.

