



NAVARRO COUNTY

Stanley Young - Director

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Corsicana, Texas 75110
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APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: 5043 SW County Road 2404 Wortham TX 76693

Name of Subdivision: Amy Land Co.

Number of existing lots owned: 1

Proposed number of new lots: 3

Name of Owner: Jose Ma Gomez Sanchez

Mailing Address: 5043 SW County Road 2404 Wortham TX 76693

Phone Number: 469-279-4584

Email: jjg7764205@gmail.com

Owner Signature: [Signature]

Surveyor preparing plat: Bruce Sarveyors

Mailing Address: 605 A West Collin Street Corsicana TX 75110

Phone Number: 903-872-2113

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: _____

Signature of Authorized Representative: _____

TAX CERTIFICATE



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

Issued To:

JOSE MA GOMEZ SANCHEZ
5043 SE CR 2404
WORTHAM, TX 76693

Legal Description

A0220 AMY LAND CO LOT 25-A 5.02 ACRES

Fiduciary Number: 32942183

Parcel Address: 5043 SW CR 2404

Legal Acres: 5.0200

Account Number: 88379

Print Date: 12/09/2025 03:17:50 PM

Certificate No: 254289539

Paid Date: 12/09/2025

Certificate Fee: \$10.00 CASH

Issue Date: 12/09/2025

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

Exemptions:

Certified Owner:

SANCHEZ JOSE MA GOMEZ
5043 SW CR 2404
WORTHAM, TX 76693
US

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEARII
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL

2025 Value:	129,570
2025 Levy:	\$673.51
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: CUSTOMER PAID

Issued By:

MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
(903) 654-3080

R/V/P: OFFICIAL/201901/1590033001	Note: PLAT 9/69 REPLAT OF TRACT 25 PLAT 7/103 OFFICIAL 2011-6070 OFFICIAL 1506/111 File #: GD1546		Amt:
Inst #: 604 (PLAT)	Grantor(s)	Grantee(s)	
Post: 1/28/2019 Inst: 1/28/2019	LEMUS MANUEL A OWNER AMY LAND COMPANY TRACT 25A AND TRACT 25B REPLAT	AMY LAND COMPANY TRACT 25A AND TRACT 25B REPLAT LEMUS MANUEL A OWNER	

Legal: AMY LAND COMPANY TRACTS 25A 25B, Lot 25A, 25B, Plat 9/69
5.02, 5.1 Acres, BOREN MATTHEW, No. 56

R/V/P: OFFICIAL/201902/1608017001	Note: PLAT 7/75 2011-6070 File #: WAGGONER LAW GD1546		Amt:
Inst #: 893 (WD)	Grantor(s)	Grantee(s)	
Post: 2/5/2019 Inst: 1/10/2019	LEMUS MANUEL ANTONIO UNMARRIED PERSON	SANCHEZ JOSE MA GOMEZ MARRIED MAN	

Legal: 5.02 Acres, BOREN MATTHEW, No. 56
AMY LAND COMPANY, Lot 25A (P), Plat 7/75

R/V/P: OFFICIAL/201906/2084067001	Note: PLAT 7/75 OFFICIAL 2017-5498 File #: WAGGONER LAW GD1556		Amt:
Inst #: 4824 (WD)	Grantor(s)	Grantee(s)	
Post: 6/19/2019 Inst: 6/17/2019	MONDRAGON JENARO MONDRAGON MARIA AKA MONDRAGON MARIA GUADALUPE AKA	MONDRAGON ELIEZER SINGLE PERSON	

Legal: 3.39 Acres, BOREN MATTHEW, No. 56
AMY LAND COMPANY, Lot 26 (P), Plat 7/75

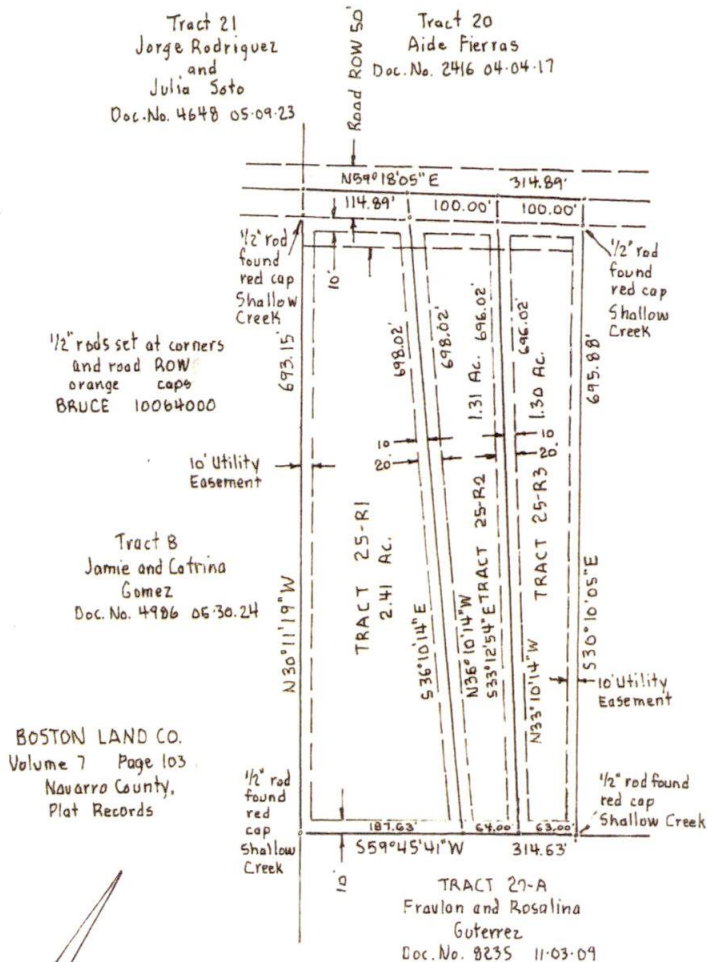
R/V/P: OFFICIAL/202210/9201017001	Note: 2017-5498 PLAT 7/75 File #: SANO		Amt: \$10.00
Inst #: 2022011335 (WD)	Grantor(s)	Grantee(s)	
Post: 10/25/2022 Inst: 10/18/2022	MONDRAGON ELIEZER SINGLE PERSON	MONTES GUADALUPE L MARTINEZ SINGLE PERSON	

Legal: AMY LAND COMPANY, Lot 26 (P), Plat 7/75
3.39 Acres, BOREN MATTHEW, No. 56

After researching the subject property back to the year 2011 from the original developer to May 2, 2026, I did not find any restrictions filed of record in the Navarro County Clerk's Office.

Lance Waggoner

END OF REPORT



FINAL PLAT
TRACTS 25-R1, 25-R2, 25-R3
REPLAT OF PART OF TRACT 25
AMY LAND CO.
M. BOREN SURVEY
ABSTRACT NO. 56
NAVARRO COUNTY, TEXAS

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

THAT I, JOSE MA GOMEZ SANCHEZ, AM THE OWNER OF THAT CERTAIN TRACT BEING 5.02 ACRES SITUATED IN THE M. BOREN SURVEY, ABSTRACT NO. 56, IN NAVARRO COUNTY, TEXAS, AND THIS TRACT WAS CONVEYED TO ME IN DEED FROM MANUEL ANTONIO LEMUS, DATED JANUARY 10, 2019 AND RECORDED IN DOCUMENT NUMBER 893, IN THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

NOW, THEREFORE BE IT KNOWN THAT I, THE AFORESAID DO HEREBY ADOPT THIS PLAT BEING TRACT 25-R-1, TRACT 25-R-2 & TRACT 25-R-3, AND BEING A REPLAT OF PART OF TRACT 25 OF THE AMY LAND CO., AS PER PLAT RECORDED IN VOLUME 7 PAGE 75 IN THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, IN SO FAR AS MY INTEREST MAY APPEAR.

WITNESS MY HAND ON THIS 7th DAY OF July, 2026.

Jose Ma Gomez Sanchez

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

THAT I, Elvia Medrano, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOSE MA GOMEZ SANCHEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING AND THAT THEY EXECUTED TO ME FOR THE PURPOSE HEREIN EXPRESSED, ON THIS THE 7th DAY OF July, 2026.

Elvia Medrano
NOTARY PUBLIC



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

THAT I, BOBBY E. BRUCE, REGISTERED PROFESSIONAL LAND SURVEY NO. 4890, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, ON THIS THE 23rd DAY OF JANUARY, 2026.

Bobby E. Bruce
BOBBY E. BRUCE
BRUCE SURVEYORS
FIRM NUMBER 10064000
P. O. BOX 541 CORSICANA, TEXAS 75151
903-872-0113



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 _____, 2026.

COUNTY JUDGE

COMMISSIONER PCT #1

COMMISSIONER PCT #2

COMMISSIONER PCT #3

COMMISSIONER PCT #4

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

THAT I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS THE _____ DAY OF _____, 2026.

COUNTY CLERK

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

THE PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS BY THE TEXAS COMMISSION AND ENVIRONMENTAL QUALITY, FOR ON SITE SEWAGE DISPOSAL FACILITIES, TO BE LICENSED BY NAVARRO COUNTY AUTHORIZED AGENT.
APPROVED THIS THE _____ DAY OF _____, 2026.

DESIGNATED REPRESENTATIVE, NAVARRO COUNTY

FIELD NOTES

Beginning at a point for the west corner of this tract and in SW County Road 2404;
Thence north 59 degrees 18 minutes 05 seconds east 314.89 feet to a point for corner;
Thence south 30 degrees 10 minutes 05 seconds east 695.88 feet to a 1/2" rod found with a red cap stamped Shallow Creek;
Thence south 59 degrees 45 minutes 41 seconds west 314.63 feet to a 1/2" rod found with a red cap stamped Shallow Creek;
Thence north 30 degrees 11 minutes 19 seconds west 693.15 feet to the place of beginning containing 5.02 acres of land.

This tract lies in "Zone X" as per Fema Plat Number 48349C0575D,
Dated July 5, 2012.