

14



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

General Location of Property: 6845 SW County Road 0021
Name of Subdivision: Raymond Hays Investment tracts David Farm #11
Number of existing lots owned: 1 Proposed number of new lots: 2

Name of Owner: Douglas Martinez and Jennifer Gonzales
Mailing Address: 6845 SW County Road 0021
Phone Number: 862) 209-3619 Email: Jgonzales-07@yahoo.com
Owner Signature: [Signature] [Signature]

Surveyor preparing plat: Rockin B Surveying
Mailing Address: PO Box 5052 Mabank TX 75147
Phone Number: 903-802-7250 Email: WWW.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: _____

TAX CERTIFICATE



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

Issued To:

DOUGLAS MARTINEZ OR JENNIFER GONZALES
6845 SW CR 0021
CORSICANA, TX 75110

Legal Description

D0075 DAVID FARM LOT 20-R1 5.0 ACRES

Fiduciary Number: 38663575

Parcel Address: 6845 SW CR 0021

Legal Acres: 5.0000

Account Number: 123532

Print Date: 07/07/2026 01:13:02 PM

Certificate No: 254665391

Paid Date: 07/07/2026

Certificate Fee: \$10.00 CASH

Issue Date: 07/07/2026

Operator ID: KBROOKS

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:

MARTINEZ DOUGLAS & JENNIFER GONZALEZ
6433 AUBURN DALE RD
PILOT POINT, TX 76258
US

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEARIN
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
31 CORSICANA ISD

2025 Value:	115,000
2025 Levy:	\$1,589.09
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.

Kell Brooks

Reference (GF) No: CUST PAY

Issued By:

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

EXHIBIT "B"
PROTECTIVE COVENANTS

1. Grantee agrees not to allow the property to be used as a junk or wrecking yard or a dump ground. Grantee agrees to keep all inoperable and/or unlicensed vehicles in a building designed for that purpose. In no case will anything be stored that is a nuisance to the neighbors, detracts from the appearance of the neighborhood or creates an odor or causes a health safety hazard.

2. Grantee agrees that manufactured, mobile, and or modular homes may be placed on property. Said homes shall contain no less than 600 square feet livable space. Wheels on said homes shall be removed and a solid support installed to permanently affix the dwelling. It shall be the responsibility of the Grantee to anchor/strap his home as protection against high winds in accordance with the manufacturer's recommendations and state requirements. All dwellings will be required to be uniformly underpinned between the base of the home and the ground level with an access on the back side. Said underpinning shall match the color scheme of the home.

3. Grantee agrees that in no instance shall campers or busses be used as temporary or permanent residences. There shall be no outside toilet facilities on the property and the property shall not be developed into a mobile home park.

4. Grantor shall retain an easement twelve (12) feet in width along the perimeter of said property to be used for purposes of utilities. Exact location of said utilities to be determined by the utility companies.

- LEGEND**
- CONVEYING INSTRUMENT
 - 1/2" IRON ROD SET (ROCKIN B)
 - 1/2" IRON PIPE FOUND
 - POWER POLE
 - UNDER METER
 - CONCRETE & S.W. MAN
 - 400 W.H. FOUND
 - PIV FIRE HYDRANT
 - GAS METER
 - WATER VALVE
 - OVERHEAD TELEPHONE
 - OVERHEAD ELECTRIC
 - PIPE TIE
 - PIPE TIE
 - UNDER METER
 - CONCRETE & S.W. MAN
 - 400 W.H. FOUND
 - PIV FIRE HYDRANT
 - GAS METER
 - WATER VALVE
 - OVERHEAD TELEPHONE
 - OVERHEAD ELECTRIC
 - PIPE TIE
 - PIPE TIE
 - UNDER METER
 - CONCRETE & S.W. MAN
 - 400 W.H. FOUND
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 - GAS METER
 - WATER VALVE

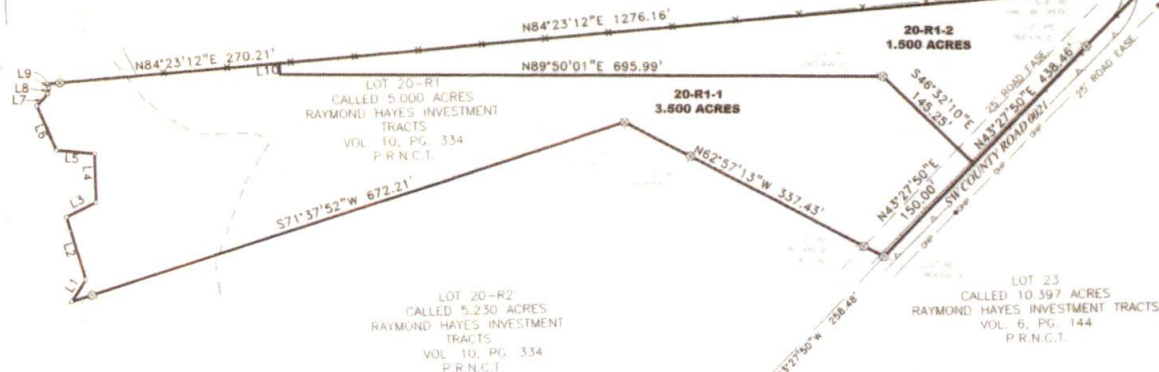
LEGAL DESCRIPTION

ALL THOSE CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ENOCH FRIER SURVEY, ABSTRACT No. 003, NAVARRO COUNTY, TEXAS, BEING LOT 20-R1, RAYMOND HAYES INVESTMENT TRACTS, PLAT RECORDED IN VOLUME 10, PAGE 334, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



LOT 19
CALLED 12.56 ACRES
RAUL LOPEZ
DOC NO 2018-7263
O.P.R.N.C.T.

LOT 19
CALLED 12.56 ACRES
RAYMOND HAYES INVESTMENT TRACTS
VOL. 6, PG. 144
P.R.N.C.T.



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: 07-07-2026

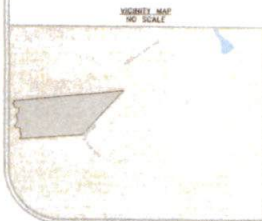
REVISED DATE: 07-13-2026

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



NOTES:

- THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48349C05750, DATED JUNE 5, 2012.
- BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- ALL SET IRON RODS HAVE A PINK CAP STAMPED (ROCKIN B).
- SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS. AND, NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
- UTILITY AND DRAINAGE EASEMENTS AS SHOWN.
- NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.



FINAL REPLAT OF LOT 20-R1, RAYMOND HAYES INVESTMENT TRACTS, INTO LOT 20-R1-1 AND LOT 20-R1-2, RAYMOND HAYES INVESTMENT TRACTS, NAVARRO COUNTY, TEXAS

OWNER'S STATEMENT:

I, Douglas Rene Martinez & Jennifer Gonzales, do hereby adopt this plat, designating the hereinabove described property as a REPLAT of LOT 20-R1, RAYMOND HAYES INVESTMENT TRACTS, 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.

By: *Douglas Rene Martinez*
Douglas Rene Martinez

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 14th day of July, 2026.

Chelsea Holloway
Notary Public



By: *Jennifer Gonzales*
Jennifer Gonzales

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 14th day of July, 2026.

Chelsea Holloway
Notary Public



STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN

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

Approved this the _____ day of _____, 2026.

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 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 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 _____, 2026.

Designated Representative, Navarro County

LINE	BEARING	DISTANCE
L1	S 32°38'32" W	30.25'
L2	S 17°35'13" E	75.76'
L3	S 63°36'56" W	38.65'
L4	S 01°48'22" E	56.88'
L5	S 85°31'25" E	44.96'
L6	S 23°52'00" E	55.58'
L7	N 39°33'17" E	18.77'
L8	S 11°57'17" W	6.71'
L9	S 24°57'55" E	5.20'
L10	S 05°36'48" E	13.14'



1" = 100'

FORMED BY
ROCKIN B



P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810

JOB NO: 2026-228