

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoun@navarrocounty.org
601 N 13th St Suite 1
Corsicana, Texas 75110
903-875-3312 ph.
903-875-3314 fax

SUBDIVISION APPLICATION FORM

Please type or print information.

This form shall be completed by the applicant and submitted to the Navarro County Office of Planning and Development along with the required number of copies of the plat, review fee and all other required information prior to submittal to Commissioners Court.

Type of Plat Submittal: [X] Preliminary Final Replat/Amendment

Proposed name of subdivision: WR LEGACY ESTATES

Acreage of subdivision: 73.58 Acres Number of proposed lots: 5 TRACTS

Name of Owner: MARY LEE LYLE

Address: 6396 FM 1126 BARRY TX 75102

Phone number: 903-8511469 Email: WR5GEN@gmail.com

Surveyor: BOBBY BRUCE / BRUCE SURVEYORS

Address: P.O. BOX 541, CORSICANA TX 75151

Phone number: 903-877-0113 Fax Number:

Email:

Physical location of property: Approx 2 1/2 MILES WEST OF EMHOUSE TX on Fm 1126

Legal Description of property: JOHN GALLOWAY SURVEY ABSTRACT NO. 321 NAVARRO COUNTY TX

Intended use of lots (check all that apply):

[X] Residential (single family) Residential (multi-family) Commercial/Industrial Other (please describe)

Property located within city ETJ?

Yes [X] No If yes, name if city:

I understand that the approval of the final plat shall expire unless the plat is recorded in the office of the County Clerk within a period of 60 days after the date of final approval.

x Mary Lee Lyle Signature of owner

07/16/2020 Date

I understand that it is necessary for me or my authorized agent to be present at the Commissioners Court hearing.

x Mary Lee Lyle Signature of owner

07/16/2020 Date

1. A subdivision must be platted if a tract of land is to be divided into 2 or more tracts, any one of which is 10 acres or less or includes land dedicated to common use (easements, parks, roads, etc.)
2. This subdivision will contain a private road/ dedicated public road. (check one)
3. Submit copies of the plat and any associated plans to the following persons 20 days prior to the date that the Planning and Zoning Commission or Commissioners Court is to grant approval or denial of said plat.
 - a. County Commissioner in who's Precinct the subdivision lies.
 - b. County 9-1-1 Coordinator
 - c. County Health Sanitarian or Tarrant Regional Water District representative
 - d. County Floodplain Administrator
 - e. All utility companies, i.e. water, electric, telephone.
4. In case of private roads in the subdivision, the following names have been proposed. Please note names cannot be a duplicate of any existing road names in the county.
 - a. WR LEGACY ROAD $\frac{1}{3}$ mi. (1736')
 - b. _____, _____ mi.
 - c. _____, _____ mi.
 - d. _____, _____ mi.

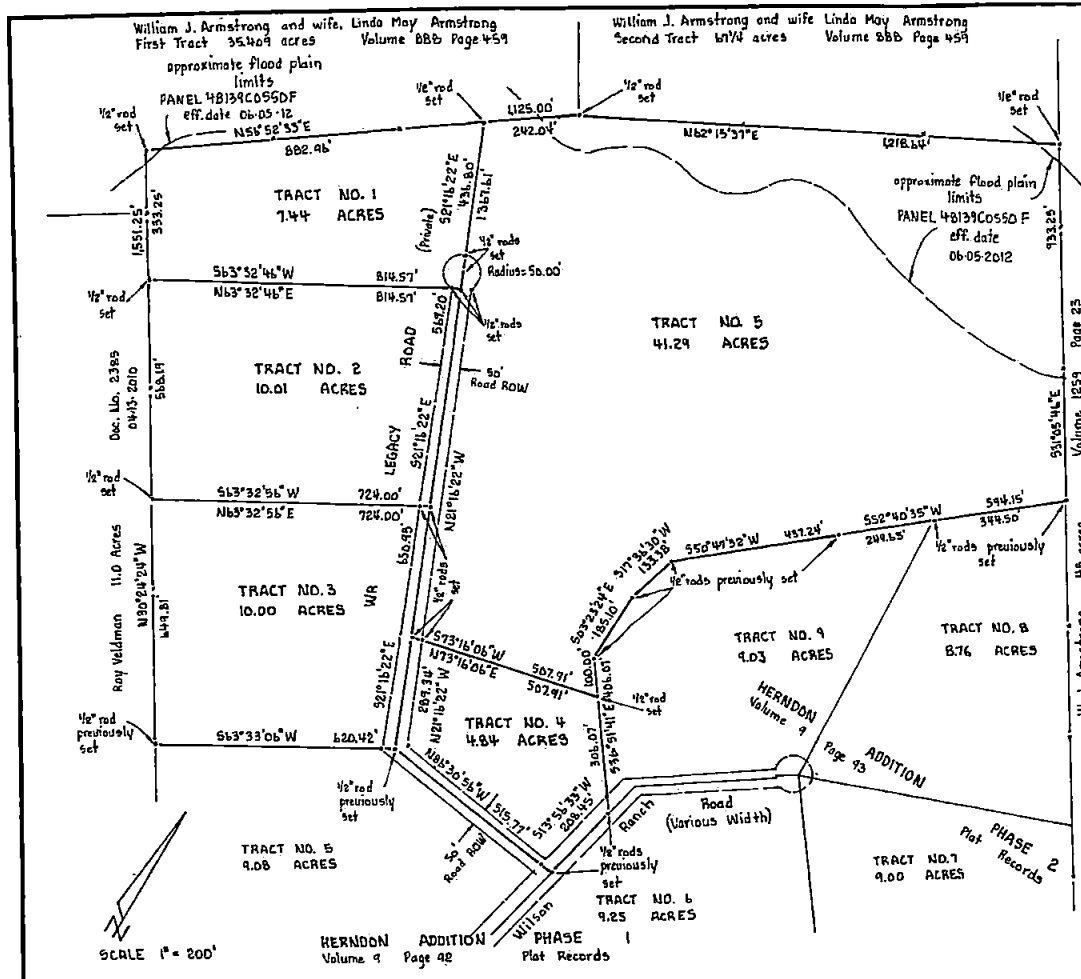
THE FOLLOWING SHALL BE ATTACHED TO THIS APPLICATION:

1. A performance bond or irrevocable letter of credit must be issued to the County equal to the estimated cost of construction of the roads and shall remain in effect until the roads are completed in accordance with the Subdivision Regulations and accepted by the Commissioner.
2. Notarized Deed Restrictions or Restrictive Covenants
3. Road construction plans sealed by an Engineer licensed to practice in the State of Texas
4. Drainage plans
5. Seven copies of the plat, no larger than 18"x24"
6. One Copy on reproducible Mylar 18"x24" for recording
7. Tax certificates, for final plat
8. Letters from utility companies indicating agreements for service
9. Funded service agreements, for final plat
10. Soil Survey and waste disposal plan, final plat

The plat shall include:

Bear the words "Preliminary Plat"/"Final Plat"/"Replat" whichever is applicable
 Drawn to scale: No less than 1"= 100'
 Proposed name of subdivision
 Name of City, County, and State
 Name, address, and phone number of subdivider
 Name, address, and phone number of designer of plat
 Scale, true and grid north points and date of preparation
 Location sketch showing relationship to the surrounding area
 Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road line, boundary line, block line and building line, whether curved or straight
 An accurate boundary survey of the property which is being subdivided, noting the bearings and distances of the sides, same being referenced to original survey lines or established subdivision, showing the lines of all adjacent lands and properties, lines of adjacent streets, alleys and easements, noting width and names of each
 Utility easement statement (attached)

For plats within 5,000 ft. of the Richland Chambers Lake:
 An accurate survey of the 315 and 320 MSL contour line
 The distances between the 315 and 320 MSL contour lines
 The 2000 ft. jurisdictional line for Tarrant Regional Water District
 Zoning district classification on land to be subdivided and on adjoining lands



William J. Armstrong and wife, Linda May Armstrong
First Tract 35.409 acres Volume 888 Page 459

William J. Armstrong and wife Linda May Armstrong
Second Tract 1774 acres Volume 888 Page 459

1/2" rod set

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STATE OF TEXAS:
COUNTY OF NAVARRO, KNOW ALL MEN BY THESE PRESENTS:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING PART OF THAT CERTAIN TRACT BEING PART OF THAT CERTAIN TRACT
TRACT 1, MARY LEE LYLE, AM THE OWNER OF THIS TRACT, BEING 73.58 ACRES AND SITUATED IN THE JOHN GALLOWAY SURVEY, ABSTRACT NO. 321, IN NAVARRO COUNTY, AND BEING PART OF A 174 ACRES CONVEYED TO ME FROM LESLIE DANIEL HERNDON, DATED January 1, 2020, AND RECORDED IN DOCUMENT NUMBER 4293, IN THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS.

FIELD NOTES:
BEGINNING AT A 1/2" ROD SET ON THE WEST CORNER OF THIS TRACT AND THE 172 ACRES TRACT:
THENCE NORTH 88 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 1,125.00 FEET;
THENCE NORTH 82 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 1,212.00 FEET;
THENCE SOUTH 81 DEGREES 05 MINUTES 35 SECONDS EAST A DISTANCE OF 913.15 FEET;
THENCE SOUTH 52 DEGREES 40 MINUTES 35 SECONDS WEST A DISTANCE OF 594.15 FEET;
THENCE SOUTH 88 DEGREES 49 MINUTES 36 SECONDS WEST A DISTANCE OF 457.14 FEET;
THENCE SOUTH 17 DEGREES 36 MINUTES 30 SECONDS WEST A DISTANCE OF 133.50 FEET;
THENCE SOUTH 03 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 185.10 FEET;
THENCE SOUTH 13 DEGREES 51 MINUTES 41 SECONDS EAST A DISTANCE OF 404.17 FEET;
THENCE SOUTH 13 DEGREES 56 MINUTES 23 SECONDS WEST A DISTANCE OF 206.45 FEET;
THENCE NORTH 86 DEGREES 20 MINUTES 30 SECONDS WEST A DISTANCE OF 315.77 FEET;
THENCE SOUTH 48 DEGREES 33 MINUTES 04 SECONDS WEST A DISTANCE OF 206.45 FEET; AND
THENCE NORTH 20 DEGREES 24 MINUTES 24 SECONDS WEST A DISTANCE OF 1,551.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 73.58 ACRES OF LAND.

NOW, THEREFORE BE IT KNOWN THAT I, THE FOREGOING DO HEREBY ADOPT THIS PLAT DESIGNATED AS WR LEGACY ESTATES AND THAT ANY AND ALL STREETS ARE PRIVATE.

WITNESS MY HAND ON THIS 12th DAY OF June 2021
Mary Lee Lyle
MARY LEE LYLE

STATE OF TEXAS:
COUNTY OF NAVARRO, KNOW ALL MEN BY THESE PRESENTS:
THAT Niyana Duvana A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MARY LEE LYLE IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SHE EXECUTED TO ME FOR THE PURPOSE HEREIN EXPRESSED, ON THIS 12th DAY OF June 2021.
Niyana Duvana
NOTARY PUBLIC

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

THAT I, BOBBY E. BRUCE, REGISTERED PROFESSIONAL LAND SURVEY NO. 4090, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, ON THIS 28th DAY OF JUNE 2021.

Bobby E. Bruce
BOBBY E. BRUCE
BRUCE SURVEYORS
P.O. BOX 1066400
P. O. BOX 541 COCKSCAKE, TEXAS 75151
903-872-4113

STATE OF TEXAS:
COUNTY OF NAVARRO, KNOW ALL MEN BY THESE PRESENTS:
THAT WE, THE COMMISSIONERS COURT FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED ON THIS 12th DAY OF June 2021.

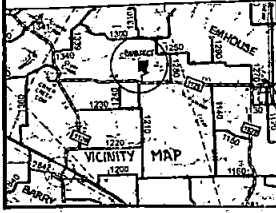
COUNTY JUDGE _____
COMMISSIONER PCT. 1 _____ COMMISSIONER PCT. 2 _____
COMMISSIONER PCT. 3 _____ COMMISSIONER PCT. 4 _____

STATE OF TEXAS:
COUNTY OF NAVARRO, KNOW ALL MEN BY THESE PRESENTS:
THE PLATTED AREA MEET 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 ON THE 12th DAY OF June 2021.
DESIGNATED REPRESENTATIVE, NAVARRO COUNTY _____

STATE OF TEXAS:
COUNTY OF NAVARRO, KNOW ALL MEN BY THESE PRESENTS:
THAT I, SHERY DOWD, COUNTY CLERK FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 12th DAY OF June 2021.

SHERY DOWD

Note: All 1/2" rods set with orange caps, BRUCE SURVEYORS



WR LEGACY ESTATES
JOHN GALLOWAY SURVEY
ABSTRACT NO. 321
NAVARRO COUNTY, TEXAS

PRIVATE ROAD STATEMENT
1. Navarro County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance.
2. The roads will be maintained in perpetuity by the owners in the subdivision, and must contain mechanism for assessing the owners to produce adequate revenue for perpetual maintenance.
3. Requirement that every deed contain notice to the grantees that all streets are private, that the owners will be perpetually liable for maintenance, and the quality of the roads may affect access by public services such as police, fire and EMS.