

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: Preliminary X Final Replat/Amendment

Proposed name of subdivision: Hidden Creek

Acreage of subdivision: 18.777 Number of proposed lots: 17

Name of Owner: MWM Trust - Land Baron Acquisition Partnership

Address: 635 Beltrand LN Fate TX 75087

Phone number: 817-987-9005 Email: Hackler88@gmail.com

Surveyor: Jose Najarro

Address PO Box 202165 Arlington Texas 76006

Phone number: 817-235-7326 Fax Number:

Email: texterrasurveying@gmail.com

Physical location of property: FM 641 Navarro County

Legal Description of property: ABS A10479 J LEE ABST TRACT 14 18.411 ACRES

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.

Signature of Owner Christopher Hackler

Date 2/03/2022

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.

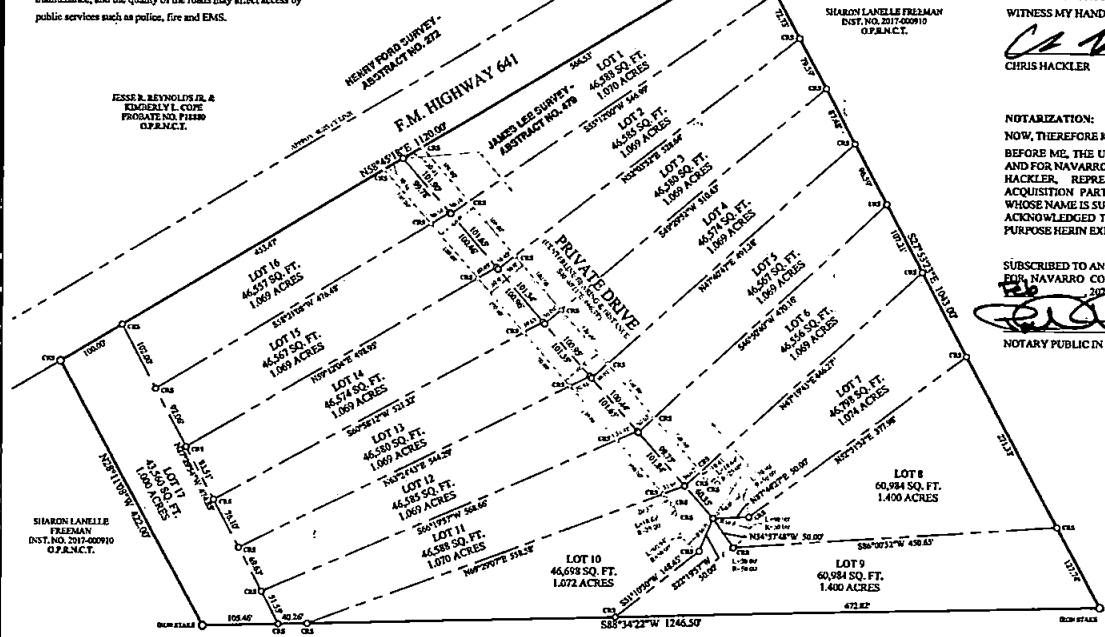
Signature of Owner: Date:

Signature of Authorized Representative: Date:

#15

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 grantee that all areas 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.



ACKNOWLEDGEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, CHRIS HACKLER, REPRESENTING MWAM TRUST - LAND BARRON ACQUISITION PARTNERSHIP, OWNER OF THE HEREON 18.777 ACRE TRACT, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN SO FAR AS OUR INTEREST MAY APPEAR.

THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF NAVARRO COUNTY AND THE STATE OF TEXAS.

WITNESS MY HAND, THIS 20th DAY OF Feb, 2022.

Chris Hackler
CHRIS HACKLER

NOTARIZATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS, ON THIS DAY APPEARED CHRIS HACKLER, REPRESENTING MWAM TRUST - LAND BARRON ACQUISITION PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED.

SUBSCRIBED TO AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS ON THIS 20th DAY OF Feb, 2022.

[Signature]
NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS

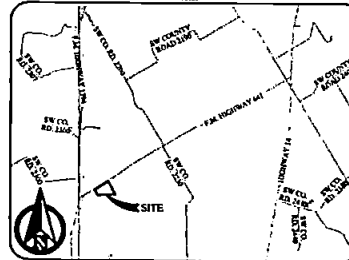
STATE OF TEXAS
COUNTY OF NAVARRO

I, Jose B. Najero III, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the correct monuments shown thereon were found and/or properly placed under supervision in accordance with the planning rules and regulation of Navarro County, Texas.

[Signature]
Jose B. Najero III
Registered Professional
Land Surveyor No. 6736
texterranavarying@gmail.com
Date: February 28, 2022



VICINITY MAP
N.T.S.



FINAL PLAT
OF
HIDDEN CREEK
AN ADDITION TO NAVARRO COUNTY, TEXAS
18.777 ACRES
JAMES LEE SURVEY
ABSTRACT NO. 479
NAVARRO COUNTY, TEXAS
PREPARED FEBRUARY, 2022

OWNER:
MWAM Trust - Land Barron
Acquisition Partnership
633 Belmont Ln.
Faco, TX 75837
(817) 987-0005

SURVEYOR:
Jose B. Najero III
TEXTERRA SURVEYING
P.O. BOX 202165
Arlington, Texas 76006
Phone: (817) 215-7326



TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 215-7326
TDP/ELS Firms # 10194683
www.texterrasurveying.com

FLOOD ZONE CLASSIFICATION

This property lies within ZONES X Non-Shaded of the Flood Insurance Rate Map for Navarro County, Texas and Incorporated Areas, map no. 48349C0750D dated June 05, 2012, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS = 1/2" rebar stamped "TEXTERRA SURVEYING" set
MNS = 1/2" mag nail & washer stamped "TEXTERRA SURVEYING" set
O = Vertex or common point (not a monument)
Coordinate values, if shown, are U.S.Sy.Ft./TACS, N.31.NCZ
Elevations, if shown, are NAVD83
Bearings are based on grid north (TACS, N.31.NCZ)

LEGEND OF ABBREVIATIONS

U.S.Sy.Ft. United States Survey Feet
TACS, N.31.NCZ Texas Coordinate System of 1983, North Central Zone
NAVD83 North American Vertical Datum of 1988
O.P.R.N.C.T. Official Public Records of Navarro County, Texas
D.R.H.C.T. Deed Records of Navarro County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
EAS/BLD/LINE Easement/Building Line
R.O.W./A.K.A. Right of Way/Also Known As

OWNER CERTIFICATION:

STATE OF TEXAS
COUNTY OF NAVARRO

WHEREAS MWAM Trust - Land Barron Acquisition Partnership, is the sole owner of a tract situated in the James Lee Survey, Abstract No. 471, Navarro County, Texas, said tract being all of the tract described in the deed to MWAM Trust - Land Barron Acquisition Partnership, as recorded in Instrument Number 2022-000359, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.); the subject tract, is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the said MWAM tract, being on the south right-of-way line of F.M. Highway 641, and being at a north property corner of that certain tract of land described in the deed to Sharon Lanelle Freeman, as recorded under Instrument Number 2017-000910, O.P.R.N.C.T.;

THENCE with the perimeter and to the corners of the MWAM tract, being common with the lines of the said Freeman tract, the following bearings and distances:

NOTES:

- 1) Bearings are based on NAD 83 (2011), TEXAS NORTH CENTRAL 4202, as observed by GPS. Area and distances shown herein are at grid.
- 2) All lot corners have a set 1/2 inch iron rod with a orange cap stamped "TEXTERRA SURVEYING", unless otherwise noted.
- 3) No easement record search was made by this office or this firm concerning this property.

SOUTH 27° 53' 23" EAST, a distance of 1,043.00 feet to an iron stake found at the southeast property corner of the MWAM tract, being an inner ell corner of the Freeman tract;

SOUTH 88° 34' 22" WEST, a distance of 1,246.50 feet to an iron stake found at the southwest property corner of the MWAM tract, being an inner ell corner of the Freeman tract;

NORTH 28° 11' 08" WEST, a distance of 422.00 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the MWAM tract, being on the said right-of-way line, and being at a north property corner of the Freeman tract;

THENCE NORTH 58° 45' 18" EAST, with the north property line of the Hackler tract, and with the said right-of-way line, a distance of 1,120.00 feet returning to the POINT OF BEGINNING and enclosing 18.777 acres (±117,925 square feet).

Hidden Creek

DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS

Declarations and Restrictions for Hidden Creek. A division of 18.41 acres of land, part of the ABS A10479 J LEE ABST TRACT 14 18.411 ACRES, Navarro County, Texas.

The following Covenants and Restrictions are in place to ensure quality of life and peaceful surroundings with a guarantee that all tracts of land are equally protected in the future.

1. The Property shall have one single-family dwelling. One storage building or barn is permitted per lot.
2. Lots may be subdivided subject to county and state requirements.
3. All exterior construction, including barns and outbuildings, must be completed within 180 calendar days of the date construction commences. The interior of all homes and/or building must be completed within 12 months of the date construction commences. Any metal used for construction of a barn must contain baked-on exterior enamel paint. Any building built prior to a home being constructed upon the property shall have a minimum of 800 square feet.
4. No residential dwelling shall contain less than 1,200 square feet of floor space. "Square footage of floor space" excludes porches and open or closed carports or garages. Such square footage is that amount of area contained in the air-conditioned living space only.
5. All barns must be constructed of wood or baked enamel metal.
6. No homes or buildings shall be constructed in a flood plain.
7. No building or structures shall be placed on any easements.
8. All building and structures on the Property must be set back at least 50 ft. from any road or public right-of-way, or as required by the county.
9. Property owner must obtain a private sewage facility license from the Navarro County Environmental Services Department upon construction of a residential dwelling.
10. No building construction shall be allowed on the tract of land until a building permit is issued by Navarro County if required by the county.
11. All culverts on the Property must be installed according to Navarro County Commissioners or Texas Department of Transportation (TXDOT) regulations as applicable.
12. All driveways on the Property must be constructed of gravel, asphalt, or concrete.

13. All personal items and equipment such as mowers, tools, bicycles, boats, toys, etc.; shall be stored inside a building, or completely enclosed behind a sight-proof fence.
14. Fences must be constructed of wood, metal, other industry standard, or ranch fencing material.
15. No signs of any type shall be allowed on the Property, except real estate signs if a home is for sale.
16. Home sites are for residential purposes only. No commercial business activity is allowed. Trucks in excess of 10,000 GVW (Gross Vehicle Weight) shall not be permitted on the property except those used by a builder or contractor during the construction process or for repair of improvements.
17. No debris or inoperative equipment may be located on the Property. All vehicles must have a current and valid registration and current inspection sticker. No abandoned, wrecked or junk motor vehicles may be located on the Property. All lots should be kept neat.
18. Manufactured (mobile) homes or industrialized (modular) homes are permitted on the property if the home was constructed/manufactured within the prior 5 years of installation.
19. The Property shall not be used at any time as a dumping ground for rubbish, trash, garbage, or any form of waste; including, but not limited to hazardous wastes, toxic wastes, chemical wastes, or industrial byproducts.
20. All Property owners must subscribe to a trash service. No burning of trash is permitted at any time.
21. Landowners have the right to quiet enjoyment of their property.
22. Livestock and poultry shall be permitted as specified; One large animal per 2 acres; no more than 12 fowl (chickens, ducks, geese, etc.); and no more than two sheep or goats per acre.
23. The length of grass around the home (considered the yard/lawn), shall be kept at a height of no greater than 6 inches. The grass in the pasture area shall not exceed 24 inches.
24. The road in Hidden Creek is designated as a private drive. This road is the perpetual responsibility and liability of the owners in Hidden Creek. A fund has been established for the maintenance and upkeep of the road. The initial cost will be \$20 per month and will be included in the owner's monthly payments to be placed in escrow to the developer. This cost can and will increase with the cost of labor and materials necessary to maintain the road. Any assessments not paid will result in a lien being placed on the violating property. This fund will be maintained for a period not to exceed 10 years by the developer. At the

sole discretion of the developer, the fund and maintenance responsibility will revert to the owners. The developer cannot and shall not be responsible for any and all liabilities arising from said private road. Navarro County will never accept or maintain this road unless it meets the county standards in effect on the date of acceptance.

25. VIOLATIONS: Any violation that is not corrected within thirty (30) days of notification will be assessed a fine of \$20.00 per day until the violation is corrected. In the event the Landowner has financed the Property with the Developer, any payments will be applied first to the fee for violations before being applied to any principal or interest. Any repeated violations shall be assessed an immediate fine of \$20.00 per day until corrected without the application of any grace period. If the lien is not with the Developer, any unpaid fines will cause a lien to be placed upon the owner's property by Developer. If the Violation has not been corrected within 30 days after the initiation of the enforcement of fines has been established, the fine will then double every 30 days until the violation has been corrected, or from \$20 per day to \$40, from \$40 to \$80, etc.
26. AMENDMENT: Landlord/Developer shall have the sole and absolute authority to modify, amend or add to these Restrictions at any time for the benefit of the land and owners, as determined by the Landlord/Developer.
27. VARIANCES: Landlord/Developer can elect to grant or deny a variance from any of these Restrictions in its sole and absolute discretion.

The term of these covenants, conditions, and restrictions are to run with the land and are to be binding on all persons in title to the tract, in whole or part, for a period of ten (10) years from the date of this deed, after which time they shall be renewed automatically for successive periods of ten (10) years unless changed by agreement of 80% of property owners in the Subdivision of which the Property is a part with one vote per tract. The developer is exempt from all restrictions during development and sales period.

ACKNOWLEDGEMENT

Executed effective as of the 17th day of March, 2022.

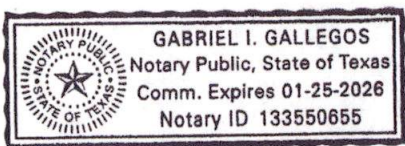
MWM TRUST - LAND BARON ACQUISITION PARTNERSHIP
LAND BARON, LLC
A Texas Limited Liability Company



By: Christopher Hackler, Manager

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on the _____ day of March, 2022, by Christopher Hackler, the Manager of Land Baron L.L.C., a Texas limited liability company, the general partner of MWM TRUST - LAND BARON ACQUISITION PARTNERSHIP., a Texas limited partnership, on behalf of such limited liability company and limited partnership.



[Seal]
Printed Name of Notary and
Commission Expiration Date:


Notary Public, State of Texas

01-25-2026

LAND BARON, LLC
P.O. Box 202
Fate TX 75132

Hidden Creek

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ACKNOWLEDGEMENT

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MWM TRUST - LAND BARON ACQUISITION PARTNERSHIP
LAND BARON, LLC
A Texas Limited Liability Company

By: Christopher Hackler, Manager

STATE OF TEXAS §
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COUNTY OF NAVARRO §

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[Seal]
Printed Name of Notary and
Commission Expiration Date:

Notary Public, State of Texas

LAND BARON, LLC
P.O. Box 202
Fate TX 75132