

**NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT**

**Stanley Young - Director**  
syoung@navarrocounty.org  
601 N 13<sup>th</sup> 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  Final  Replat/Amendment

Proposed name of subdivision: Barons Corner

Acreage of subdivision: 29.414 Number of proposed lots: 22 21

Name of Owner: Land Baron, LLC

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 636 - Navarro County

Legal Description of property: ABS A10884 G YOUNG ABST TRACT 10 27.995 ACRES

Intended use of lots (check all that apply):  
 Residential (single family)  Residential (multi-family)  Commercial/Industrial  
 Other (please describe) \_\_\_\_\_

Property located within city ETJ?  
 Yes  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.

Christopher Hackler 5/10/2022  
Signature of Owner Date

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: \_\_\_\_\_

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: (check one)
  - a. \_\_\_\_\_ Public Street (any area, parcel, or strip of land (road) which provides vehicular access to adjacent property or land whether designated as a street, highway, freeway, thoroughfare, avenue, land boulevard, road, place, drive, or however otherwise designated and which is either dedicated or granted for public purposes or acquired for public use by prescription.)
  - b.  Private road (a vehicular access way under perpetual private ownership and maintenance.)
3. 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. North Vidia Way \_\_\_\_\_, 1/8 mi.
  - b. South Vidia Way \_\_\_\_\_, 1/8 mi.
  - c. \_\_\_\_\_, \_\_\_\_\_ mi.
  - d. \_\_\_\_\_, \_\_\_\_\_ mi.
4. 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.

**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. One Copy on reproducible Mylar 18"x24" for recording
6. Tax certificates, for final plat
7. Letters from utility companies indicating agreements for service
8. Funded service agreements, for final plat
9. 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)

**Acreage on all lots (Residential 1(one) acre minimum lot size / Commercial 2 (two) acre minimum lot size).**

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

# **Baron's Corner**

## **DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS**

Declarations and Restrictions for Barons Corner. A division of 29.414 acres of land, part of the ABS A10884 G YOUNG ABST TRACT 10 27.995 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 800 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. Brand new "Tiny Homes" or "Park Homes" are exempt from this rule.
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 30 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. Developer may amend these deed restrictions at his sole discretion.
16. No signs of any type shall be allowed on the Property, except real estate signs if a home is for sale.
17. 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.
18. 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.
19. 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.
20. 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.
21. All Property owners must subscribe to a trash service. No burning of trash is permitted at any time.
22. Landowners have the right to quiet enjoyment of their property.
23. 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.
24. 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.
25. The road in Barons Corner is designated as a private drive. This road is the perpetual responsibility and liability of the owners in Barons Corner. A fund has been established for the maintenance and upkeep of the road. The initial cost will be \$10 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.

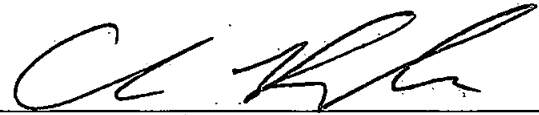
26. VIOLATIONS: Any violation that is not corrected within thirty (30) days of notification will be assessed a fine of \$20.00 per day until the violation is corrected. In the event the Landowner has financed the Property with the Developer, any payments will be applied first to the fee for violations 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.

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 26<sup>th</sup> day of April, 2022.

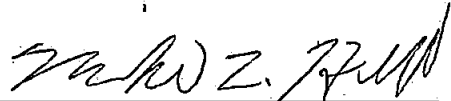
LAND BARON, LLC  
A Texas Limited Liability Company



By: Christopher Hackler, Manager

STATE OF TEXAS           §  
  §  
COUNTY OF NAVARRO.   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of April, 2022, by Christopher Hackler, the Manager of Land Baron L.L.C., a Texas limited liability company, on behalf of such limited liability company.

  
Notary Public, State of Texas

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

6-10-24

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

**MONUMENTS / DATUMS / BEARING BASIS**  
 Measurements are found if not marked MNS or CRS.  
 CRS ○ 1/2" rebar stamped "TEXTERRA SURVEYING" set  
 MNS ○ Mag nail & washer stamped "TEXTERRA SURVEYING" set  
 ○ Vertex or common point (not a monument)  
 Coordinate values, if shown, are US.SyFt/TxCS, '83,NCZ  
 Elevations, if shown, are NAVD'88  
 Bearings are based on grid north (TxCS, '83,NCZ)

**LEGEND OF ABBREVIATIONS**  
 US.SyFt United States Survey Feet  
 TxCS, '83,NCZ Texas Coordinate System of 1983, North Central Zone  
 NAVD'88 North American Vertical Datum of 1988  
 O.P.R.N.C.T. Official Public Records of Navarro County, Texas  
 D.R.N.C.T. Deed Records of Navarro County, Texas  
 VOL/PAGE/INST# Volume/Page/Instrument Number  
 POB/POC Point of Beginning/Point of Commencing  
 ESMT/BL Easement/Building Line  
 R.O.W./A.K.A Right of Way/Also Known As

BRANDON L. SIMS  
 DOC NO. 2017-007494  
 D.R.N.C.T.

**PRIVATE ROAD STATEMENT**

- Navarro County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance.
- 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.
- Requirement that every deed contains notice to the grantee 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.

**OWNER CERTIFICATION:**

STATE OF TEXAS §  
 COUNTY OF NAVARRO §

WHEREAS Land Baron, LLC, a Texas limited liability company, is the sole owner of a tract situated in the George Young Survey, Abstract No. 884, Navarro County, Texas, said tract being all of the tract described in the deed to Land Baron, LLC, as recorded in Instrument Number 2022-004021, Official Public Records, Navarro County, Texas (O.P.R.N.C.T.); the subject tract, is more particularly described as follows:

**BEGINNING** at the west property corner of the said Land Baron tract, being in the approximate centerline of Farm-to-Market Highway 636, Also Known As NE 3090, from said beginning point, a found 1/2 inch rebar bears NORTH 59° 04' 38" EAST, a distance of 43.19 feet;

**THENCE** NORTH 59° 06' 16" EAST, with the northwest property line of the Land Baron tract, and partially with a southeast property line of the tract described in the deed to Brandon L. Sims, recorded in Document Number 2017-007494, D.R.N.C.T., a distance of 952.52 feet to a 1/2 inch rebar found at the north property corner of the Brooks tract, being an ell corner of the remainder of the tract described in the deed to Gary A. Waddow, recorded in Volume 1755, Page 178, D.R.N.C.T.;

**THENCE** SOUTH 31° 47' 47" EAST, with the northeast property line of the Land Baron tract and partially with a west property line of the said Sims tract, a distance of 1,372.78 feet to the east property corner of the Land Baron tract, being a point in the approximate centerline of the aforementioned Farm-to-Market Highway 636, from said point a found 1/2 inch rebar bears NORTH 31° 48' 42" WEST, a distance of 46.39 feet;

**THENCE** SOUTH 58° 00' 30" WEST, with the southeast property line of the Land Baron tract, a distance of 612.20 feet to the east property corner of a called 1.093 acre tract described in the deed to Victoriano Guerrero Lopez, recorded in Doc. No. 2019-001106, D.R.N.C.T., being the beginning of curve to the right, having a radius of 612.26 feet;

**THENCE** with the northeast property line of the said Lopez tract and with the said curve to the right, an arc length of 503.13 feet, and across a chord which bears NORTH 77° 28' 15" WEST, a chord length of 489.09 feet to the north property corner of the said Lopez, being a point on the southwest property line of the Land Baron tract;

**THENCE** NORTH 31° 16' 02" WEST, with the said southwest property line a distance of 1,648.14 feet returning to the POINT OF BEGINNING and enclosing 29,414 acres (±1,281,272 square feet).

**ACKNOWLEDGEMENT:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, CHRIS HACKLER, REPRESENTING LAND BARON LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE HEREON 29,414 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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 LAND BARON, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS

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 \_\_\_\_\_, 2022

County Judge \_\_\_\_\_  
 Commissioner Precinct #1 \_\_\_\_\_ Commissioner Precinct #2 \_\_\_\_\_  
 Commissioner Precinct #3 \_\_\_\_\_ Commissioner Precinct #4 \_\_\_\_\_

County Clerk Signature Line

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

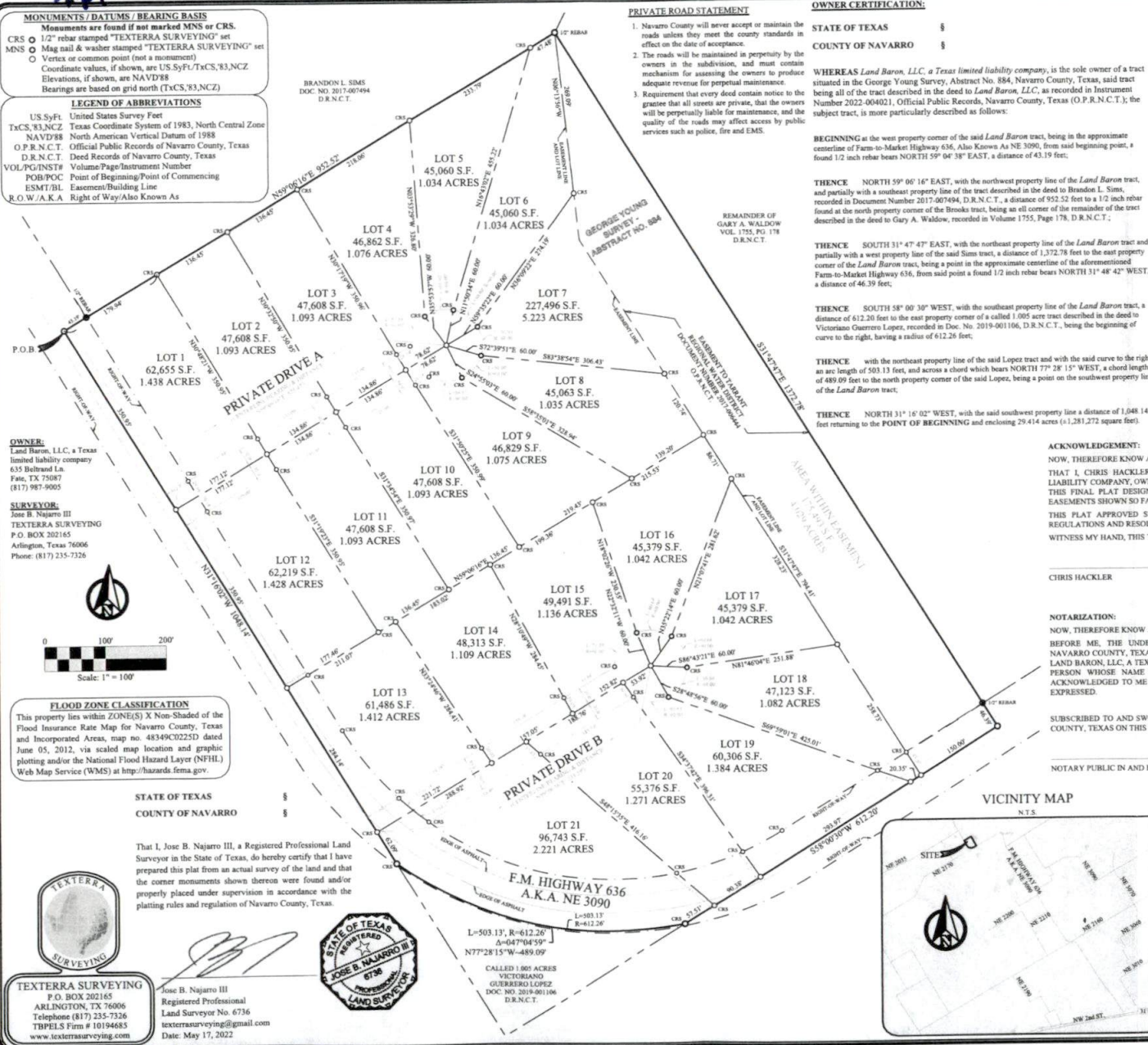
That I, County Clerk for the County of Navarro, Texas, do hereby certify that the foregoing Plat was filed in my Office on this the \_\_\_\_ day of \_\_\_\_\_, 2022

County Clerk \_\_\_\_\_  
 Authorized Agent Signature Line (outside Lake Jurisdiction)

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

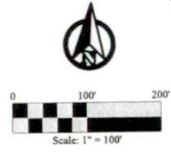
The Platted area meets or exceeds the minimum requirements established by the Texas Commission on Environmental Quality for On-Site Sewage Facilities, to be licensed by Navarro County Authorized Agent.  
 Approved this the \_\_\_\_ day of \_\_\_\_\_, 2022

Designated Representative, Navarro County



**OWNER:**  
 Land Baron, LLC, a Texas limited liability company  
 635 Beltrand La.  
 Fate, TX 75087  
 (817) 987-9005

**SURVEYOR:**  
 Jose B. Najaro III  
 TEXTERRA SURVEYING  
 P.O. BOX 202165  
 Arlington, Texas 76006  
 Phone: (817) 235-7326



**FLOOD ZONE CLASSIFICATION**  
 This property lies within ZONE(S) X Non-Shaded of the Flood Insurance Rate Map for Navarro County, Texas and Incorporated Areas, map no. 48349C0225D 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>.

STATE OF TEXAS §  
 COUNTY OF NAVARRO §

That I, Jose B. Najaro 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 corner monuments shown therein were found and/or properly placed under supervision in accordance with the platting rules and regulation of Navarro County, Texas.



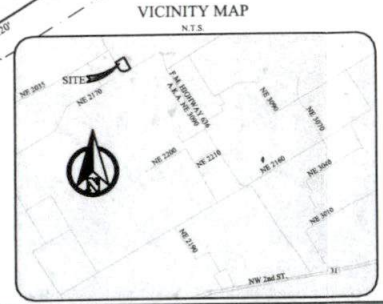
TEXTERRA SURVEYING  
 P.O. BOX 202165  
 ARLINGTON, TX 76006  
 Telephone (817) 235-7326  
 TRIPLE S Firm # 10194685  
 www.texterrasurveying.com

Jose B. Najaro III  
 Registered Professional  
 Land Surveyor No. 6736  
 texterransurveying@gmail.com  
 Date: May 17, 2022



L-503.13', R=612.26'  
 Δ=047°04'59"  
 N77°28'15"W=489.09'  
 CALLED 1.005 ACRES  
 VICTORIANO  
 GUERRERO LOPEZ  
 DOC NO. 2019-001106  
 D.R.N.C.T.

F.M. HIGHWAY 636  
 A.K.A. NE 3090



**FINAL PLAT**  
 OF  
**BARONS CORNER**  
 AN ADDITION TO NAVARRO  
 COUNTY, TEXAS  
 29,414 ACRES  
 GEORGE YOUNG SURVEY  
 ABSTRACT NO. 884  
 NAVARRO COUNTY, TEXAS  
 PREPARED MAY, 2022