

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoung@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 [checked] Final Replat/Amendment

Proposed name of subdivision: Rose's Meadow

Acreage of subdivision: 15.39 acres Number of proposed lots: 6

Name of Owner: Matt Schroelder

Address: 2123 Sandi Ln, Sachse, Tx 75048

Phone number: 214-289-0233 Email: allstar.trees@yahoo.com

Surveyor: By-line Surveying LLC

Address: PO Box 834, Emory, TX 75440

Phone number: 903-473-5150 Fax Number:

Email: tinab@bylinesurveying.com

Physical location of property: 266 S.W. C.R. 3140, Purdon, Tx 76679

Legal Description of property: ABS A10512 J Meredith ABST Tract 90 2.607 Acres + 67 B 12.78 Acr

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

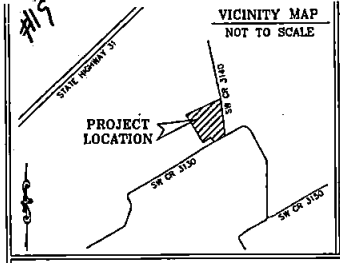
Property located within city ETJ?
Yes [checked] No If yes, name if city:

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]
Signature of Owner

6/28/2022
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:



LEGEND

CFI Controlling Easement
 O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NAVARRO COUNTY, TEXAS
 R.P.R.N.C.T. REAL PROPERTY RECORDS, NAVARRO COUNTY, TEXAS
 D.R.N.C.T. DEED RECORDS, NAVARRO COUNTY, TEXAS
 B.L. BUILDING LINE (BY THIS PLAT)
 U.E. UTILITY EASEMENT (BY THIS PLAT)
 ○ 1/2" IRON PIPE FOUND
 ⊙ 1/2" IRON ROD FOUND
 ● POINT FOR CORNER
 ⊕ WATER METER □ TELE. VAULT
 ● POWER POLE □ GUY WIRE
 ——— OVERHEAD ELECTRIC
 ▴ GRAVEL

I, Tina Ballard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED ON VENDED OR REZONED UPON AS A FINAL SURVEY DOCUMENT

TINA BALLARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6745

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	28.90'	25.00'	65°14'32"	S26°03'09"W	27.32'

OWNER'S CERTIFICATE

WEDAS, Matt Schroeder, is the owner of a tract of land situated in Navarro County, Texas, and being more particularly described as follows:

Being a 15.39 acre tract or parcel of land situated in the James Meredith Survey, Abstract No. 312, Navarro County, Texas, and being all of that certain called 12.78 acre tract of land, described as Tract One, and all of that certain called 2.607 acre tract of land, described as Tract Two, conveyed from Lemie Charles Kim to Matt Schroeder, by General Warranty Deed, as recorded in the #2022-00387, Official Public Records, Navarro County, Texas. (Bearings are based on RAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown herein are of grid), and being more particularly described by metes and bounds as follows:

BEINGING of a 1/2 inch iron pipe found at the West corner of said 12.78 acre tract, and the Southwest corner of part of the remainder of a called 43.841 acre tract once surveyed to Harney Clayton et al, by deed as recorded in Volume 744, Page 211, Deed Records, Navarro County, Texas, said part being in the Northeast line of the remainder of a called 71.428 acre tract conveyed to James Hunt Jr., by deed as recorded in Volume 1832, Page 327, Real Property Records, Navarro County, Texas, from said part, a 1/2 inch iron rod found at the Northwest corner of a called 1.350 acre tract conveyed to Rose Urrutia, by deed as recorded in the #2007-0011542, Official Public Records, Navarro County, Texas, being more fully described in a deed conveyed to L. B. Dawson as recorded in Volume 1032, Page 681, Deed Records, Navarro County, Texas, bears North 28 Degrees 36 Minutes 24 Seconds West, a distance of 235.39 feet;

THENCE North 85 degrees 45 minutes 21 seconds East, with the Northwest line of said 12.78 acre tract, and the Southwest line of the remainder of said 43.841 acre tract, and partially along the South side of a dirt road, and passing a distance of 831.24 feet, a 1/2 inch iron rod found with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 857.08 feet to a point for corner in County Road No. SW 3140 at the Northwest corner of said 12.78 acre tract, and the Southwest corner of the remainder of said 43.841 acre tract, said point being in fact line of a called 30.00 acre tract described in a Contract of Sale and Purchase to Jeff Loft et al, by deed as recorded in Volume 1704, Page 370, Real Property Records, Navarro County, Texas;

THENCE North 07 degrees 04 minutes 07 seconds East, with the East line of said 12.78 acre tract, with the East line of said County Road No. SW 3140, along the centerline of said County Road No. SW 3140, with the West line of said 30.00 acre tract, and with the West line of a called 28.817 acre tract conveyed to Kim Neu et al, by deed as recorded in Volume 1762, Page 314, Real Property Records, Navarro County, Texas, a distance of 942.28 feet to a point at the East corner of said 2.607 acre tract and of or near the intersection of the centerline of said County Road No. SW 3140 and the Northwest margin of County Road No. SW 3130;

THENCE South 58 degrees 10 minutes 25 seconds West, with the Southwest line of said 2.607 acre tract and along the Northwest margin of said County Road No. SW 3130, passing a distance of 25.00 feet, a 1/2 inch iron rod set with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 307.21 feet to a 3/8 inch iron rod found at the South corner of said 2.607 acre tract;

THENCE North 41 degrees 15 minutes 39 seconds West, with a Southeast line of said 2.607 acre tract, a distance of 153.49 feet to a point at the most Westerly West corner of said 2.607 acre tract and in a Southeast line of said 12.78 acre tract, from said point, a 3/8 inch iron rod found bears North 41 degrees 15 minutes 39 seconds West, a distance of 2.95 feet;

THENCE South 58 degrees 38 minutes 33 seconds West, with a Southeast line of said 12.78 acre tract, a distance of 232.48 feet to a 3/4 inch iron pipe found at the South corner of said 12.78 acre tract, said point being in the Northeast line of the remainder of said 101.428 acres East;

THENCE North 31 degrees 04 minutes 33 seconds West, with the Southwest line of said 12.78 acre tract, a distance of 833.33 feet to the POINT OF BEGINNING and CONTAINING 15.39 acres of land.

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 _____

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

I, the 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 _____

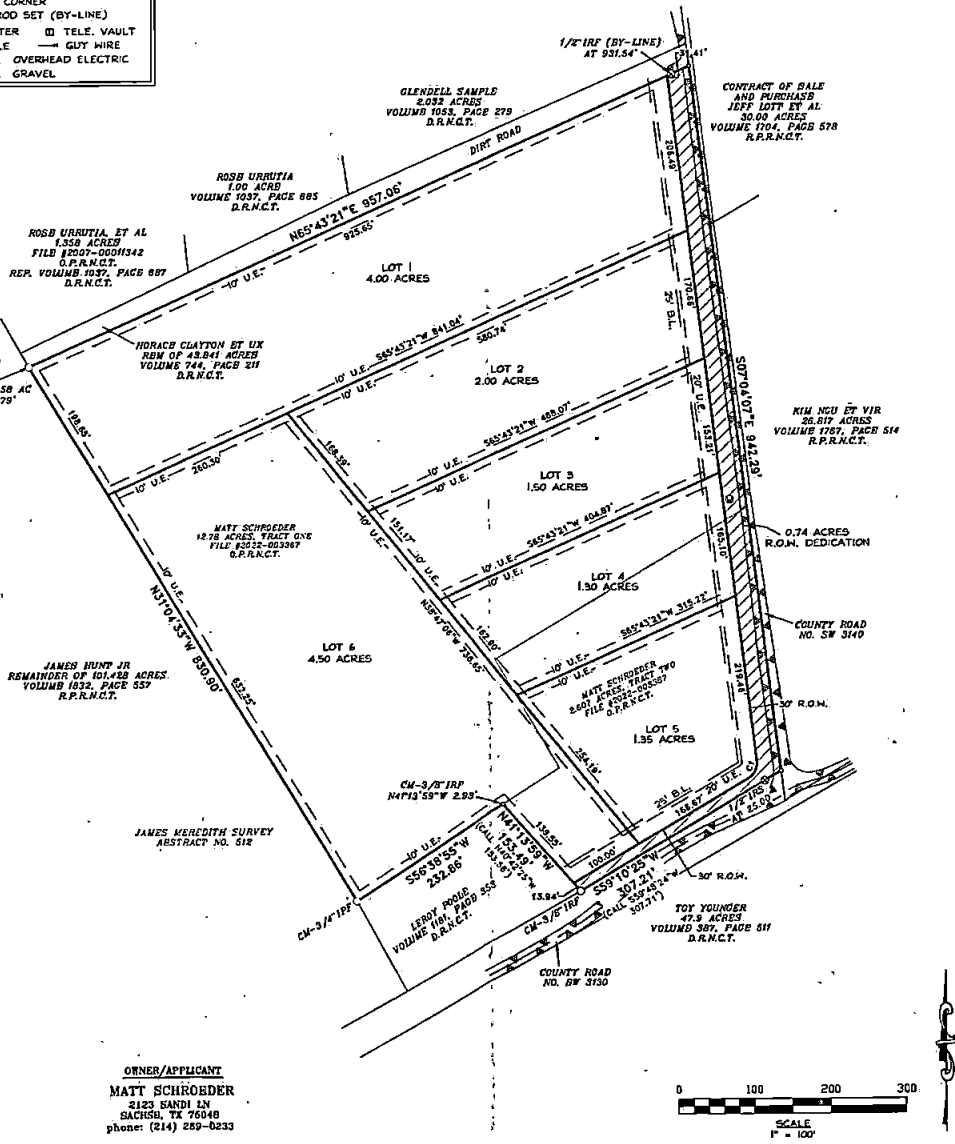
STATE OF TEXAS
 COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

The Plotted 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 _____

- NOTES:**
- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. ABAR00002D, DATED 09/20/2019. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INDICATED BY 100-YEAR FLOOD.
 - 2) BEARINGS ARE BASED ON RAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
 - 4) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
 - 5) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 - 6) 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 SURVEYED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS; AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF FLOODING, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 - 7) WATER SERVICE PROVIDER: COMMUNITY WATER COMPANY
 ELECTRIC SERVICE PROVIDER: NAVARRO COUNTY COOP
 phone: (814) 289-8233



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Matt Schroeder, does hereby adopt this plat designation the herein above described property as ROSE'S MEADOW, an addition to Navarro County, Texas, and dedicates to the public use forever all streets, roadways, utility lines, easements, parks, construction easements, and other land intended for public use.

Witness, my hand, this the _____ day of _____, 2022.

By: _____
 Matt Schroeder

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2022.

Notary Public _____

**PRELIMINARY PLAT
 ROSE'S MEADOW
 AN ADDITION TO NAVARRO COUNTY, TEXAS
 15.39 ACRES**

266 SW CR 3140
 FURDUN, TEXAS

DATE: 08/24/2022
 SCALE: 1" = 100'
 JOB NO.: 2022-718
 CLIENT: MATT SCHROEDER

BY-LINE SURVEYING LLC
 P.O. BOX 814
 EDWY, TX 79640
 PH: (807) 479-3100
 FRS: (807) 479-3100
 www.bylinesurveying.com

