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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 Final Replat/Amendment

Proposed name of subdivision: Barons Acres

Acreege of subdivision: 65.5 Acres Number of proposed lots: 52

Name of Owner: Land Baron LLC

Address: 635 Beltrand LN Fate TX 75087

Phone number: 817-987-9005

Email: Hackler88@gmail.com

Surveyor: Blaze Surveying

Address: PO Box 1910 Rowlett TX

Phone number: 214-544-9239

Fax Number: _____

Email: info@blazesurveying.com

Physical location of property: CR 2200 & CR 2190

Legal Description of property: ABS A10831 D WHITE ABST TRACT 5 202.19 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
 Signature of Owner

7/31/2022
 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: _____

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. Horseshoe Lane _____, 1/4 mi.
 - b. _____, _____ 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:

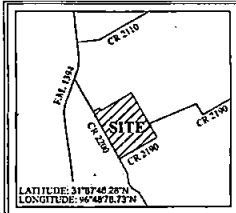
An accurate survey of the 315 and 320 MSL contour line

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

#18



OWNERS CERTIFICATION
STATE OF TEXAS
COUNTY OF NAVARRO

Whereas Land Barons, LLC a Texas Limited Liability Corporation is the owner of that certain tract of land situated in the David White Survey, Abstract No. 831, Navarro County, Texas, said tract being a part of that 202.19-acre tract of land described in Warranty Deed from James Vincent Enna to Billy Neil Bosley and Margaret Ann Bosley recorded in Volume 1539, Page 528 of the Deed Records of Navarro County, Texas (DRNCT) and being more particularly described as follows:

that certain tract of land described in Warranty Deed with Vendors Lien to Joshua and Amanda Gray recorded in Instrument Number 2015-005914 (DRNCT).

THENCE South 59 Degrees 17 Minutes 41 Seconds West, generally along the said center of CR 1290, departing the said west line of the Gegenheimer tract, along the south line of said Bosley tract, and the northern line of said Gray tract, a distance of 488.73 feet to a cotton spindle set in the said approximate center of CR 1290 from which a cotton spindle set for the south corner of the said Bosley tract bears South 59 Degrees 17 Minutes 41 Seconds West, a distance of 2,200.84 feet;

THENCE North 30 Degrees 42 Minutes 19 Seconds West, passing at a distance of 20.00 feet, a 1/2-inch iron rod set with blue cap stamped "Blaze Surveying", hereinafter referred to as "with cap" for reference, in all total a distance of 983.50 feet to a 1/2-inch iron rod set "with cap" for corner;

South 59 Degrees 10 Minutes 48 Seconds West, a distance 65.50 feet to a 1/2-inch iron rod set "with cap" for corner;

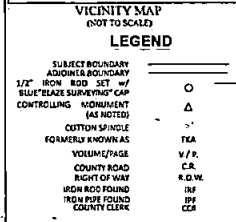
North 30 Degrees 42 Minutes 19 Seconds West, a distance of 48.88 feet to a 1/2-inch iron rod set "with cap" for corner;

North 59 Degrees 17 Minutes 19 Seconds West, a distance of 594.98 feet to a 1/2-inch iron rod set "with cap" set for corner;

THENCE North 58 Degrees 36 Minutes 69 Seconds East, generally along a barb wire fence, along the common line of said Bosley and said Herbert tract, a distance of 1,047.20 feet to a 9-inch-wide railroad tie fence post found for the north corner of said Bosley tract and the south corner of said Herbert tract and being in the southwest line of that certain tract of land described as Tract 2 in Warranty Deed to Humberto Huerta recorded in Instrument Number 2021-001205 (DRNCT).

THENCE South 30 Degrees 49 Minutes 14 Seconds East, along the northeast line of said Bosley tract, the west line of Huerta tract and the said westerly line of the Gegenheimer tract, a distance of 2,238.58 feet POINT OF BEGINNING and containing 65.50 acres of land more or less.

THENCE South 30 Degrees 42 Minutes 19 Seconds East, a distance 2,238.48 feet to a 1/2-inch iron rod set "with cap" for corner in the northwest line of said Bosley tract and the southeast line of that certain tract described in General Warranty Deed to Samuel P. and Stephanie Herbert recorded in Instrument Number 2008-002819 (DRNCT) and from which point a 8-inch wood fence post found for an interior corner of said Bosley tract, bears South 58 Degrees 36 Minutes 69 Seconds



LEGEND

- SUBJECT BOUNDARY
- ADJACENT BOUNDARY
- 1/2" IRON ROD SET W/ BLUE SURVEYING CAP
- CONTROLLING MONUMENT (AS NOTED)
- CUTTING SPUR
- FORMERLY KNOWN AS
- VOLUME/PAGE
- COUNTY ROAD
- RIGHT OF WAY
- IRON ROD FOUND
- IRON PIPE FOUND
- COUNTY CLEAR

GENERAL NOTES:

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011) Epoch 2010.00, as derived by Global Navigation Satellite System Observations utilizing RTN Network and Trimble VRS.
- By graphical scaling according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 48349C0750D & 48349C0575D having an Effective Date of 06/05/2012 the tract lies within Zone-X.
- Property lines shown outside the boundary of the subject tract may not have been surveyed on the ground and are shown as graphical depiction based on recorded information and available tax maps.
- Coordinates shown hereon are Texas State Plane Coordinates, North Central Zone (4202), NAD83 Grid Values.

SURVEYORS CERTIFICATE:

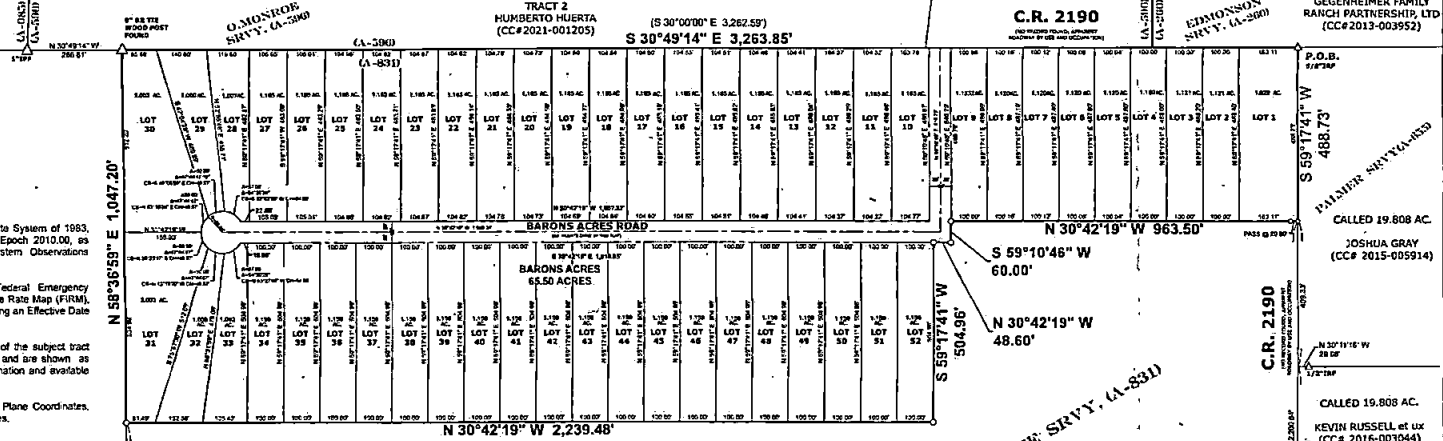
I hereby certify that this survey was made on the ground as shown hereon and is true and correct to the best of my knowledge. All lot corners and boundary markers are correctly placed as shown hereon

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JEFFREY M. MONTANA DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 8762 TPELS FIRM REG. NO. 10194735

BLAZE SURVEYING AND MAPPING

- PLATTING NOTES:**
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - The existing creeks or drainage channels traversing along or across the addition 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 drainage courses along or across said lots.
 - Navarro County will not be responsible for the maintenance and operation of said drainages ways for or the control of erosion.
 - Navarro County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.



PRIVATE DRIVE STATEMENT:
Navarro County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Navarro County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

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 the _____ day of _____, 2022.

OWNERS DEDICATION STATEMENT:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, LAND BARON, LLC (owners name) do hereby adopt this plat designating the herein described property as BARONS ACRES Addition, an Addition to the County of Navarro, Texas dedicate to the public all streets, highways, alleys, utility and drainage easements, if any to the use of the public forever

STATE OF TEXAS
County of NAVARRO, TX
Sworn to and subscribed before me on the _____ day of _____, 2022, by _____ (Name of Principal Signer).
(Seal)
Notary Public Signature

STATE OF TEXAS
County of NAVARRO, TX
Sworn to and subscribed before me on the _____ day of _____, 2022, by _____ (Name of Principal Signer).
(Seal)
Notary Public Signature

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COUNTY OF NAVARRO KNOW ALL MEN BY THESE PRESENTS

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SURVEYOR:
BLAZE SURVEYING AND MAPPING
PO BOX 1910 ROWLETT, TX 75087
214-544-9239
INFO@BLAZESURVEYING.COM
TPELS FIRM NO. 10194735

OWNER/DEVELOPER:
LAND BARON, LLC
835 BELTRAND LN.
ROCKWALL, TX 75087
(817)-987-0005

DATE: 07/30/2022
PROJECT#: 22066
PAGE: 1 OF 1

DAVID WHITE SURVY. (A-831)

C.R. 2190
1/2" IRON ROD SET WITH BLUE SURVEYING CAP

EMMONSON SURVY. (A-200)

GEGENHEIMER FAMILY RANCH PARTNERSHIP, LTD (CC# 2013-003952)

P.O.B. 1/2" IRON ROD SET

CALLLED 19,808 AC. JOSHUA GRAY (CC# 2015-005914)

CALLLED 19,808 AC. KEVIN RUSSELL et ux (CC# 2016-003044)

CALLLED 19,808 AC. TRACT 1 CHARLES F. PELZ et ux (CC# 2014-002322)

FIRST TRACT LAURA BLANKENSHIP (CC# V.1816, P. 699)

FINAL PLAT OF THE BARONS ACRES ADDITION

BEING 52 LOTS OUT OF A 202.19 ACRE TRACT OF LAND SITUATED IN THE DAVID WHITE SURVEY, ABSTRACT NO. 831 NAVARRO COUNTY, TEXAS

Baron's Acres

DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS

Declarations and Restrictions for Barons Corner. A division of 65.5 acres of land, part of the ABS A10831 D WHITE ABST TRACT 5 202.19 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 barns must be constructed of wood or baked enamel metal.
4. No homes or buildings shall be constructed in a flood plain.
5. No building or structures shall be placed on any easements.
6. 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.
7. Property owner must obtain a private sewage facility license from the Navarro County Environmental Services Department upon construction of a residential dwelling.
8. 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.
9. All culverts on the Property must be installed according to Navarro County Commissioners or Texas Department of Transportation (TXDOT) regulations as applicable.
10. All driveways on the Property must be constructed of gravel, asphalt, or concrete.
11. 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.
12. Fences must be constructed of wood, metal, other industry standard, or ranch fencing material.
- ~~13. Developer may amend these deed restrictions at his sole discretion.~~
14. No signs of any type shall be allowed on the Property, except real estate signs if a home is for sale.
15. 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.

16. 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.
17. 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 or as approved by developer.
18. 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.
19. All Property owners must subscribe to a trash service. No burning of trash is permitted at any time.
20. Landowners have the right to quiet enjoyment of their property.
21. 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.
22. 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.
23. 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.
24. 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

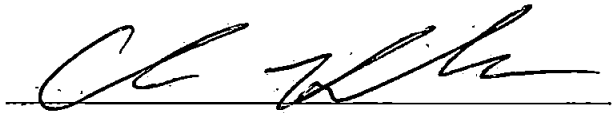
first to the fee for violations before being applied to any principal or interest. Any repeated violations shall be assessed an immediate fine of \$20.00 per day until corrected without the application of any grace period. If the lien is not with the Developer, any unpaid fines will cause a lien to be 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 15 day of August, 2022.

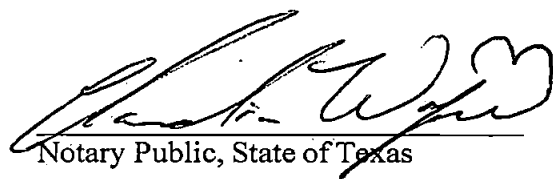
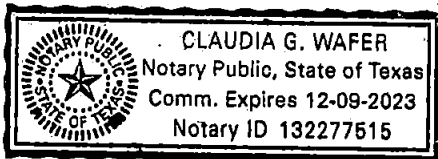
LAND BARON, LLC
A Texas Limited Liability Company



By: Christopher Hackler, Manager

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on the 15 day of August, 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:

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