

PRECINCT 2

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 X Final Replat/Amendment

Proposed name of subdivision: Barons Meadows

Acreage of subdivision: 55.77 Acres Number of proposed lots: 50

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 3070 & CR 3090 Prop ID: 47579 & 51866

Legal Description of property: 25.77 Acres in the T Jourdan Abst Tr 39 and 30.00 Acres in the W Ewing Abst. Tr 2 Totaling 55.77 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 [Signature] Date: 1/05/2023

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:

Navarro County Electric Cooperative, Inc.

'Owned By Those We Serve'

P.O. Box 616

3800 West Hwy. 22
Corsicana, TX 75151-0616
Telephone 903-874-7411
Fax 903-874-8422
Billy Jones, Manager

Date: December 20, 2022

RE: **Property ID 47579 & 51866, consisting of 25.77 acres in Abstract 10425, T Jourdan Survey and 30.00 acres in Abstract 10257, W Ewing Survey, Lots 1-54 (CR 3070 project)**

Power lines are accessible in the area of this property. However, there may be charges for construction of power lines in accordance with Navarro County Electric Cooperative, Inc. line extension policy, approved by the Public Utility Commission of Texas. All charges must be paid, easements signed and notarized, and Right-of-Way's cleared in advance of construction.

Right-of-Way easements must be a minimum of 30 feet for primary lines energized at more than 600 volts and 20 feet for service lines energized at less than 600 volts.

A note for Residential Subdivisions:

Prior to an estimated cost or plan for service being provided, the developer shall provide, at no cost to the Cooperative, a legible plat prepared by an engineering firm or registered professional surveyor and a **DWG file (NAD 1983 State Plane Texas North Central FPIS 4202 in US feet)** or other electronic file suitable to the Cooperative to add the subdivision / development into its mapping program.

Easements from adjacent landowners to allow the Cooperative to tie onto existing lines, where applicable, must be granted / executed prior to commencement of construction.



Lindy L. Shaw
Manager of Admin Services

CHATFIELD WATER SUPPLY CORPORATION

P.O. Box 158
Office (903)345-3463

Powell, Texas

106 Carr Street
Fax (903)345-2205

Stanley Young
Navarro County Planning & Development
601 N. 13th St., Suite 1
Corsicana, TX 75110

Mr. Young,

Chatfield WSC has recently began working with Christopher Hackler with Land Baron, LLC in regard to a subdivision. The subdivision is at Navarro County Property ID: 47579 & 51866, +/- 55.77 acres on NE CR 3070.

Our Engineer has looked at the proposed project. There is water available in this area; however, to provide water to this subdivision, which will provide water for 51 tracts it will have to be ran from the Chatfield WSC 4" line. This will include a line extension or upgrades to support this project sight.

The Engineer will get the project designed and submit to Mr. Hackler for approval. Once approved, the project will be put out for bids. Once a contractor is approved, Mr. Hackler will need to sign the contracts and provide the Right-of-way-Easements for the property. Once all contracts are signed the necessary water line will be installed. Upon completion Chatfield WSC will inspect and accept the completed project. At that time water meters may be purchased and we may begin serving this subdivision.

If you need any other information, please let me know.

Sincerely,



Mona Barlow
Operations Manager
Chatfield WSC
(903)345-3463
mbarlow.cwsc@gmail.com

Baron's Meadows

DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS

Declarations and Restrictions for Barons Meadows. A division of 55.77 acres of land, part of the 5.77 Acres in the T Jourdan Abst Tr 39 and 30.00 Acres in the W Ewing Abst. Tr 2 Totaling 55.77 Acres.

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. No signs of any type shall be allowed on the Property, except real estate signs if a home is for sale.
14. 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.

15. 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.
16. Manufactured (mobile) homes or industrialized (modular) homes are permitted on the property if the home was constructed/manufactured within the prior 10 years of installation or as approved by developer.
17. 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.
18. All Property owners must subscribe to a trash service. No burning of trash is permitted at any time.
19. Landowners have the right to quiet enjoyment of their property.
20. 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.
21. 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.
22. The road in Barons Meadows is designated as a private drive. This road is the perpetual responsibility and liability of the owners in Barons Meadows. Each property owner is responsible for the repair and maintenance of the area of road within their property lines. Any repair of the road not completed will result in a lien being placed on the violating property. 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.
23. 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 5th day of January, 2023.

LAND BARON, LLC
A Texas Limited Liability Company

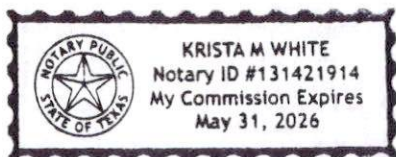
Christopher Hackler

By: Christopher Hackler, Manager

STATE OF TEXAS §

COUNTY OF NAVARRO §

This instrument was acknowledged before me on the 5 day of January, 2023, by Christopher Hackler, the Manager of Land Baron L.L.C., a Texas limited liability company, on behalf of such limited liability company.



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

May 31, 2026

Krista M White
Notary Public, State of Texas

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

GENERAL NOTES:

- The Base 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 Operations utilizing RTN Network and Trimble VRS.
- By graphical scaling according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 48349C02500 having an Effective Date of 06/05/2012 and according to data made available at www.fema.gov/flood-maps/national-flood-hazard-layer, FEMA's National Flood Hazard Layer (NFHL) GIS Viewer, Published 07/18/2021 V.1.1.10 this 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 herein are referenced to the Texas Coordinate System of 1983 (NAD83), Texas North Central 4202 (TXNC-4202) State Plane Coordinate Zone.

**OWNERS CERTIFICATION
STATE OF TEXAS §
COUNTY OF NAVARRO**

Whereas Land Baron, LLC, a Texas Limited Liability corporation is the owner of that certain tract of land situated in the William H. Ewing Survey, Abstract No. 257 and the Thomas J. Jourdan Survey, Abstract No. 425, Navarro County, Texas; said tract being all of that called 30-acre "First Tract", being part of that called 44.5-acre "Second Tract" both being described in Special Warranty Deed with Vendors Lien from Eugene E. and Tracy Schühab to Ricky and Diane Billingsley recorded in Instrument Number 2014-005811 of the Deed Records of Navarro County, Texas (DRNCT), save and except that called 18.73-acre tract of land described in said Special Warranty Deed to Billingsley, said save and except tract being further described in General Warranty Deed from Eugene E. Schühab II and Lisa K. Schühab to Ricky Billingsley recorded in Instrument Number 2006-009880 (DRNCT) and being more particularly described as follows:

BEGINNING at a cotton spindle set for corner in the approximate center of a 125' wide gravel road known as NE County Road 3070, an apparent road by use and occupation (no record found), being the south corner of said 44.5-acre "Second Tract", being the west corner of that called 44.729-acre tract of land described in Warranty Deed to Eugene E. Schühab recorded in Volume 1783, Page 758 (DRNCT) and being in the northeast line of that called 73-acre tract described in Deed to J.R. Shelton recorded in Volume 1127, Page 00187 (DRNCT);

THENCE, North 32 Degrees 23 Minutes 02 Seconds West, along said center of road, with the southwest line of said 44.5-acre "Second Tract" and said northeast line of the Shelton tract, a distance of 1,198.55 feet to a cotton spindle set for the south corner of said 18.73-acre tract;

THENCE, North 69 Degrees 03 Minutes 12 Seconds East departing said center of road, said southwest line of the 44.5-acre "Second Tract", with the southeast line of said 18.73-acre tract, over and across said 44.5-acre "Second Tract", being generally along a barb-wire fence and passing at a distance of 23.09 feet, an 8-inch pipe rail fence post found for witness, in all a total distance of 393.76 feet to an 8-inch iron pipe rail fence post found for corner;

THENCE, North 59 Degrees 34 Minutes 09 Seconds East, continuing along said southeast line of the 18.73-acre tract and said barb wire fence, a distance of 619.87 feet to a 3-inch iron pipe rail fence post found for the east corner of said 18.73-acre tract, being in the northeast line of said 44.5-acre "Second Tract", being in the common line of said Ewing and Jourdan surveys and in the southwest line of that called 61.99-acre tract of land described in Warranty Deed to Thomas W. and Marilyn Hill recorded in Instrument Number 2007-011321 (DRNCT);

THENCE, South 31 Degrees 57 Minutes 55 Seconds East, with said northeast line of the 44.5-acre "Second Tract", said southwest line of the 61.99-acre Hill tract and said common line of the Ewing and Jourdan surveys, a distance of 509.43 feet to a 1/2-inch iron rod found at the base of a 3-inch iron pipe rail fence post and being the west corner of said 30-acre "First Tract";

THENCE, North 57 Degrees 09 Minutes 32 Seconds East, departing the common line of said Ewing and Jourdan surveys and said northeast line of the 44.5-acre "Second Tract", along the southeast line of said Hill tract and the northwest line of said 30-acre "First Tract", a distance of 1,882.90 feet to a 1/2-inch iron pipe found at the base of a 3-inch pipe rail fence post for the north corner of said 30-acre "First Tract", being the east corner of said Hill tract and the south corner of that certain tract of land described in deed to Thomas W. and Marilyn Hill recorded in Volume 781, Page 328 (DRNCT);

THENCE, South 31 Degree 48 Minutes 35 Seconds East, with the northeast line of said 30-acre "First Tract" and the southwest line of said Hill tract (CC# V.781P.328), passing at a distance of 50.18 feet a 1/2-inch iron rod found at the base of a 3-inch iron pipe rail fence for the west corner of that certain tract of land described in Warranty Deed to Eugene E. and Mary F. Schühab recorded in Instrument Number 2006-009716 (DRNCT), in all a total distance of 696.61 feet to a 1/2-inch iron rod with blue cap stamped "Blaze Surveying" set for the east corner of said 30-acre "First Tract" and being the north corner of that called 77.146-acre tract of land described in Special Warranty Deed to Eugene E. Schühab II recorded in Instrument Number 2008-001643 (DRNCT);

THENCE, South 87 Degree 05 Minutes 25 Seconds West, departing the southwest line of said Schühab tract (Inst No. 2008-009716), with the common southeast line of said "First Tract", and the northwest line of said Schühab II, 77.146-acre tract, a distance of 1,881.03 feet to a 1/2-inch iron pipe found at the base of a wooden railroad tie fence post for the south corner of said "First Tract", being the west corner of said Schühab II 77.146-acre tract, being in the northeast line of that said 44.729-acre tract to Schühab and being in the common line of said Ewing and Jourdan surveys;

THENCE, North 31 Degrees 57 Minutes 55 Seconds West, along said northeast line of the 44.729-acre Schühab tract, the common line of said Ewing and Jourdan surveys and the southwest line of said 30-acre "First Tract", a distance of 128.49 feet to a 1/2-inch iron rod with cap stamped "Bruce" found for the north corner of said 44.729-acre Schühab tract, and being the east corner of said 44.5-acre "Second Tract";

THENCE, South 56 Degree 14 Minutes 43 Seconds West, departing said southwest line of the 30-acre "First Tract", the common line of said Ewing and Jourdan Surveys, with the northwest line of said 44.729-acre Schühab tract, passing at a distance of 982.70 feet, a 1-inch flat iron bar found for witness, in all a total distance of 1,004.50 feet to the POINT OF BEGINNING and containing 56.96 Acres of land more or less, of which approximately 0.5813 acres lies in-between the margins of said county road.

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 will be placed correctly as shown hereon.

JEFFREY M. MONTANYA DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8762
TBPELS FIRM REG. NO. 10194735

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.

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 drainage 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.

**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 _____, 2023

Designated Representative, Navarro County

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 MEADOWS, 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

Owners Name/Authorized Signatory _____ Date: _____

STATE OF TEXAS

County of NAVARRO, TX

Sworn to and subscribed before me on the _____ day of _____,

2023, by _____ (Name of Principal Signer)

(Seal)

Notary Public Signature _____

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 _____, 2023.

County Clerk _____

BLAZE SURVEYING & MAPPING, LLC
PO BOX 1910 ROWLETT, TX
214-544-9239
Info@Blazesurveying.com
TBPELS FIRM NO. 10194735

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 _____ DAY OF _____, 2023.

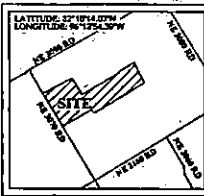
County Judge _____

Commissioner Precinct #1 _____ Commissioner Precinct #2 _____

Commissioner Precinct #3 _____ Commissioner Precinct #4 _____

SURVEYOR: OWNER/DEVELOPER:
BLAZE SURVEYING AND MAPPING LAND BARON, LLC
PO BOX 1910 ROWLETT, TX 633 BELTRAND LN.
214-544-9239 ROCKWALL, TX 75087
INFO@BLAZESURVEYING.COM (817)-987-9005
TBPELS FIRM NO. 10194735

**BEING 50 LOTS OUT OF A 56.96 ACRE TRACT
OUT OF THE W.H. EWING SURVEY ABSTRACT NO. 257 &
TJOURDAN SURVEY, ABSTRACT NO. 425
NAVARRO COUNTY, TEXAS**



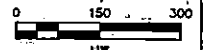
VICINITY MAP
NOT TO SCALE

LEGEND

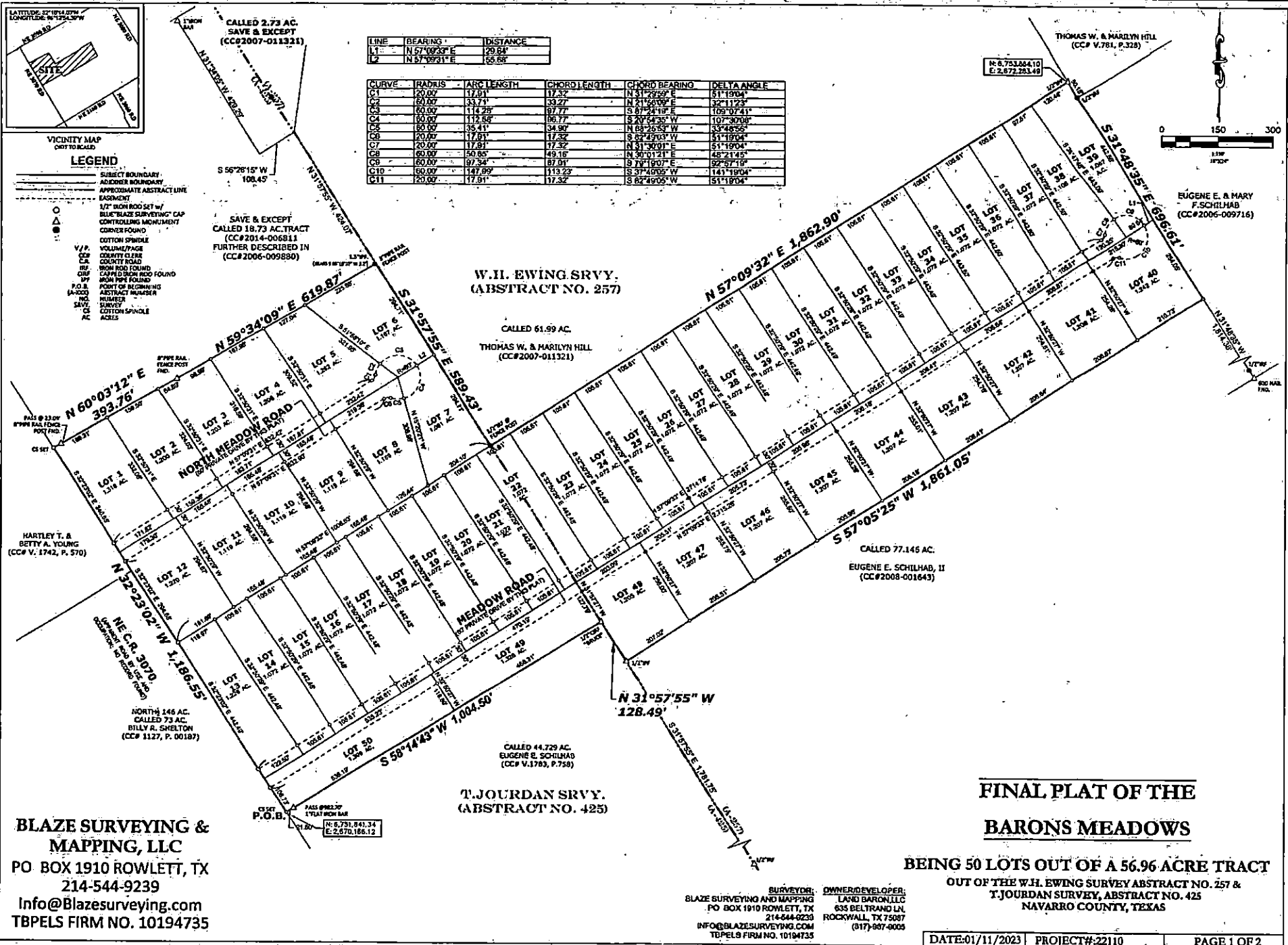
- SUBJECT BOUNDARY
- - - ADJACENT BOUNDARY
- - - APPROXIMATE ABSTRACT LINE
- EASEMENT
- 1/2" IRON ROD SET w/ BLUE GLAZE SURVEYING CAP
- CONTROLLING MONUMENT
- CORNER FOUND
- COTTON SPINDLE
- V.P.P.
- C.C.P.
- C.C.
- IRON ROD FOUND
- CAPED IRON ROD FOUND
- IRON PIPE FOUND
- P.O.B.
- (A-100)
- NO. SURVEY
- COTTON SPINDLE
- ACES

LINE	BEARING	DISTANCE
L1	N 57°09'33" E	29.84'
L2	N 57°09'31" E	55.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	17.91'	17.32'	N 31°29'29" E	51°19'04"
C2	60.00'	33.74'	33.27'	N 31°29'29" E	32°11'23"
C3	60.00'	114.28'	91.77'	S 87°24'11" E	109°07'41"
C4	60.00'	112.58'	86.77'	S 20°54'35" W	107°30'08"
C5	60.00'	35.41'	34.90'	N 69°26'58" W	33°48'52"
C6	20.00'	17.91'	17.32'	S 62°49'03" W	51°19'04"
C7	20.00'	17.91'	17.32'	N 31°30'07" E	51°19'04"
C8	60.00'	50.95'	49.18'	N 30°07'11" E	46°11'41"
C9	60.00'	97.34'	87.01'	S 7°19'07" E	92°57'19"
C10	60.00'	147.69'	113.23'	S 57°40'05" W	141°19'04"
C11	20.00'	17.91'	17.32'	S 62°49'05" W	51°19'04"



EUGENE E. & MARY F. SCHILHAB
(CC#2006-009716)



**FINAL PLAT OF THE
BARONS MEADOWS**

BEING 50 LOTS OUT OF A 56.96 ACRE TRACT
OUT OF THE W.H. EWING SURVEY ABSTRACT NO. 257 &
T.JOURDAN SURVEY, ABSTRACT NO. 425
NAVARRO COUNTY, TEXAS