

14

Precinct #3

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 Flats

Acreage of subdivision: 90.7 Acres Number of proposed lots: ~~64~~ 78

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 4170 & FM 638 Prop ID: 51731 & 44467

Legal Description of property: ABS A10799 J TOOLE ABST TRACT 5 83.39 ACRES + ABS A10136 BBB & CRR CO ABST TRACT 6 7.47 ACRES

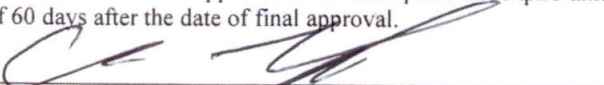
Intended use of lots (check all that apply):

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.


Signature of Owner

1/05/2023

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: _____

Baron's Flats

DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS

Declarations and Restrictions for Barons Flats. A division of 90.70 acres of land, part of the ABS A10136 BBB & CRR CO ABST TRACT 6 7.47 ACRES & ABS A10799 J TOOLE ABST TRACT 5 83.39 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 Flats is designated as a private drive. This road is the perpetual responsibility and liability of the owners in Barons Flats. 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

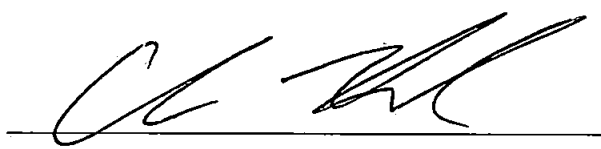
been corrected within 30 days after the initiation of the enforcement of fines has been established, the fine will then double every 30 days until the violation has been corrected, or from \$20 per day to \$40, from \$40 to \$80, etc.

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 27 day of Jan, 2023.

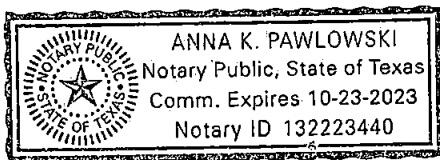
LAND BARON, LLC
A Texas Limited Liability Company



By: Christopher Hackler, Manager

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on the 27th 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.

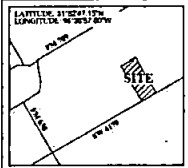


Anna K. Pawlowski
Notary Public, State of Texas

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

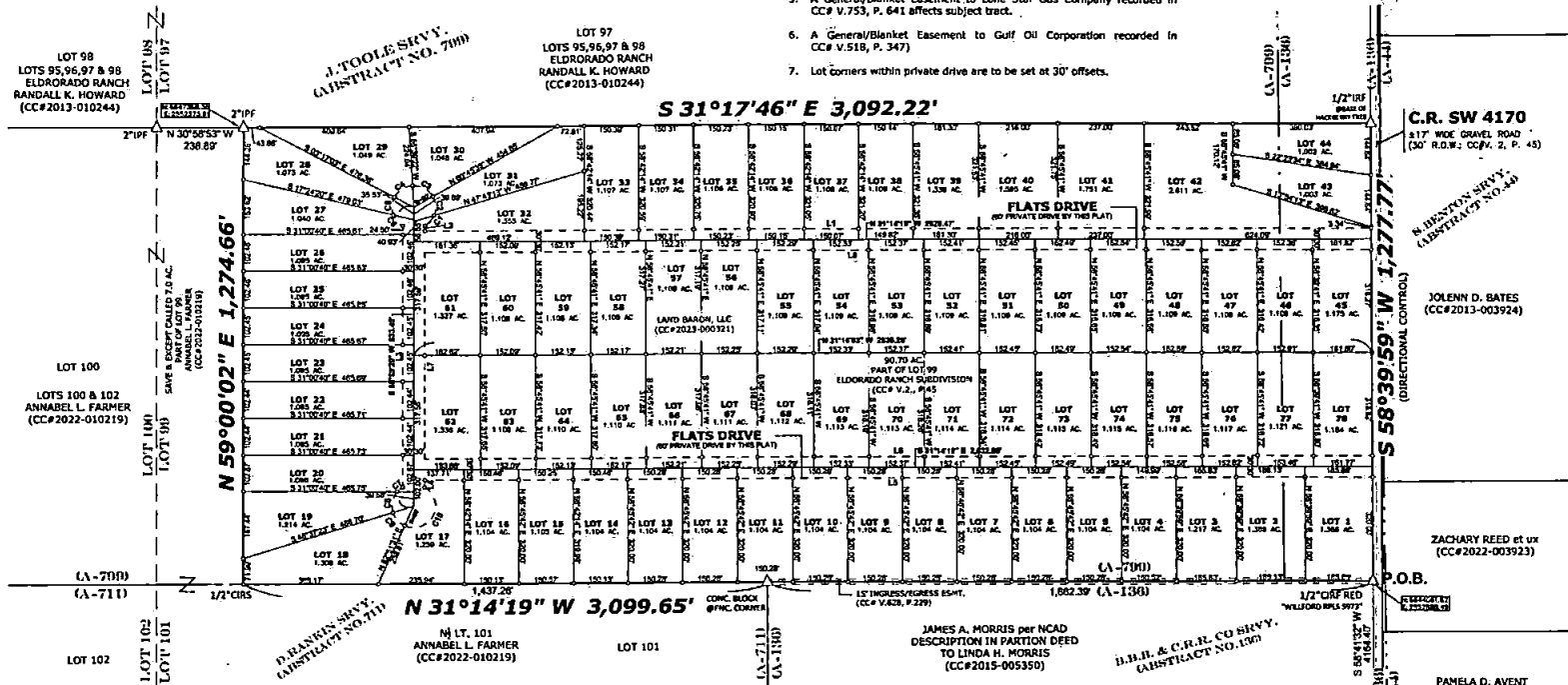
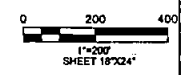
Anna K. Pawlowski 10/23/2023

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



- LEGEND**
- SUBJECT BOUNDARY
 - ADJACENT BOUNDARY
 - - - APPROXIMATE ABSTRACT LINE
 - - - EASEMENT
 - COMMON OWNER
 - 1/2" IRON ROD SET w/
 - BLUE BLAZE SURVEYING CAP
 - CONTROLLING MONUMENT
 - CORNER FOUND
 - WOLLING PAGE
 - COUNTY CLECK
 - COUNTY ROAD
 - IRON ROD FOUND
 - CAPPIED IRON ROD FOUND
 - IRON PIPE FOUND
 - POINT OF BEGINNING
 - ABSTRACT NUMBER
 - MONUMENT
 - SURVEY
 - ACRES
 - RIGHT-OF-WAY
 - CAPPED IRON ROD SET

- GENERAL NOTES:**
1. 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.
 2. By graphical scaling according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 42349020500 having an Effective Date of 05/04/2012 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.
 3. 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.
 4. Coordinates shown hereon are referenced to the Texas State Plane Coordinate System of 1983 (NAD83), Texas North Central Zone 4202 (TRNC-4202).
 5. A General/Blanket Easement to Lone Star Gas Company recorded in CC# V.753, P. 641 affects subject tract.
 6. A General/Blanket Easement to Gulf Oil Corporation recorded in CC# V.518, P. 347.
 7. Lot corners within private drive are to be set at 30' offsets.



LINE	BEARING	DISTANCE
L1	N 31°14'16\" W	2598.30'
L2	N 59°04'05\" E	14.18'
L3	S 59°55'20\" W	729.47'
L4	S 59°55'20\" W	291.15'
L5	S 31°14'19\" E	2802.22'
L6	N 31°14'19\" W	2601.85'
L7	N 59°05'20\" E	925.15'
L8	S 31°14'19\" E	2598.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	35.13'	38.44'	S 79°43'02\" E	37°22'05\"
C2	60.00'	54.83'	52.84'	N 55°25'05\" E	52°21'28\"
C3	60.00'	86.55'	63.22'	N 04°33'08\" W	83°35'05\"
C4	60.00'	61.72'	59.04'	N 83°44'55\" W	59°58'25\"
C5	60.00'	51.56'	50.00'	S 62°05'22\" W	49°15'10\"
C6	60.00'	40.25'	39.54'	S 18°13'33\" W	38°28'27\"
C7	60.00'	19.81'	19.52'	N 70°22'25\" W	19°43'38\"
C8	60.00'	61.96'	58.97'	S 70°40'05\" W	59°33'05\"
C9	60.00'	50.81'	49.30'	S 17°07'04\" W	48°31'06\"
C10	60.00'	182.08'	119.83'	N 85°55'26\" E	173°52'11\"

BLAZE
SURVEYING AND MAPPING

BLAZE SURVEYING & MAPPING, LLC
PO BOX 1910 ROWLETT, TX 75030
214-544-9239
Info@Blazesurveying.com
TBPELS FIRM NO. 10194735

FINAL PLAT OF THE BARONS FLATS ADDITION LOTS 1-78
BEING A REPLAT OF PART OF LOT NINETY-NINE (99), ELDORADO RANCH SUBDIVISION (V.2, P.45) SITUATED IN THE J. TOOLE SURVEY, ABSTRACT NO. 799 & THE B.B. & C.R. CO SURVEY, ABSTRACT NO. 136, NAVARRO COUNTY, TEXAS

SURVEYOR: BLAZE SURVEYING AND MAPPING, PO BOX 1910 ROWLETT, TX 75030, 214-544-9239, INFO@BLAZESURVEYING.COM, TBPELS FIRM NO. 10194735

OWNER/DEVELOPER: LAND BARON, LLC, 635 BELTRAND LN, ROCKWALL, TX 75087, (817) 987-9005

DATE: 01/25/2023 PROJECT#: 22109 SHEET 1 OF 2

#114

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. 48340C05500 having an Effective Date of 08/04/2012 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 07/19/2021 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 hereon are referenced to the Texas State Plane Coordinate System of 1983 (NAD83), Texas North Central Zone 4202 (TXNC-4202).
- A General/Blanket Easement to Lone Star Gas Company recorded in CC# V.753, P. 641 affects subject tract.
- A General/Blanket Easement to Gulf Oil Corporation recorded in CC# V.518, P. 3471
- Lot Corners within private drive are to be set at 30' offsets.

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 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.

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 J. Toole Survey, Abstract No. 799 and the B.B.B. Eldorado Ranch Subdivision, an Addition to the County of Navarro, according to the plat thereof recorded in Volume 2, Page 45 of the Plat Records of Navarro County, Texas (PRNCT), said tract also being all of that certain tract of land described in Warranty Deed With Vendors Lien to John Scott and Debra K. Tobermann recorded in Instrument Number 2012-005496 Deed Records of Navarro County, Texas (DRNCT), and being that same tract of land described in Warranty Deed With Vendors Lien to Land Barons, LLC recorded in Instrument Number 2023-000321 (DRNCT) being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "Wilford RPLS 5973" found in the northwest right of way (ROW) line of County Road SWC 4170, a 30-foot wide ROW according to said Eldorado plat, being the southwest corner of said Lot 99 and said Tobermann tract, being the southeast corner of Lot 101 of said Eldorado plat and that certain tract of land described in Partition Deed Linde H. Morris recorded in Instrument Number 2015-003350 (DRNCT);

THENCE North 31 Degrees 16 Minutes 18 Seconds West, departing said northeast ROW line, with the common line of said Lot 99 and said Lot 101, passing at a distance of 1,962.39 feet, a concrete block found at the base of a railroad tie fence post being the northeast corner of said Morris tract and being the southeast corner of the North 1/2-half of Lot 101 described as "Second Tract in General Warranty to Annabel Lind Farmer, also known as Annabel Farmer Glass recorded Instrument Number 2022-010219 (DRNCT), continuing in all a total distance of 3,098.85 feet to a 1/2-inch capped iron rod with blue cap stamped "Blaze Surveying" set for the northeast corner of said Lot 99 and said Tobermann tract, being the southwest corner of that certain 7.00-acre site and except tract described in said General Warranty Deed to Annabel Farmer and being in the northeast line of said "Second Tract";

THENCE North 89 Degrees 00 Minutes 02 Seconds East, departing said common line of Lot 99 and Lot 101, with the southeast line of said 7.00-acre site and except tract and being generally along a barb-wire fence, a distance of 1,274.84 feet to a 2-inch iron pipe found for the northeast corner of said Tobermann tract, being in the northeast line of said Lot 99, in the southwest line of Lot 97 of said Eldorado addition, same being the southeast corner of said 7.00-acre site and except tract and from which point a 2-inch iron pipe found for the common corner of said Lot 99, Lot 97 and Lot 100 and Lot 96 of said Eldorado addition bears North 30 Degrees 56 Degrees 53 Seconds West, a distance of 238.69 feet;

THENCE South 34 Degrees 17 Minute 46 Seconds East, with said common line of Lots 99 and Lot 97 and the northeast line of said Tobermann tract, a distance of 3,082.22 feet to a 1/2-inch iron rod found at the base of a 12-inch hatch-berry tree, being in the said northwest ROW line of C.R. SWC 4170, being the common southeast corner of said Lot 99 and said Tobermann tract and the southwest corner of said Lot 97;

THENCE South 84 Degrees 59 Minutes 59 Seconds West, with said northwest ROW line, the southwest line of said Lot 99 and said Tobermann tract, a distance of 1,277.77 feet to the POINT OF BEGINNING and containing 90.70 acres of land more or less

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 27th day of November, 2023

Designated Representative, Navarro County

OWNER'S 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 BARON FLATS, 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

[Signature] 11/27/23
Owners Name/Authorized Signatory Date:

STATE OF TEXAS

County of NAVARRO, TX

Sworn to and subscribed before me on the 27th day of November, 2023 by Chris Hackett (Name of Principal Signer) (Seal) *[Signature]*
Notary Public Signature

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. 6762
TBPELS FIRM REG. 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 #3 _____

Commissioner Precinct #2 _____

Commissioner Precinct #4 _____

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 AND MAPPING
BLAZE SURVEYING &
MAPPING, LLC

PO BOX 1910 ROWLETT, TX 75030

214-544-9239

Info@Blazesurveying.com

TBPELS FIRM NO. 10194735

SURVEYOR: OWNER/DEVELOPER:
BLAZE SURVEYING AND MAPPING LAND BARON, LLC
PO BOX 1910 ROWLETT, TX 75030 835 BELTRAND LN.
ROCKHALL, TX 75087
INFO@BLAZESURVEYING.COM (817)-967-9005
TBPELS FIRM NO. 10194735

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ELDORADO RANCH SUBDIVISION (V.2, P.45)
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ABSTRACT NO. 136, NAVARRO COUNTY, TEXAS**

DATE: 01/25/2023 PROJECT#: 22110 SHEET 2 OF 2