

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

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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: Tupelo Acres

Acreage of subdivision: 30 Number of proposed lots: 12

Name of Owner: Norman & Addison Lay

Address: 5734 NE CR 1040 Rice, Tx 75155

Phone number: 432-816-3963 Email: blisslay11@gmail.com

Surveyor: Andress Surveying, LLC

Address 506 Richardson Street Athens, Tx 75751

Phone number: 903-904-5043 Fax Number: 903-904-5044

Email: rca@andresssurveying.com

Physical location of property:

Legal Description of property:

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: Bliss Lay

Date: 3/2/2023

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:

Exhibit "A"

Restrictions

No part of the above described property shall be used for commercial purpose, whatsoever, but use shall be restricted to residential purposes only with no more than one (1) single-family dwelling to be erected on the premises. Only two (2) other buildings, such as a garage, storage area or barn, may be erected so long as they do not detract from the general appearance of the property. The dwellings built on the premises shall contain a minimum of fifteen hundred (1,500) square feet of heated floor space. Nothing herein shall prevent any owner from rendering professional services of a purely personal nature as long as such services do not attribute to the property any appearance of a commercial or non-residential use, "also",

1. Except as may be otherwise provided herein, no dwelling or any part thereof shall be located on said land nearer any property line than twenty (20) feet.
2. All dwellings on the subject property used for a residence must have a minimum of 1,500 square feet and have brick, rock or wood siding at least 3 feet from the ground level.
3. No hunting or use of firearms is permitted on any of the public or private areas of the Subdivision, except for personal protection or protection from an invasive destructive animal disturbing safety or causing destruction to property, subject to all applicable laws, rules, regulations, and ordinances of any relevant governing authority.
4. Said land shall not be used or maintained as a dumping ground for rubbish. No junk cars shall be permitted to be placed on this property.
5. No ponds, stock tanks, small lakes or any other form of digging for water storage may be allowed on the tract of property.
6. No noxious or offensive activity shall be carried on at any lot nor shall anything be done or placed therein which may become a nuisance or cause unreasonable embarrassment, disturbance, or annoyance to other owners in the enjoyment of their lots or open spaces.
7. The subject property shall have a perimeter fencing constructed and maintained by the property owner and all successors capable of turning and containing pets and livestock.
8. All pets and livestock shall not be allowed to roam and must be confined within the subject property. Dogs, Cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
9. Owners of this property may keep livestock at the rate of 2 animal units per tract. Provided proper fencing, barns and stables relative to their use are maintained in a clean, orderly, and sanitary manner.

Animal Unit Equivalentents Provided:

Kind and class of livestock	Approximate animal unit equivalent
Cow (1,000-lb.) with calf	1.0
Dry cow (1,000-lb.)	0.77
Heifer (600- to 900-lb.)	0.6 - 0.8
Steer (600- to 900-lb.)	0.7 - 0.9
Bull (1,500-lb.)	1.2
Horse (800-lb. yearling)	1.1
Horse (1,000-lb. 2-yr.-old)	1.35
Horse (1,100-lb. 3-yr.-old and older)	1.5
Ewe (130-lb.)	0.18
Weaned lamb (75-lb.)	0.10
Ram (175-lb.)	0.25
Nanny (70-lb.)	0.11
Weaned kid (35-lb.)	0.05
Billy (125-lb.)	0.19
Swine (200lbs)	0.3
Swine (400lbs)	0.6

10. These covenants shall run with the land and be binding on all parties and persons claiming by, through or under them, for a period of thirty (30) years from the date hereof.

A. Bliss Lay

