

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: The Village at Pine Tree Valley

Acreage of subdivision: 59.2 Number of proposed lots: 11

Name of Owner: Esthela Hernandez

Address: 600 Hogan Alley Dr Mansfield, TX 76063

Phone number: 817-209-7491 Email: esthela.hernandez65@yahoo.com

Surveyor: Address Surveying, LLC

Address: 17535 FM 1394, WORTHAM, TX 76693

Phone number: 817-209-7491 Fax Number:

Email: esthela.hernandez65@yahoo.com

Physical location of property: 17535 FM 1394, WORTHAM, TX 76693

Legal Description of property:

Intended use of lots (check all that apply): Residential (single family) Residential (multi-family) Commercial/Industrial Other (please describe) For livestock and some for residential

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 Date 7/20/22

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:

# **The Village at Pine Tree Valley**

## **DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS**

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 On-Site Sewage Facility Licensing Department upon construction of a residential dwelling.
8. No building construction shall be allowed on the tract of land until required permit(s) are issued if required by Navarro 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 if they live at the property and no burning of trash is permitted at that 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 The Village at Pine Tree Valley is designated as a private drive. This road is the perpetual responsibility and liability of the owners in The Village at Pine Tree Valley #2. 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.

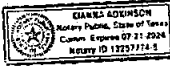


**ADDRESS SURVEYING, LLC**  
 506 Richardson Street • Arroyo, Texas 75771  
 Phone: (409) 896-5041 Fax: (409) 896-5044  
 AddressSurveying.com TML's Firm No. 10194123

FILED FOR RECORD IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 PLAT RECORDS OF NAVARRO COUNTY, TEXAS

CLERK'S OFFICE ACCEPTANCE:  
 I, COUNTY CLERK OF NAVARRO COUNTY, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2022.

NOTARIZATION:  
 I, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2022.



- OWNER'S NOTES:**
- 1) EASEMENTS AND DISTANCES WERE OBTAINED FROM L.P. UNRECORDED AND ARE BASED ON THE TEXAS STATE PLANS COORDINATE SYSTEM HAD BY NORTH CENTRAL D.M.E. (T.M.S. #252)
  - 2) NO EFFORT WAS MADE BY THE SURVEYOR TO LOCATE EVIDENCE OF EASEMENTS AND/OR OTHER SUBORDINATE UTILITIES IN THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS OR ADJACENT UTILITIES.
  - 3) EASEMENT I.L.M. 07/15/2022
  - 4) ADDRESS SURVEYING, LLC PROJECT NUMBER 2022-0196

**EASEMENT RIGHTS:**  
 THE EASEMENTS (WHICH RIGHTS ARE HEREIN BEING GRANTED) IN THE FOREGOING AS LOCATED, THE UTILITY EASEMENTS SHALL BE OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BOLLARDS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS ON EASEMENT SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED ON, OVER OR ACROSS THE EASEMENTS UNLESS SAID EASEMENT IS BEING USED TO CONVEY PUBLIC UTILITIES AND MAINTENANCE OF ALL PUBLIC UTILITIES LOCATED AND OPERATING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REPAIR AND KEEP REPAIRED ALL OR PARTS OF ANY BOLLARD, FENCE, TREE, SHRUBS OR OTHER IMPROVEMENTS OR OBSTRUCTIONS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ITS RESPECTIVE SYSTEM OR THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FIRST RIGHT OF PASSAGE AND ACCESS TO OR FROM AND OVER THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, MAINTAINING, REPAIRING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF AT ALL TIMES OBTAINING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING, TESTING AND ANY MAINTENANCE OR SERVICE REQUIRED OR AUTHORITY PROVIDED BY THE UTILITY. LISTINGS WHETHER AIR-SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY COMPANY OR THE CUSTOMER.

**SURVEYOR'S CERTIFICATE:**  
 I, RUSSELL C. ANDREWS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4044 DECLARE THAT THIS PLAT SHOWS FOLLOWING REPRESENTS THE SURVEY OF AN ON THE GROUND SURVEY MADE UNDER MY EXECUTION AND SUPERVISION IN COMPLIANCE WITH THE AUTHORITY GRANTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ON SEPTEMBER 1995.

ON THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2022.



RUSSELL C. ANDREWS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044  
 ADDRESS SURVEYING, LLC  
 506 RICHARDSON STREET, ARLING, TEXAS 75771 (409) 896-5041  
 TITLE FIRM NUMBER 10194123

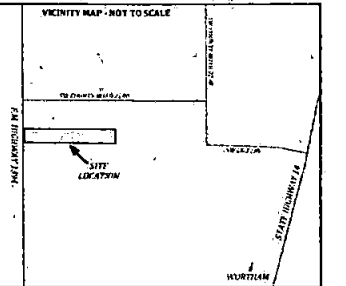
**SEWER / SEPTIC SYSTEMS:**  
 SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL LOTS. SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TORMAN RESIDUAL WATER DISTRICT, AND THE SANITATION BY THE REGULATION.

- NOTES PER NAVARRO COUNTY REQUIREMENTS:**
- 1) MAINTENANCE OF THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EXISTING AND PROPOSED OR CONSTRUCTING AND FLOODWAYS IS PROHIBITED.
  - 2) THIS PLAT SHOWS DRAINAGE CHANNELS THAT CROSS OR ADJACENT TO THE ADJUTORY WILL BE MAINTAINED AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER OF THE LOT OR LOTS THAT OR TRAVELLED BY OR ADJACENT TO THE DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.
  - 3) NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SAID DRAINAGE DITCHES OR FOR THE CONTROL OF EROSION.
  - 4) NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

**NAVARRO COUNTY PRIVATE ROAD STATEMENT:**

- 1) NAVARRO COUNTY WILL NOT ACCEPT OR MAINTAIN THE ROAD'S SHOWN HEREIN UNLESS THEY MEET THE COUNTY STANDARDS IN EXCEPT IN THE LATE OF ACCEPTANCE.
- 2) THE ROAD'S SHOWN HEREIN WILL BE MAINTAINED IN PERFECTLY BY THE OWNER WITHIN THE BOUNDARIES AND WIDE OF OTHER MEANS FOR ACCESSING THE OWNERS TO PROVIDE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.
- 3) AGREEMENT THAT EVERY DEED CONTAINS NOTICE TO THE GRANTEE THAT ALL STREETS ARE PRIVATE, THAT THE OWNERS WILL BE PERPETUALLY LIABLE FOR MAINTENANCE, AND THE QUALITY OF THE ROAD'S MAY AFFECT ACCESS TO PUBLIC SERVICES OR ACCESS TO THE ROAD.

**FLOOD / FEMA NOTE:**  
 THIS PROPERTY DOES NOT APPEAR TO BE IN ZONE "A" SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PAVED NUMBER 00000706L EFFECTIVE DATE 08/8/2012.



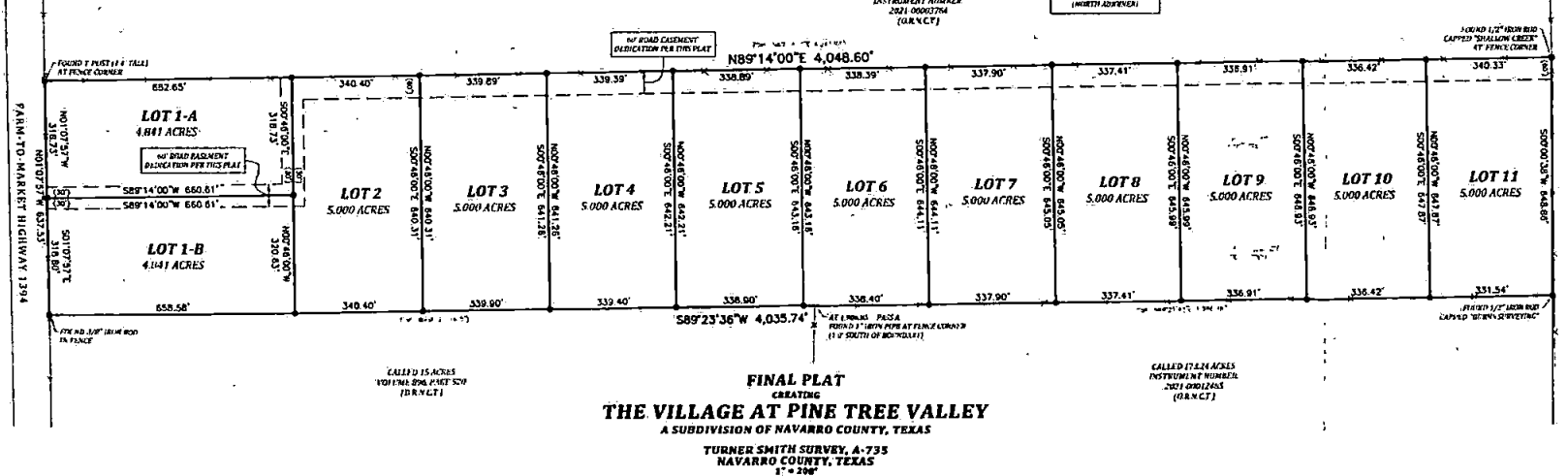
**ACKNOWLEDGEMENT:**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, HAVE AGREED AND SIGNED, HEREBY, IN CALLED ON A CEEB TRACT ONLY, AND CALLED PL-1 ACRES TRACT 2101, DO HEREBY ADMIT THIS PLAT OF THE VILLAGE AT PINE TREE VALLEY. A SIGHTSEEN OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEMONSTRATE TO THE PUBLIC THAT THE STREETS AND EASEMENTS SHOWN ON THIS PLAT CORRECTLY REPRESENT THE PLAT APPROVED BY THE STATE OF TEXAS.

THIS PLAT APPROVED BY THE STATE OF TEXAS, HEREBY, IN CALLED ON A CEEB TRACT ONLY, AND CALLED PL-1 ACRES TRACT 2101, DO HEREBY ADMIT THIS PLAT OF THE VILLAGE AT PINE TREE VALLEY. A SIGHTSEEN OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEMONSTRATE TO THE PUBLIC THAT THE STREETS AND EASEMENTS SHOWN ON THIS PLAT CORRECTLY REPRESENT THE PLAT APPROVED BY THE STATE OF TEXAS.

WITNESS MY HAND AND SEAL OF NAVARRO COUNTY, TEXAS, ON THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2022.

**LEGEND**  
 \* = 547 1/2" IRON ROD CAPPED "ADDRESS SURVEYING, LLC" (R.N.C.T.)

**NOTE: PER DEVELOPER UTILITIES WILL BE PROVIDED FROM EXISTING UTILITY FACILITIES (SEE ACTION CALLED 29.57 ACRES (R.N.C.T.) (R.N.C.T.))**



**FINAL PLAT**  
 CREATING  
**THE VILLAGE AT PINE TREE VALLEY**  
 A SUBDIVISION OF NAVARRO COUNTY, TEXAS  
 TURNER SMITH SURVEY, A-735  
 NAVARRO COUNTY, TEXAS

BEING ALL OR CALLED 29.8 ACRES "TRACT ONE" AND ALL OR CALLED 29.6 ACRES "TRACT TWO" AS LISTED IN INSTRUMENT NUMBER 2021-0004401 IN THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS (R.N.C.T.)

STATE OF TEXAS, COUNTY OF NAVARRO:  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, HAVE AGREED AND SIGNED, HEREBY, IN CALLED ON A CEEB TRACT ONLY, AND CALLED PL-1 ACRES TRACT 2101, DO HEREBY ADMIT THIS PLAT OF THE VILLAGE AT PINE TREE VALLEY. A SIGHTSEEN OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEMONSTRATE TO THE PUBLIC THAT THE STREETS AND EASEMENTS SHOWN ON THIS PLAT CORRECTLY REPRESENT THE PLAT APPROVED BY THE STATE OF TEXAS.

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