

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT **Precinct #2**

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 Grove

Acreage of subdivision: 50 Number of proposed lots: 41

Name of Owner: Land Baron INC

Address: 635 Beltrand LN Fate TX 75087

Phone number: 817-987-9005 Email: chris@texaslandbaron.com

Surveyor: Blaze Surveying

Address: PO Box 1910 Rowlett TX

Phone number: 214-544-9239 Fax Number: _____

Email: jeff@blazesurveying.com

Physical location of property: HWY 31 and FM 1393

Legal Description of property: ABS A10782 A SANCHEZ ABST TRACT 8 50.92 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.

Chris Hackler
Signature of Owner

3/13/2023
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: _____

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. Barons Grove Lane _____, .5 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

Baron's Grove

DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS

Declarations and Restrictions for Baron's Grove. A division of 50.92 acres of land, legal description ABS A10782 A SANCHEZ ABST TRACT 8 50.92 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 Baron's Grove is designated as a private drive. This road is the perpetual responsibility and liability of the owners in Baron's Grove. 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. The residents of Baron's Grove may elect a road manager to supervise and maintain the road for the community.
 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

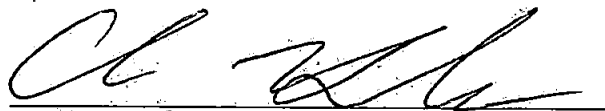
been corrected within 30 days after the initiation of the enforcement of fines has been established, the fine will then double every 30 days until the violation has been corrected, or from \$20 per day to \$40, from \$40 to \$80, etc.

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 20 day of March, 2023.

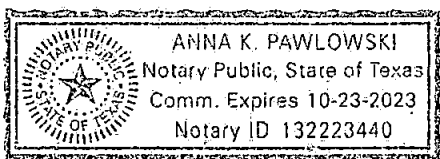
LAND BARON, INC
A Texas Corporation



By: Christopher Hackler, Manager

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on the 20 day of March, 2023, by Christopher Hackler, the Manager of Land Baron INC., a Texas corporation, on behalf of such corporation.



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, INC
P.O. Box 202
Fate TX 75132

418



VICINITY MAP
NET 81x41.62

CRS
(TPOST Bears N12°20'11"E 1.74')

CALLED 61.401 AC.
SATURN FARMLAND
(CC#2021-013925)

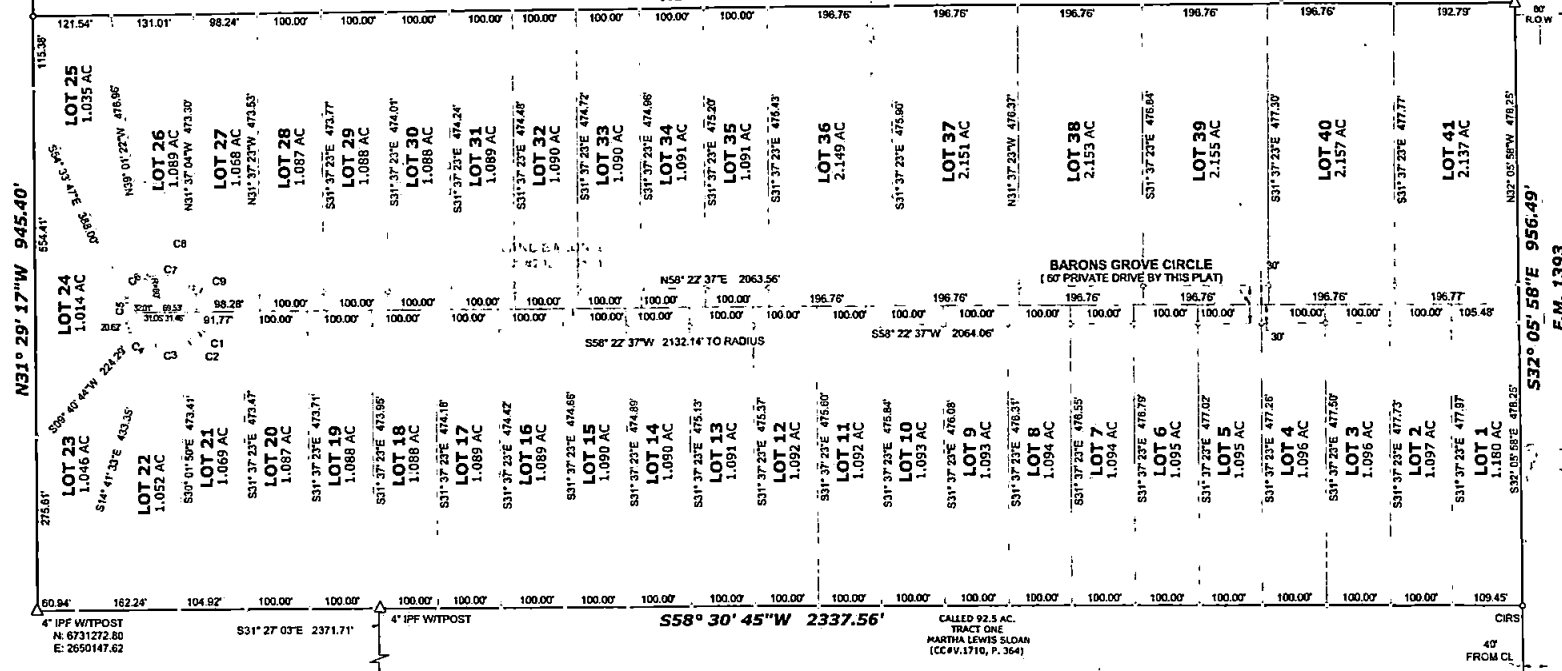
SODD GLENN
(CC#2014-003088)

1/2" I.P.F.
S58°17'12"W 290.87'

N32°05'58"W 732.70'
(DIRECTIONAL CONTROL)

F.A. 1383
(80' RIGHT OF WAY)
(40' PER CC# V. 518, P. 15)

P.O.B.
1/2" I.P.F.
N: 6733304.00
E: 2651832.71



ROW MANAGEMENT TRUST
(CC# 2012-011479)

F.M. 1393

TRACT 2
CALLED 119 AC.
RITCHEE FARMS LTD
(CC#2022-002384)

FURTHER DESCRIBED
AS THIRD TRACT IN
(CC# V.512, P.213)



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

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 BELFRAND LN,
ROCKWALL, TX 75087
(817)-987-9005

LEGEND

- SUBJECT BOUNDARY
- ADJACENT BOUNDARY
- APPROXIMATE ABSTRACT LINE EASEMENT
- 1/2" IRON ROD SET w/ BLUE PLAZE SURVEYING" CAP CONTROLLING MONUMENT
- Δ V.P. VOLUME/PAGE
- CC# COUNTY CLERK
- F.A.L. FARM TO MARKET
- RF HIGH ROAD FUND
- CRS CAPPED IRON ROD SET
- DE IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- (A-X) NUMBER
- NO ABSTRACT NUMBER
- SRV SURVEY
- AC ACRES

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Bearing
C1	25.27'	25.54'	056°41'01"	24.25'	N37° 02' 20"E
C2	16.47'	60.00'	D15°43'25"	16.41'	N18° 33' 33"E
C3	50.00'	60.00'	047°44'47"	48.57'	N48° 17' 39"E
C4	50.00'	60.00'	047°44'47"	48.57'	S83° 57' 34"E
C5	50.00'	60.00'	047°44'47"	48.57'	S36° 12' 46"E
C6	50.00'	60.00'	047°44'47"	48.57'	S11° 32' 01"W
C7	78.05'	60.00'	072°39'00"	71.05'	S71° 43' 55"W
C8	9.70'	25.91'	021°27'28"	9.65'	N83° 06' 59"W
C9	15.53'	25.91'	034°20'14"	15.30'	S68° 59' 10"W

FINAL PLAT OF THE
BARONS GROVE ADDITION
BEING LOTS 1-41
OUT OF A 50.92 ACRE TRACT

OUT OF THE ANTONIO SANCHEZ SURVEY
ABSTRACT NO. 782, NAVARRO COUNTY, TEXAS

DATE: 03/14/2023 PROJECT#: 23002

PAGE 1 OF 2

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.
- All measured distances shown herein are grid distances expressed in US Survey Feet. Acreage was calculated as horizontal surface acreage using a combined scale factor of 1.000005.
- By graphical scaling according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 48348C0425D 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 07/19/2021 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.
- A General Blanket Easement to Lone Star Gas recorded in Volume 331, Page 578 affects the subject tract. Location of any pipelines should be verified prior to constructing any improvements.
- This plat is INVALID without the signature and approval of the County Commissioners Court of Navarro County. Final Lot corners will not be set until this plat has been approved for recordation.
- Lot corners within private drive will be set at 30' & 60' offsets as shown hereon.

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.

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

BEING a tract of land situated in the Antonio Sanchez Survey, Abstract No. 782, Navarro County, Texas, being all of that called 50-acre tract of land described in Warranty Deed from Harvey D. Ivy to Bernice Alee Ivy recorded in Volume 1125, Page 22 of the Deed Records of Navarro County, Texas (DRNCT), being called the south 50-acres of that called 100-acre tract to T.J. Ivy recorded in Volume 546, Page 121 (DRNCT), also being that same tract of land described in Warranty Deed With Vendors Lien to Land Baron, LLC recorded in Instrument Number 2023-001742 (DRNCT) and being more particularly described as follows:

BEING a 12-inch iron pipe found in the southwest right-of-way (ROW) line of Farm to Market (FM) Road 1593, an 80-foot wide ROW, said road being part of that certain ROW, dedication to the State of Texas from T.J. Ivy record in Volume 518, Page 15 (DRNCT), being the north corner of said Bernice Ivy tract and the east corner of that called 61.401 acre tract of land described in Warranty Deed with Vendor's Lien to Saturn Farmland recorded in Instrument Number 2021-015335 (DRNCT).

THENCE South 32 Degrees 05 Minutes 58 Seconds East, with the said southwest ROW line of FM 1593 and the northeast line of said Bernice Ivy tract, a distance of 938.48 feet to a 12-inch iron rod with blue cap stamped "Blaze Surveying" set for the east corner of said Bernice Ivy tract and being the north corner of that called 52.5-acre tract of land described as "First Tract" in Warranty Deed to Martha Lewis Sloan recorded in Volume 1710, Page 364 (DRNCT);

THENCE South 88 Degrees 45 Minutes 45 Seconds West, departing said southwest ROW line, with the common northwest line of said Sloan tract, passing at a distance of 1,802.62 feet, a 4-inch iron pipe with T-Pipe found for the northwest corner of said Sloan tract and being the most westerly interior corner of that certain tract of land described as "Tract 2" in Special Warranty Deed to Rachel Farms, LTD recorded in Instrument Number 2021-002284 (DRNCT), continuing in a total distance of 2,337.58 feet to a 4-inch iron pipe found with T-Pipe for the westerly exterior corner of said Ritchie Farms tract.

THENCE North 31 Degrees 29 Minutes 17 Seconds West, with the northeast line of said Ritchie Farms tract, a distance of 848.40 feet to a 12-inch iron rod with blue cap stamped "Blaze Surveying" set for corner, being the south corner of said Saturn Farmland and from which a T-Pipe found for reference bears North 12 Degrees 20 Minutes 11 Seconds East, a distance of 1.74 feet.

THENCE North 58 Degrees 14 Minutes 27 Seconds East, departing said northeast line of the Ritchie Farms tract, with the common line of said Saturn Farmland and the northeast line of said Bernice Ivy tract, a distance of 2,327.38 feet to the POINT OF BEGINNING and Containing 50.92 acres of land more or less.

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 _____

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 GROVE 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

[Signature] 3-20-23
Owners Name/Authorized Signatory _____ Date: _____

STATE OF TEXAS

County of NAVARRO, TX

Sworn to and subscribed before me on the 20th day of March, 2023

by [Signature] (Name of Principal Signer),
(Seal)

[Signature]
Notary Public Signature

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 _____

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 _____

**FINAL PLAT OF THE
BARONS GROVE ADDITION
BEING LOTS 1-41
OUT OF A 50.92 ACRE TRACT**

**OUT OF THE ANTONIO SANCHEZ SURVEY
ABSTRACT NO. 782, NAVARRO COUNTY, TEXAS**

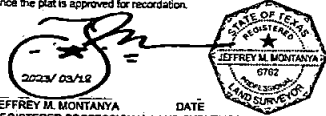
DATE: 03/13/2023 PROJECT#: 23002 PAGE 2 OF 2



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

SURVEYOR'S 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 once the plat is approved for recordation.



JEFFREY M. MONTANYA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6762
TBPELS FIRM REG. NO. 10194735

SURVEYOR:
BLAZE SURVEYING AND MAPPING, LLC
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