

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

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Corsicana, Texas 75110
903-875-3312 ph.
903-875-3314 fax

Precinct #1

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: MORGAN ACRES

Acreage of subdivision: 76.871 Number of proposed lots: 9

Name of Owner: Steve Thomas Morgan

Address: 6500 NW County Road 1300 Barry TX 75102

Phone number: 903-229-0863 Email: stevem1969@yahoo.com

Surveyor: Rockin B Survering Inc

Address P.O. Box 5052 Mabank, TX 75147

Phone number: Fax Number: 903-288-6810

Email: wayne@wbsurveying.com

Physical location of property: 6196 NW CR 1300 Barry, TX 75102

Legal Description of property: Being a 78.995 acre tract or parcel of land situated in the William M Frazier Survey Abstract No 291, Navarro County, Texas and being part of that certain called 95.5 acre tract of land conveyed to Steve Thomas Morgan, Recorded in Document No. 2018-2446, Official Public Records of Navarro County, Texas

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.

Steve Morgan
Signature of Owner

5.19.23
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: _____

LEGEND

- Symbol for boundary monument, iron rod, etc.



PRELIMINARY PLAT OF 78.995 ACRES INTO MORGAN ACRES, PART OF CALLED 95.5 ACRES TO STEVE THOMAS MORGAN, DOC. No. 2018-2446 WILLIAM M. FRAZIER SURVEY, ABSTRACT No. 291 NAVARRO COUNTY, TEXAS

OWNER'S STATEMENT: I, Steve Thomas Morgan, do hereby adopt this plat, designating the hereinbefore described property as MORGAN ACRES, and do accept this plat as my plan for said addition and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the ___ day of ___ 2022.

By: STEVE THOMAS MORGAN

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the ___ day of ___ 2022.

Notary Public

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 the ___ day of ___ 2022.

County Judge

Commissioner Precinct #1 Commissioner Precinct #2

Commissioner Precinct #3 Commissioner Precinct #4

STATE OF TEXAS COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:

THAT I, COUNTY CLERK FOR THE COUNTY OF NAVARRO DO HEREBY CERTIFY THAT THE FORDING PLAT WAS FILED IN MY OFFICE ON THIS the ___ day of ___ 2022.

COUNTY CLERK

STATE OF TEXAS COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS: The Filled 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 ___ 2022.

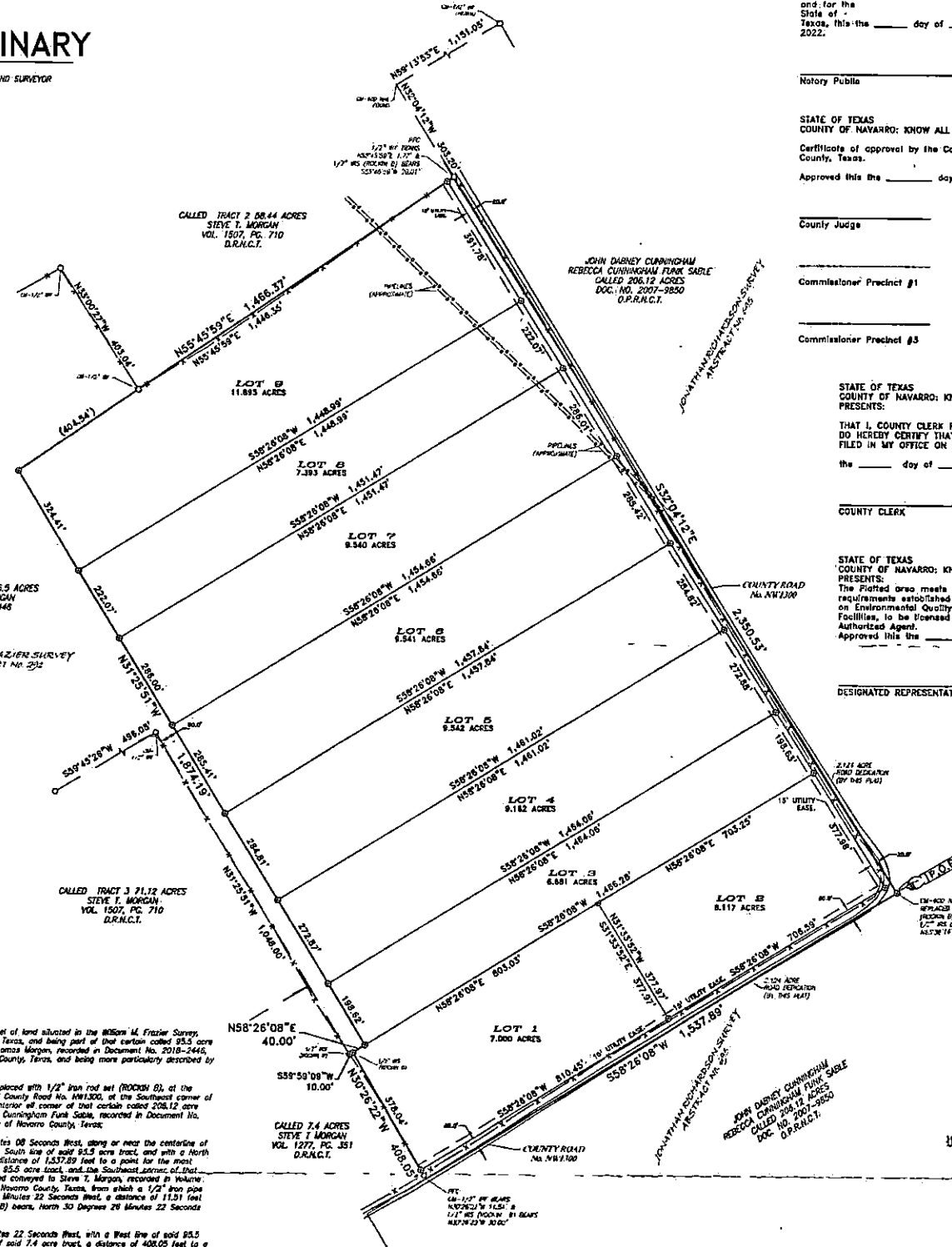
DESIGNATED REPRESENTATIVE, NAVARRO COUNTY

I, Wayne Beets II BPLS No. 8039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions as so located. Use of this survey by any other parties and/or for other purposes shall be at their own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 10-06-2022

PRELIMINARY

By: WAYNE BEETS II REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS No. 8039



LEGAL DESCRIPTION Being a 78.995 acre tract or parcel of land situated in the William M. Frazier Survey, Abstract No. 291, Navarro County, Texas, and being part of that certain called 95.5 acre tract of land conveyed to Steve Thomas Morgan, recorded in Document No. 2018-2446, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEHAVING at a 600 nail found, replaced with 1/2" iron rod set (ROCKON B), at the approximate projected extension of County Road No. 481300, at the Southeast corner of said 95.5 acre tract, and of the interior all corner of that certain called 206.12 acre tract of land conveyed to Rebecca Cunningham Furr Sable, recorded in Document No. 2007-9950, Official Public Records of Navarro County, Texas;

THENCE South 58 Degrees 28 Minutes 00 Seconds West, along or near the centerline of County Road No. 481300, with the South line of said 95.5 acre tract, and with a North line of said 206.12 acre tract, a distance of 1,837.89 feet to a point for the most Southern Southeast corner of said 95.5 acre tract, and the Southeast corner of that certain called 7.4 acre tract of land conveyed to Steve T. Morgan, recorded in Volume 1277, Page 816, Deed Records of Navarro County, Texas, from which a 1/2" iron pipe found bears, North 30 Degrees 28 Minutes 22 Seconds West, a distance of 11.51 feet and a 1/2" iron rod set (ROCKON B) bears, North 30 Degrees 28 Minutes 22 Seconds West, a distance of 30.00 feet;

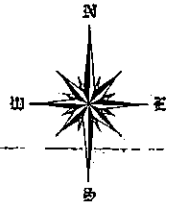
THENCE North 30 Degrees 28 Minutes 22 Seconds West, with a West line of said 95.5 acre tract and with an East line of said 7.4 acre tract, a distance of 408.05 feet to a 1/2" iron rod set (ROCKON B), of an all corner of said 95.5 acre tract and a Northeast corner of said 7.4 acre tract;

THENCE over and across said 95.5 acre tract as follows: North 59 Degrees 28 Minutes 00 Seconds East, a distance of 40.00 feet to a 1/2" iron rod set (ROCKON B), North 31 Degrees 25 Minutes 51 Seconds West, a distance of 1,874.18 feet to a 1/2" iron rod set (ROCKON B), and North 55 Degrees 43 Minutes 59 Seconds East, passing all a distance of 404.54 feet, a 1/2" iron rod found for an all corner of said 95.5 acre tract and a Southeast corner of that certain called 58.44 acre tract, described as tract 2, conveyed to Steve T. Morgan, recorded in Volume 1507, Page 710, Deed Records of Navarro County, Texas, continuing on for a total distance of 1,468.37 feet to a point for corner on the West margin of County Road No. 481300; on the East line of said 95.5 acre tract, on a West line of said 206.12 acre tract, and at the most Easterly Southeast corner of said 95.44 acre tract, from which a 1/2" iron rod found bears, North 35 Degrees 43 Minutes 59 Seconds East, a distance of 1.77 feet and a 1/2" iron rod set (ROCKON B) bears, South 55 Degrees 43 Minutes 59 Seconds West, a distance of 20.01 feet.

THENCE South 33 Degrees 04 Minutes 17 Seconds East, along County Road No. 481300, with the East line of said 95.5 acre tract and with a West line of said 206.12 acre tract, a distance of 2,350.33 feet to the POINT OF BEGINNING and CONTAINING 78.995 acres of land.

NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 4813900325F, DATED 08-03-2013 & 4813900300F, DATED 08-03-2013.
- 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 3) ALL SET IRON RODS = 1/2" PINK CAP (ROCKON B).
- 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 7) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSING BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGEWAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
- 8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS-AS SHOWN.
- 9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.



1" = 200'

Prepared by ROCKIN B SURVEYING, L.L.C. P.O. BOX 5052 MARANO, TEXAS 75147 FIRM No. 10194744 903-288-6810 JOB NO: W2022-236

DECLARATION OF RESTRICTIONS

STATE OF TEXAS)
)
COUNTY OF NAVARRO)

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Steve Thomas Morgan, hereinafter called the Declarant, is the owner of all that certain real property in Navarro County, Texas, as will be known as MORGAN ACRES described as follows:

78.995+- acres, situated in the William M Frazier Survey Abstract No 291, Navarro County, Texas and being part of the certain tract called 95.5-acre tract of land conveyed to Steve Thomas Morgan, Recorded in Document No. 2018-2446, Official Public Records of Navarro County, Texas.

WHEREAS the Declarant will convey the above-described property, subject to certain protective covenants, conditions, restrictions, liens, and charges as hereinafter set forth.

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title, or interest in or to the above described property or any part thereof, and their heirs, successors, and assigns, and which easements, restrictions, covenants, and conditions shall inure to the benefit of each owner thereof.

ARTICLE ONE

- 1.01 "Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any lot or portion of a lot on which there is or will be built a detached single-family dwelling, including contract seller, but excluding those having such interest merely as security for the performance of an obligation.
- 1.02 "Properties" shall mean and refer to that certain real property hereinbefore described.

ARTICLE TWO

- 2.01 The property shall be used for residential use only. Only one house per lot shall be erected. No building shall be erected, altered, placed, or permitted to remain on the property other than a detached, single-family dwelling and a private garage, and a barn.
- 2.02 Any residence constructed on said property must have a floor area of not less than 1300 square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.
- 2.03 Double-wide or manufactured homes will NOT be allowed at any time.
- 2.04 No lot will be allowed to be subdivided.
- 2.05 No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.
- 2.06 No part of the property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers.
- 2.07 No truck, bus, or trailer shall be left parked in the road in the front of the property except for construction and repair equipment while residence is being built, placed or repaired in the immediate vicinity.

2.08 No professional, business, or commercial activity to which the public is invited shall be conducted on the property.

ARTICLE THREE

- 3.01 The Declarant, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, or reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
- 3.02 Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.
- 3.03 Covenants, conditions, and restrictions of this declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by, the Declarant, or the owner of any property subject to this Declaration, and their respective legal representatives, heirs, successors, and assigns.

EXECUTED BY the said Declarant this ___ day of _____, 20__

 Steve Thomas Morgan
 Owner

STATE OF TEXAS

COUNTY OF NAVARRO)

BEFORE ME, the undersigned authority, on this day personally appeared Steve Thomas Morgan known to me to be the people whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein express.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20__.

 Notary Public in and for Navarro County, Texas