

12

Precinct #1

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoun@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: Meadowview Estates

Acreage of subdivision: 14.537 Number of proposed lots: 9

Name of Owner: Milan Patel

Address: 11825 Indian Pony way Ft. Worth TX 76244

Phone number: 856-979-8994 Email: milanpayal@yahoo.com

Surveyor: Andress Surveying Co.

Address 506 Richardson Street Athens, Texas 75751

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

Email: rca@andresssurveying.com

Physical location of property: 14.537 Acres hwy 22 Blooming Grove TX

Legal Description of property: ABS A10465 J H KUYKENDALL ABST TRACT 1 17.33

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

Date 5/11/2023

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:

SURVEYOR'S NOTES:

- 1) BEARINGS AND DISTANCES WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL 2011 (TPS 4202).
- 2) ALL SET 1/2" IRON RODS CAPPED "ADDRESS SURVEYING" UNLESS NOTED OTHERWISE.
- 3) NO REPORT WAS MADE BY THE SURVEYOR TO LOCATE POSSIBLE GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROJECT. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE OR ACCIDENT THEREON.
- 4) STATE OF TEXAS RIGHT-OF-WAY RECORDED IN VOLUME 357, PAGE 340 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 5) TEXAS PUBLIC COMPANY RIGHT-OF-WAY RECORDED IN VOLUME 492, PAGE 375 (O.R.N.C.T.) IS ON OVER AND ACROSS, AND IS NON-LOCATIVE.
- 6) BAND B WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 737, PAGE 369 (O.R.N.C.T.) IS 20 FEET WIDE, CENTERED ON PIPE AS-LAID, AND IS NON-LOCATIVE.
- 7) NAVARRO COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT RECORDED IN VOLUME 1491, PAGE 97 (O.R.N.C.T.) IS ON OVER AND ACROSS, AND IS NON-LOCATIVE.
- 8) DRAFTER, R.C.A. - 05/03/2023
- 9) ADDRESS SURVEYING, LLC PROJECT NUMBER 2023-0211.

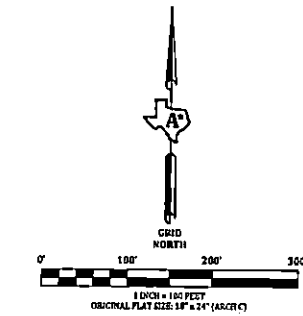
SURVEYOR'S CERTIFICATE:

I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6464, DECLARE THAT THIS PLAT SHOWS HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY PERSONAL AND SUPERVISION ON APRIL 03, 2023, AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS PRACTICE SEPTEMBER, 1982.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF APRIL, 2023.



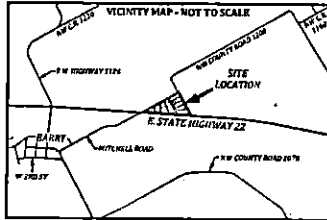
ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464
 ADDRESS SURVEYING, LLC
 504 RICHARDSON STREET, ATHENS, TEXAS 75751 (PH) 904-5043
 TRPLR NUMBER 10194123



FILED FOR RECORD IN VOLUME _____ PAGE _____
 PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

ADDRESS SURVEYING, LLC

504 Richardson Street - Athens, Texas 75751
 Phone: (903) 904-5043 Fax: (903) 904-5044
 AddressSurveying.com TRPLR File No. 10194120



- LEGEND**
- = SET 1/2" IRON ROD CAPPED "ADDRESS SURVEYING", UNLESS NOTED OTHERWISE
 - = POINT FOR CORNER, UNLESS NOTED OTHERWISE
 - O/S = OFFSET DISTANCE FROM POINT FOR CORNER (AS NOTED)

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, MELAN PATIL, REPRESENTATIVE OF AFFLUENCE REAL ESTATE GROUP, OWNER OF THIS LASTLY ACRES SHOWN HEREON, DO HEREBY AGREE THIS PLAT OF "MEADOWVIEW ESTATES", A SUBDIVISION OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN SO FAR AS MY INTEREST MAY APPLY.

THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF NAVARRO COUNTY AND THE STATE OF TEXAS. WITNESS MY HAND, THIS 3RD DAY OF _____, 2023.

MELAN PATIL
 AFFLUENCE REAL ESTATE GROUP
 18225 INGRAM POINT WAY FORT WORTH, TEXAS 76244
 (817) 978-8994

NOTARIZATION:

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS, ON THIS DAY APPEARED MELAN PATIL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT IN FULL FOR THE PURPOSES HEREIN EXPRESSED.

SUBSCRIBED TO AND SIGNED BEFORE ME, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2023.

 NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS

COMMISSIONER'S COURT APPROVAL:

APPROVED BY THE NAVARRO COUNTY, TEXAS COMMISSIONER'S COURT ON THIS _____ DAY OF _____, 2023.

 COUNTY JUDGE, NAVARRO COUNTY, TEXAS

 COMMISSIONER, PRECINCT #1, NAVARRO COUNTY, TEXAS

 COMMISSIONER, PRECINCT #2, NAVARRO COUNTY, TEXAS

 COMMISSIONER, PRECINCT #3, NAVARRO COUNTY, TEXAS

 COMMISSIONER, PRECINCT #4, NAVARRO COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF NAVARRO:

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THIS 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 AGENCY.

APPROVED ON THIS THE _____ DAY OF _____, 2023.

 DESIGNATED REPRESENTATIVE, NAVARRO COUNTY, TEXAS

EASEMENT RIGHTS:

THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. 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 OWNERS. NO BUILDINGS, FENCES, TREES, BURNERS OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLANTED OR OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE UTILITIES USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING AND DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, BURNERS OR OTHER IMPROVEMENTS OR GROWTH WHICH IN ANY WAY ENHANCED OR INTERFERED WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR TO REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHIN THE NECESSITY AT ANY TIME OF EXERCISING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY. CUSTOMER METERS AND 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.

SEWER / SEPTIC SYSTEMS:

SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL O&P, SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TARRANT REGIONAL WATER DISTRICT, AND/OR NAVARRO COUNTY, TEXAS REGULATIONS.

NOTES PER NAVARRO COUNTY REQUIREMENTS:

- 1) BLOCKING OF THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING ANY FLOODWAYS IS PROHIBITED.
- 2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT OR TRAVERSED BY OR ADJACENT TO THE DRAINAGE CHANNELS ALONG OR ACROSS SAID LOT.
- 3) NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS 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.

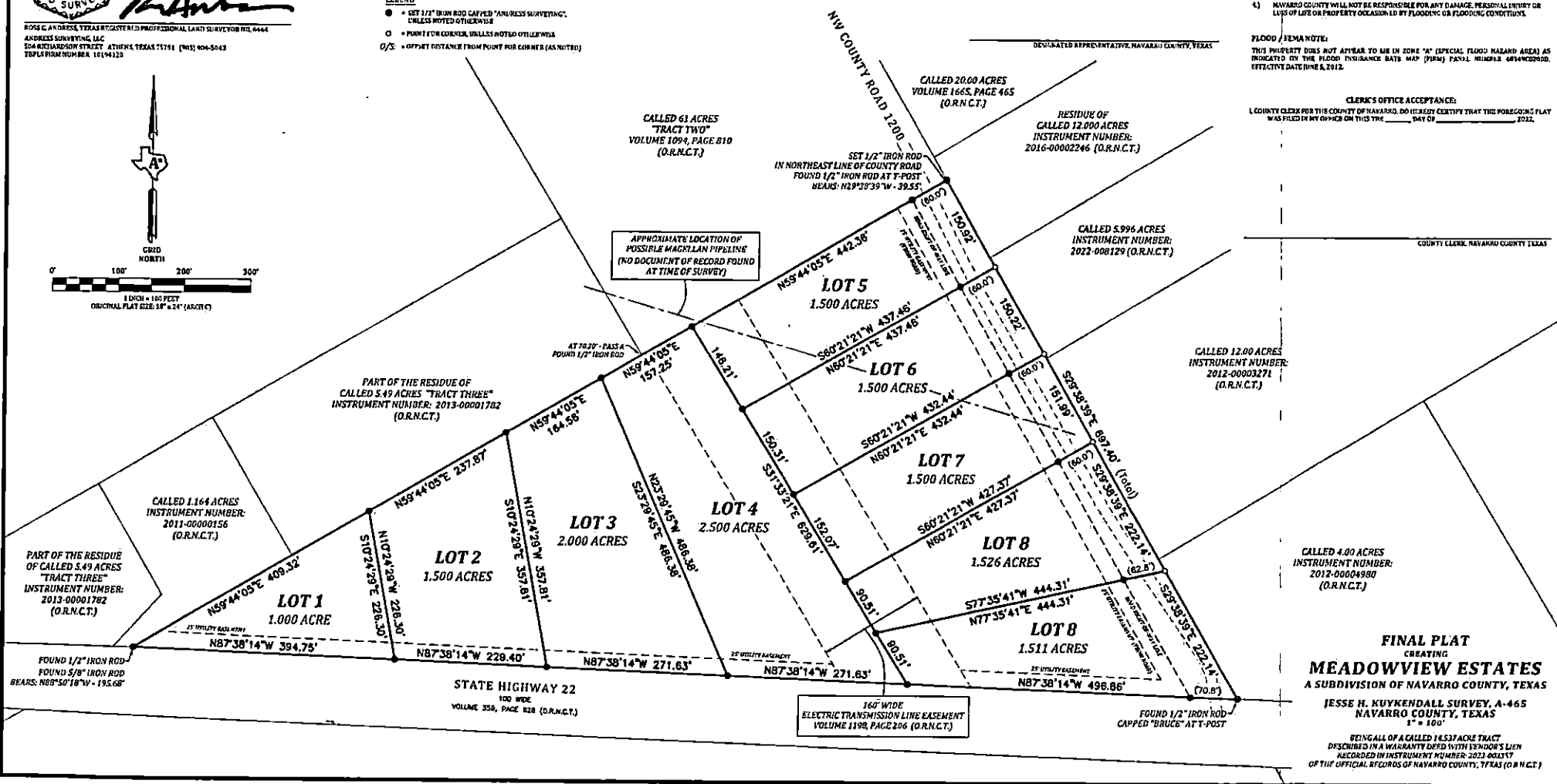
FLOOD / FEMA NOTE:

THIS PROPERTY DOES NOT APPEAR TO BE IN ZONE "A" (SPECIAL FLOOD HAZARD AREA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 4834000002, EFFECTIVE DATE JUNE 8, 2012.

CLERK'S OFFICE ACCEPTANCE:

I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS THE _____ DAY OF _____, 2023.

 COUNTY CLERK, NAVARRO COUNTY, TEXAS



FINAL PLAT
 CREATING
MEADOWVIEW ESTATES
 A SUBDIVISION OF NAVARRO COUNTY, TEXAS
 JESSE H. KUYKENDALL SURVEY, A-465
 NAVARRO COUNTY, TEXAS
 1" = 100'
 BEING ALL OF A CALLED 14.5336 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN ACCORDING TO INSTRUMENT NUMBER 2022-0003177 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS (O.R.N.C.T.)

DECLARATION OF RESTRICTIONS

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

THAT WHEREAS, MILAN PATEL, REPRESENTATIVE OF AFFLUENCE REAL ESTATE GROUP, hereinafter called the Declarant, is the owner of all that certain real property in Navarro County, Texas, as will be known as MEADOWVIEW ESTATES described as follows:

14.537 +/- acres, situated in Jesse H Kuykendall Survey, A-465, Lots 1-9 in Navarro County, Texas, described in deed recorded instrument number 2023-003357 Deed 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 placed or constructed on said property must have a floor area of not less than 1150 square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.
- 2.03 Double-wide or manufactured homes will be allowed only if they are less than 5 years of age with proper skirting at all times.
- 2.04 Site built homes will be allowed only if it would be the only residence on the lot.
- 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__

 Milan Patel
 Owner

STATE OF TEXAS)
 COUNTY OF NAVARRO)

BEFORE ME, the undersigned authority, on this day personally appeared Milan Patel, known to me to be the person whose name has been 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