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NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoung@navarrocouny.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: Grandpa's Green Acres

Acreage of subdivision: 11.85 Number of proposed lots: 6

Name of Owner: Hailstone Land Group LLC

Address: 2123 Sandi Ln, Sachse, TX 75048

Phone number: 214-289-0233 Email: allstar.trees@yahoo.com

Surveyor: Rockin B Surveying, LLC

Address: PO Box 5052, Mabank, TX 75147

Phone number: 903-288-6810 Fax Number: _____

Email: wayne@rockinbsurveying.com

Physical location of property: Surrounding the address 4760 FM 1129, Roane, TX 75153

Legal Description of property: ABS A10645 T PRATT ABST TRACT 5 11.838 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.

[Signature]
Signature of Owner

10/13/2023
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: _____

**PRELIMINARY PLAT OF
GRANDPA'S GREEN ACRES
THOMAS PRATT SURVEY, ABSTRACT No. 645
NAVARRO COUNTY, TEXAS**

LEGEND

○ CONVEYING MONUMENT	○ OVERHEAD TELEPHONE
○ 1/2" IRON ROD FOUND	○ OVERHEAD ELECTRIC
○ 1/2" IRON ROD SET (ROCKIN B)	○ DEF. FENCE
○ POINT IRON CORNER	○ WOOD FENCE
○ 1/2" IRON PIPE FOUND	○ CHAIN LINK FENCE
○ POWER POLE	○ CHAIN LINK FENCE
○ WATER METER	○ OVERHEAD ELECTRIC
○ CONCRETE K&M MON	○ TELEPHONE
○ IRON ROD FOUND	○ ELECTRIC POSTAL
○ 5/16" IRON ROD	○ SEPTIC TANK
○ GAS METER	○ CLEANER
○ WATER VALVE	○ SEPTIC LID
	○ ASPHALT PAVING
	○ GRAVEL/POLE
	○ ROAD OF DRIVE

LEGAL DESCRIPTION
Being a 11.856 acre tract or parcel of land situated in the Thomas Pratt Survey, Abstract No. 645, Navarro County, Texas, and being part of that certain called 13.182 acre tract of land conveyed to R&S Dream Rental Properties, LLC, recorded in Document No. 2021-8099, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in County Road No. NE0190, at the Southeast corner of said 13.182 acre tract, and at the Northeast corner of that certain called 5.005 acre tract of land, conveyed to Daniel Ivan Briones and Gabriela Andrade, recorded in Document No. 2016-2692, Official Public Records of Navarro County, Texas;

THENCE South 58 Degrees 54 Minutes 58 Seconds West, with the South line of said 13.182 acre tract and with the North line of said 5.005 acre tract, passing a 3/4" iron pipe found, at a distance of 20.00 feet, continuing along a fence and with said common line, a total a distance of 720.91 feet to a 2" pipe post, at the Southeast corner of that certain called 0.31 acre tract of land, conveyed to Scott L. Inman, recorded in Document No. 2017-8134, Official Public Records of Navarro County, Texas, from which a 3/4" iron pipe found bears, South 58 Degrees 34 Minutes 58 Seconds West, a distance of 152.81 feet;

THENCE North 02 Degrees 16 Minutes 06 Seconds West, along a fence, over and across said 13.182 acre tract, and with the East line of said 0.31 acre tract, a distance of 99.95 feet to a 2" pipe post, at the Northeast corner of said 0.31 acre tract;

THENCE South 58 Degrees 16 Minutes 04 Seconds West, along a fence, over and across said 13.182 acre tract, and with the North line of said 0.31 acre tract, a distance of 149.10 feet to a point on the East right-of-way of Farm Road No. 1129, at the Northwest corner of said 0.31 acre tract, and in the West line of said 13.182 acre tract, from which a 1/2" iron rod found bears, South 58 Degrees 18 Minutes 04 Seconds West, a distance of 2.11 feet;

THENCE North 00 Degrees 13 Minutes 50 Seconds West, with the East right-of-way of Farm Road No. 1129 and with the West line of said 13.182 acre tract, a distance of 597.45 feet to a 1/2" iron rod found (ROCKIN B), at the Southwest corner of that certain called 1,000 acre tract of land, conveyed to Howard Hulings et ux, recorded in Document No. 2022-12568, Official Public Records of Navarro County, Texas;

THENCE North 46 Degrees 36 Minutes 33 Seconds East, over and across said 13.182 acre tract and with the South line of said 1,000 acre tract, a distance of 285.19 feet to a 1/2" iron rod found (ROCKIN B), at the Southeast corner of said 1,000 acre tract;

THENCE North 43 Degrees 11 Minutes 54 Seconds West, over and across said 13.182 acre tract and with the East line of said 1,000 acre tract, a distance of 305.22 feet to a 1/2" iron rod found (ROCKIN B) on the East right-of-way of Farm Road No. 1129, at the North corner of said 1,000 acre tract, and on the West line of said 13.182 acre tract;

THENCE North 00 Degrees 13 Minutes 50 Seconds West, with the East right-of-way of said Farm Road No. 1129 and with the West line of said 13.182 acre tract, a distance of 57.73 feet to a concrete monument found at the PC of a curve to the right, with a radius of 1,849.90 feet, a deflection angle of 00 Degrees 05 Minutes 16 Seconds, the chord of which bears North 00 Degrees 11 Minutes 12 Seconds West for a chord distance of 2.84 feet;

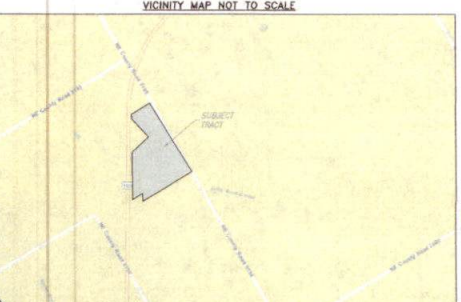
THENCE with the East right-of-way of Farm Road No. 1129, with the West line of said 13.182 acre tract, and along the arc of said curve, for an arc length of 2.84 feet to a point, at the Northwest corner of said 13.182 acre tract and the Lot 16, Country Hideaway, Plat recorded in Volume 6, Page 87, Plat Records of Navarro County, Texas, from which a 3/4" iron pipe found bears, South 58 Degrees 38 Minutes 39 Seconds West, a distance of 2.49 feet;

THENCE North 58 Degrees 38 Minutes 39 Seconds East, with the North line of said 13.182 acre tract and with the South line of said Lot 16, passing at a distance of 244.03 feet, a 3/4" iron pipe found on the West margin of County Road No. NE0190, continuing on with said common line, a total distance of 284.03 feet to a point, at the Northeast corner of said 13.182 acre tract;

THENCE South 31 Degrees 24 Minutes 37 Seconds East, near the centerline of County Road No. NE0190 and with the East line of said 13.182 acre tract, a distance of 1,007.15 feet to the POINT OF BEGINNING AND CONTAINING 11.856 acres of land.

- NOTES:**
- THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48549C0200D, DATED 06-05-2012.
 - BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
 - ALL SET IRON RODS = 1/2" PINK CAP (ROCKIN B).
 - SEPTIC SYSTEMS—INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
 - 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 TRAVERSED 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.
 - THERE SHALL BE A 15' UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS AND 10' UTILITY EASEMENTS ALONG THE SIDE LOT LINES—AS SHOWN.
 - NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
 - FARM ROAD NO. 1129 IS AN ACCESS RESTRICTED ROADWAY. SEE TXDOT FOR ACCESS PERMISSION AND LOCATION.
 - ACCESS TO LOTS 1 THROUGH 5 WILL BE FROM COUNTY ROAD No. NE0190 ONLY.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	2.84'	1,849.90'	0°05'16"	N00°11'12"W

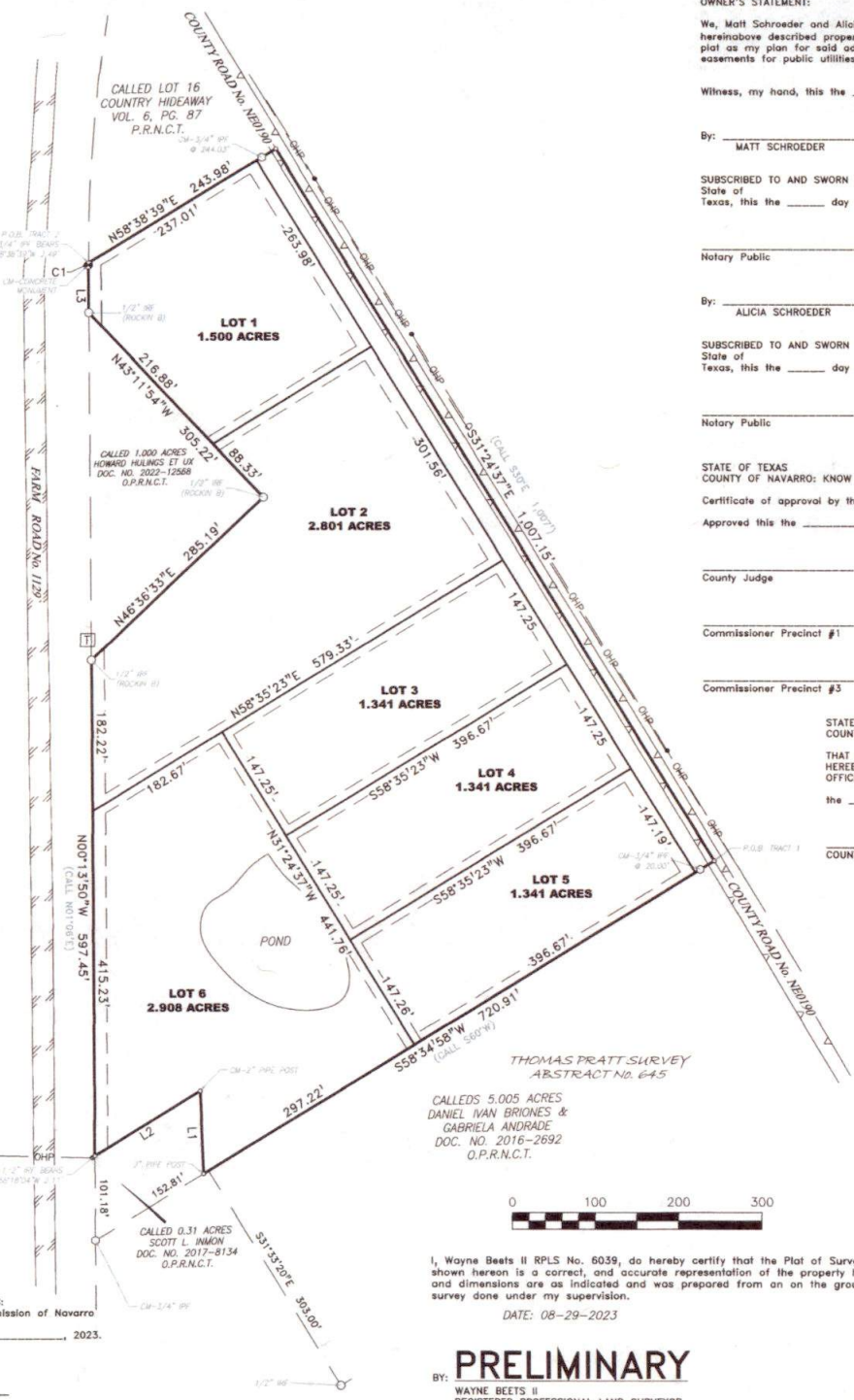


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°16'06"W	99.95'
L2	S58°18'04"W	149.10'
L3	N00°13'50"W	57.73'
L4	N58°38'39"E	20.05'

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS:
Certificate of approval by the Planning and Zoning Commission of Navarro County, Texas.
Approved this _____ day of _____, 2023.

Chairman

Vice Chairman



THOMAS PRATT SURVEY
ABSTRACT No. 645
CALLED 5.005 ACRES
DANIEL IVAN BRIONES &
GABRIELA ANDRADE
DOC. NO. 2017-8134
O.P.R.N.C.T.



I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated and was prepared from an on the ground survey done under my supervision.
DATE: 08-29-2023

PRELIMINARY
BY: WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039

OWNER'S STATEMENT:
We, Matt Schroeder and Alicia Schroeder, do hereby adopt this plat, designating the hereinabove described property as GRANDPA'S GREEN ACRES, and do accept this plat as my plan for said addition and do designate the streets as private, and the easements for public utilities, as shown.

Witness, my hand, this the _____ day of _____, 2023.

By: _____
MATT SCHROEDER

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2023.

Notary Public _____

By: _____
ALICIA SCHROEDER

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2023.

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 _____, 2023.

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 FORGING PLAT WAS FILED IN MY OFFICE ON THIS

the _____ day of _____, 2023.

COUNTY CLERK _____

PREPARED BY:
ROCKIN B
B
SURVEYING, LLC
P.O. BOX 5052
MABANK, TEXAS 75147
FIRM NO. 10194744
903-288-6810
JOB NO: 2023-306

DEVELOPER:
MATT SCHROEDER
214-289-0233