

20

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: X Preliminary Final Replat/Amendment

Proposed name of subdivision: VAZQUEZ ESTATES

Acreage of subdivision: 41.890 Number of proposed lots: 21

Name of Owner: ALBERTO VAZQUEZ

Address: 3040 FM 660, FERRIS TX 75125

Phone number: 972-561-0781 Email: 3kattleranch20@gmail.com

Surveyor: GRIFFIN LAND SURVEYING

Address: 903 W ENNIS AVE, #4 ENNIS TX 75119

Phone number: 903-600-1072 Fax Number:

Email: dgriffin@GLSURVEYING.COM

Physical location of property: KERENS, TX

Legal Description of property: ABS A10636 F PROCELLO ABST TR 32B-A 43.142 AC

Intended use of lots (check all that apply):

X Residential (single family) Residential (multi-family) Commercial/Industrial
Other (please describe)

Property located within city ETJ?

Yes X 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: Alberto Vazquez

Date: 7-30-24

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. ALBERTO DRIVE \_\_\_\_\_ 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)

**Acreege 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

DECLARATION OF COVENANTS AND RESTRICTIONS  
AND/OR DEED RESTRICTIONS

Declarations and Restrictions for Varquez Estates.  
A division of 43.142 acres of land, legal description: \_\_\_\_\_  
\_\_\_\_\_.

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 50 ft. from any road or public right-of-way, 25 ft. from the rear and 10 ft. from the side. or as required by Statute.
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 when required by the county.
9. All culverts on the Property must be installed in accordance with the Navarro County Commissioners Court Order dated February 26<sup>th</sup>, 2024 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 or 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 5 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. No noxious or offensive activities permitted, or any activity which creates excessive noise or becomes an annoyance or nuisance to the neighborhood.
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 roads, \_\_\_\_\_ are designated as a private drives. Private roads are the perpetual responsibility and liability of the property owners in the Subdivision. 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 often (10) years from the date of this declaration, 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 26 day of august, 2024.

STATE OF TEXAS §

COUNTY OF NAVARRO §  
(Dallas)

This instrument was acknowledged before me on the day 26 of Aug, 2024

By :

Alberto Vargas  
Property Developer Signature

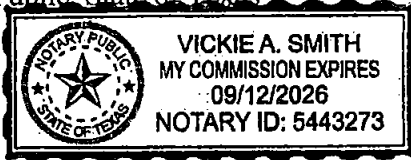
SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas,

This the 26<sup>th</sup> day of August, 2024.

Vickie A. Smith  
Notary Public, State of Texas

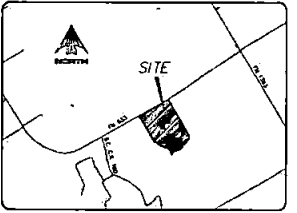
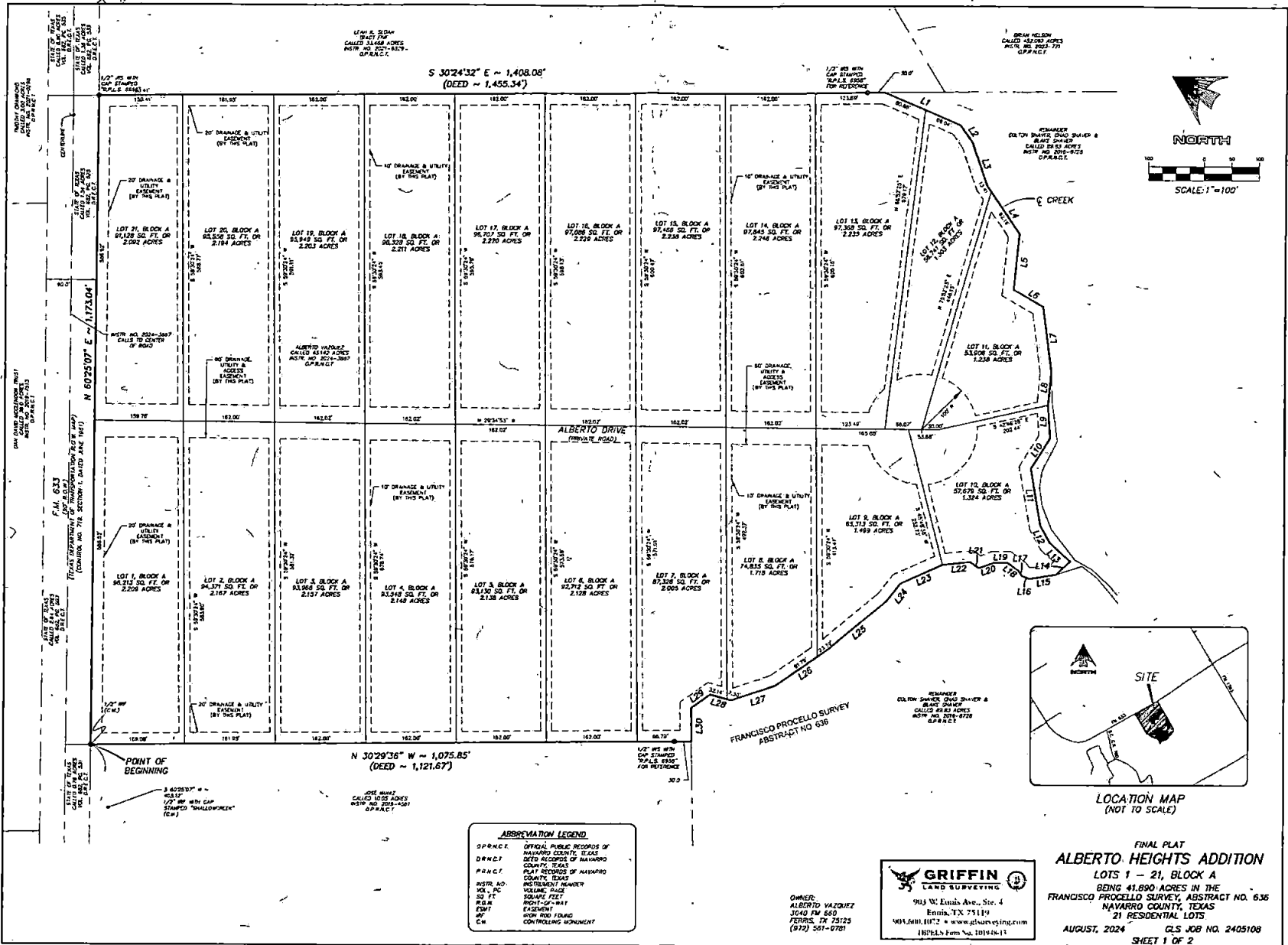
Vickie A. Smith  
Printed Name of Notary

[seal]



Document filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Navarro County Clerk's Office.

\_\_\_\_\_  
Navarro County Clerk



LOCATION MAP  
(NOT TO SCALE)

**ABBREVIATION LEGEND**

|          |  |
|----------|--|
| OPRACCT  | OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS |
| DRACCT   | DEED RECORDS OF NAVARRO COUNTY, TEXAS            |
| PRACCT   | PLAT RECORDS OF NAVARRO COUNTY, TEXAS            |
| WTR. NO. | INSTRUMENT NUMBER                                |
| SQ. FT.  | SQUARE FEET                                      |
| ACRES    | ACRES  |
| PM       | POINT OF BEGINNING                               |
| BM       | BENCH MARK                                       |
| CH       | CONTROLLING MONUMENT                             |

**GRIFFIN**  
LAND SURVEYING

903 W. Eunis Ave., Ste. 4  
Ennis, TX 75119  
903.681.8172 • www.griffinland.com  
TDLN Form No. 101946.11

OWNER:  
ALBERTO VAZQUEZ  
3040 FM 660  
FERROUS, TX 75125  
(972) 581-0785

FINAL PLAT  
**ALBERTO HEIGHTS ADDITION**  
LOTS 1 - 21, BLOCK A  
BEING 41.890 ACRES IN THE  
FRANCISCO PROCELLO SURVEY, ABSTRACT NO. 636  
NAVARRO COUNTY, TEXAS  
21 RESIDENTIAL LOTS  
AUGUST, 2024 GLS JOB NO. 2405108  
SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NAVARRO §

WHEREAS Alberto Vazquez is the owner of a tract of land situated in the Francisco Precinct Survey, Abstract Number 636, in the City of Kerens, Navarro County, Texas, being all of a coted 43.142 acre tract of land described in the General Warranty Deed to Alberto Vazquez recorded in Instrument Number 2021-66367 of the Official Public Records of Navarro County, Texas (D.P.R.N.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of F.M. 633, a 90 foot wide Right of Way as shown on the Texas Department of Transportation Right of Way Map, Central Number 715, Section 1, Dated June 1961, for the west corner of said 43.142 acre tract and the north corner of a coted 10.05 acre tract of land described in the deed to Jose Muniz recorded in Instrument Number 2018-4501, D.P.R.N.C.T., from which a 1/2 inch iron rod with cap stamped "SMALLCREEK" bears South 80 degrees 25 minutes 07 seconds West, a distance of 405.12 feet for witness;

THENCE North 60 degrees 25 minutes 07 seconds East, along the southeast line of said F.M. 633 and the northeast line of said 43.142 acre tract, a distance of 1,124.04 feet to a 1/2 inch iron rod with cap stamped RPLS 6938 set for the north corner of said 43.142 acre tract and the west corner of a coted 33.489 acre tract of land described as Tract Five in the deed to Leah K. Sloan recorded in Instrument Number 2021-6329, D.P.R.N.C.T.;

THENCE South 30 degrees 24 minutes 32 seconds East, along the northeast line of said 43.142 acre tract and the southwest line of said 33.489 acre tract, passing at a distance of 1,378.08 feet a 1/2 inch iron rod with cap stamped RPLS 6938 set for reference and continuing for a total distance of 1,426.06 feet (DEED = 1,458.34 feet) to a point in the center of an unnamed creek for the southeast corner of said 43.142 acre tract and the northeast corner of a coted 89.83 acre remainder tract described in the deed to Cotton Shaver, Chad Shaver, and Blake Shaver recorded in Instrument Number 2016-8728, D.P.R.N.C.T.;

THENCE along the center of said creek, the southerly line of said 43.142 acre tract and the northerly line of said 89.83 acre remainder tract, the following xxx coils:
South 06 degrees 45 minutes 02 seconds East, 149.92 feet;
South 25 degrees 18 minutes 57 seconds West, 38.70 feet;
South 47 degrees 18 minutes 50 seconds West, 80.45 feet;
South 25 degrees 47 minutes 13 seconds West, 105.57 feet;
South 65 degrees 44 minutes 53 seconds West, 100.35 feet;
South 00 degrees 01 minute 00 seconds East, 62.17 feet;
South 52 degrees 35 minutes 25 seconds West, 118.71 feet;
South 25 degrees 16 minutes 32 seconds West, 60.00 feet;
South 54 degrees 16 minutes 32 seconds West, 60.00 feet;
North 87 degrees 43 minutes 28 seconds West, 65.00 feet;
South 50 degrees 16 minutes 32 seconds West, 105.00 feet;
South 31 degrees 16 minutes 32 seconds West, 35.00 feet;
South 12 degrees 16 minutes 32 seconds West, 50.00 feet;
North 73 degrees 43 minutes 28 seconds West, 35.00 feet;
North 39 degrees 17 minutes 03 seconds West, 48.83 feet;
North 08 degrees 09 minutes 42 seconds West, 14.62 feet;
North 25 degrees 19 minutes 24 seconds East, 12.01 feet;
North 05 degrees 19 minutes 54 seconds East, 24.54 feet;
North 30 degrees 29 minutes 51 seconds West, 24.42 feet;
North 50 degrees 14 minutes 43 seconds West, 28.20 feet;
North 06 degrees 11 minutes 32 seconds East, 18.84 feet;
North 36 degrees 01 minutes 27 seconds West, 50.39 feet;
North 54 degrees 13 minutes 48 seconds West, 83.07 feet;
North 82 degrees 28 minutes 28 seconds West, 40.10 feet;
North 69 degrees 59 minutes 53 seconds West, 136.90 feet;
North 84 degrees 48 minutes 49 seconds West, 115.18 feet;
North 49 degrees 00 minutes 24 seconds West, 83.44 feet;
North 15 degrees 09 minutes 09 seconds West, 39.44 feet;
North 65 degrees 35 minutes 13 seconds West, 41.57 feet;

THENCE South 59 degrees 41 minutes 43 seconds West, along the center of said creek, the southerly line of said 43.142 acre tract and the northerly line of said 89.83 acre remainder tract, a distance of 60.71 feet to a point for the southwest corner of said 43.142 acre tract and the southeast corner of said 10.05 acre tract;

THENCE North 30 degrees 29 minutes 38 seconds West, along the southwest line of said 43.142 acre tract and the northeast line of said 10.05 acre tract, passing at a distance of 30.00 feet a 1/2 inch iron rod with cap stamped RPLS 6938 set for reference and continuing for a total distance of 1,075.85 feet (DEED = 1,121.67 feet) to the POINT OF BEGINNING and containing 1,824,730 square feet or 41,890 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF NAVARRO §

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 \_\_\_\_\_, 2024

Designates Representative, Navarro County

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Alberto Vazquez, acting herein by and through his duly authorized officers, does hereby certify and attest that, with respect to the herein above described property on LOTS 1 - 21, BLOCK A, ALBERTO HEIGHTS ADDITION, an addition to Navarro County, Texas and do hereby dedicate to the public use forever, the streets and alleys within thereon, Alberto Vazquez, does hereby certify the following:

- 1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, all shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
5. Navarro County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance, repairs, or other improvements.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities existing to use of using the same unless the easement limits the use to particular utilities, such use by public utilities being subject to the public and Navarro County's use thereof.
7. Navarro County and/or public utilities shall have the right to remove and keep removed on or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of such respective systems in the easements.
8. Navarro County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by Navarro County.

This plat is approved subject to all platting ordinances, rules, regulations and restrictions of Navarro County, Texas.

WITNESS, BY OUR HAND, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2024

Alberto Vazquez

STATE OF TEXAS §
COUNTY OF NAVARRO §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Alberto Vazquez, known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, David S. Griffin, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the subdivision ordinances, rules and regulations of Navarro County, Texas

Dated this the \_\_\_ day of \_\_\_\_\_, 2024

David S. Griffin, Texas RPLS No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying
903 W. Ennis Ave., Suite 4
Ennis, Texas 75119
(903) 600-1072
TBPELS Form No. 101948-13

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David S. Griffin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

STATE OF TEXAS §
COUNTY OF NAVARRO §
Certificate of approval by the Commissioners' Court of Navarro County, Texas

Approved this date, the \_\_\_ day of \_\_\_\_\_, 2024.

M. Davenport, County Judge

Jason Grant, Commissioner, Precinct No. 1; Eddie Perry, Commissioner, Precinct No. 2; Edna Moore, Commissioner, Precinct No. 3; David Brewer, Commissioner, Precinct No. 4

STATE OF TEXAS §
COUNTY OF NAVARRO §
That I, County Clerk for the County of Navarro, Texas, do hereby certify that the foregoing Plat was filed in My Office on this the \_\_\_ day of \_\_\_\_\_, 2024.

Sherry Deed, County Clerk

GENERAL NOTES:

- 1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies within Zone X of the Flood Insurance Rate Map for Navarro County, Texas and Incorporated Areas, Map No. 43349D04250, with an effective date of June 5, 2012. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
3. This survey was performed without the benefit of a Title Commitment.

Table with columns: LINE #, BEARING, DISTANCE, LINE #, BEARING, DISTANCE. Contains 15 rows of survey data.

PRIVATE ROAD STATEMENT

- 1. Navarro County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance.
2. The roads will be maintained in perpetuity by the owners in the subdivision, and must contain mechanism for assessing the owners to produce adequate revenue for perpetual maintenance.
3. Requirement that every deed contain notice to grantee that all streets are private, that the owners will be perpetually liable for maintenance, and the quality of the roads may affect access by public services such as police, fire, and EMS.



OWNER: ALBERTO VAZQUEZ
3040 FM 660
FERROS, TX 75125
(972) 561-0781

FINAL PLAT
ALBERTO HEIGHTS ADDITION
LOTS 1 - 21, BLOCK A
BEING 41,890 ACRES IN THE
FRANCISCO PROCELLO SURVEY, ABSTRACT NO. 636
NAVARRO COUNTY, TEXAS
21 RESIDENTIAL LOTS
AUGUST, 2024
CLS JOB NO. 2405108
SHEET 2 OF 2