

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: Cattlemans Ranch

Acreage of subdivision: 104.161 Number of proposed lots: 75

Name of Owner: CATTELMANS LAND GROUP LLC & VEGA LAND INVESTMENTS LLC

Address: 6060 N. Central Expressway 5th Floor Dallas Tx 75206

Phone number: 817-987-9005

Email: kvega@vegalandinv.com

Surveyor: Jeff Montanya Texas Professional Surveying

Address: 3032 N Frazier Conroe TX 77303

Phone number: 214-772-0091

Fax Number: _____

Email: j.montanya@surveyingtexas.com

Physical location of property: NW 0080 RD

Legal Description of property: ABS A10748 R SANDERS ABST TRACT 3 104.161 ACRES

Intended use of lots (check all that apply):

☒ Residential (single family) ☐ Residential (multi-family) ☐ Commercial/Industrial
☐ Other (please describe) _____

Property located within City Extra Territorial Jurisdiction (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

12/15/2024

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: _____

Cattlemans Ranch

DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS

Declarations and Restrictions for Cattlemans Ranch. BEING A SUBDIVISION OF 104.161 ACRE TRACT OF LAND SITUATED IN THE RANDAL SANDERS SURVEY, ABSTRACT NUMBER 748, NAVARRO COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 104.161 ACRES AS RECORDED UNDER CLERK'S FILE NUMBER 2024-009851, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (O.P.R.N.C.T.),

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. RV's are permitted, however an RV must be accompanied by a single family residence on the Property. 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. Each lot must have a culvert on the Property and 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.
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 "Cattlemans Road", "Bluebird Court", and "Valley View Court" is designated as a private drive. This road is the perpetual responsibility and liability of the property owners in Cattlemans Ranch Addition. Each property owner is responsible for the repair and upkeep of the road. A monthly road maintenance fee will be assessed for each lot. The developer will utilize this fee to maintain the road and act as road manager until another road manager is selected by developer. The landowners of Cattlemans Ranch can choose a new road manager through a majority vote.
23. Any unpaid road maintenance fees will result in a lien on the violating property, along with an additional penalty for deed restriction violation as outlined here. 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.
24. 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 declaration, after which time they shall be renewed automatically for successive periods of ten (10) years unless changed by agreement of 51% 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 17 day of December, 2024.

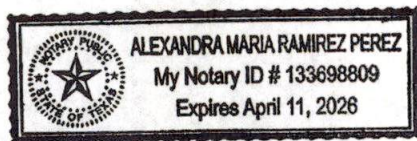
Cattlemans Land Group, LLC
A Texas Limited Liability Company



By: Christopher Hackler, Manager

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on the 17 day of DECEMBER, 2024, by Christopher Hackler, the Manager of Cattlemans Land Group, a Texas Limited Liability Company, on behalf of such company.



[Seal]
Printed Name of Notary and
Commission Expiration Date:


Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF NAVARRO §

WHEREAS, CATTLEMAN'S LAND GROUP LLC AND VEGA LAND INVESTMENTS, LLC, THE OWNERS OF A TRACT OF LAND SITUATED IN THE RANDAL SANDERS SURVEY, ABSTRACT NUMBER 748, NAVARRO COUNTY, TEXAS, AND BEING OUT OF A 59.506 ACRE TRACT (TRACT 1) AND A 44.34 ACRE TRACT (TRACT 2) CONVEYED TO THEM BY KIMBERLY GISEL TORRES RIVERA AND GILBERTO TORRES MORALES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(***FIELD NOTE DESCRIPTION LOCATED ON SHEET 3 OF THIS PLAT***)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CATTLEMAN LAND GROUP LLC AND VEGA LAND INVESTMENTS, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE-DESCRIBED PROPERTY AS CATTLEMAN'S RANCH, AN ADDITION TO NAVARRO COUNTY. THE STREETS AND ALLEYS SHOWN ON THIS PLAT AS ACCESS EASEMENTS ARE FOR THE USE AND BENEFIT OF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION, THEIR LEASEES, INVITEES AND LICENSEES BY ACCEPTANCE OF A DEED CONVEYING TITLE TO ANY LOT IN THIS SUBDIVISION, THE OWNER THEREOF SHALL BE DEEMED TO HAVE AGREED AND ACKNOWLEDGED AND DOES CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE PRIVATE STREETS AND ALLEYS AND ARE DEDICATED TO THE NAVARRO COUNTY AS ACCESS, UTILITY, AND DRAINAGE EASEMENTS. THE COUNTY HAS NO RESPONSIBILITY OR LIABILITY TO MAKE ANY REPAIRS TO SUCH STREETS, ALLEYS, AND EASEMENTS AS LONG AS THEY ARE PRIVATE STREETS AND ALLEYS.

2. SO LONG AS SUCH STREETS AND ALLEYS ARE PRIVATE, THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT THEREOF SHALL BE BORNE BY THE OWNERS OF THE LOTS IN THIS SUBDIVISION AND/OR ANY HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION. THE MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF NAVARRO COUNTY, AS PRESENTLY IN EFFECT OR AS SAME MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW.

3. NEITHER THE PROPERTY OWNERS WITHIN THIS SUBDIVISION NOR THE ASSOCIATION NOR ANY OTHER ASSOCIATION OR OTHER ORGANIZATION OR ENTITY REPRESENTING THEM SHALL HAVE THE RIGHT TO REQUEST DEDICATION (WHETHER BY VOLUNTARY OR INVOLUNTARY ACT OR OMISSION) OF SUCH PRIVATE STREETS AND ALLEYS TO THE COUNTY UNLESS AND UNTIL THE COUNTY HAS INSPECTED SUCH STREETS AND ALLEYS AND DETERMINED THAT, AT THE TIME IN QUESTION, THEY MEET THE COUNTY'S STANDARDS. IF THE COUNTY DESIRES TO ACCEPT A DEDICATION OF SAID STREETS AND ALLEYS, THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, OR THE OWNERS OF THE LOTS IN THE SUBDIVISION WILL MAKE, AT THE OWNERS' OR THE ASSOCIATION'S EXPENSE, ALL REPAIRS REQUIRED BY THE COUNTY TO COMPLY WITH THEN COUNTY STANDARDS. THE COUNTY SHALL HAVE SOLE DISCRETION TO ACCEPT OR REJECT A PROPOSED DEDICATION OF THE PRIVATE STREETS AND ALLEYS TO THE COUNTY. BEFORE DEDICATION, ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

4. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION, THEIR LEASEES, INVITEES AND LICENSEES USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT.

5. THE PROVISIONS HEREOF SHALL BE BINDING UPON AND ENFORCEABLE AGAINST ALL PROPERTY OWNERS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS AND THE ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS. THE PROVISIONS HEREOF MAY BE ENFORCED BY THE COUNTY, ANY PROPERTY OWNER IN THE SUBDIVISION, AND/OR THE ASSOCIATION.

6. THESE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE COUNTY MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AND COVENANTS IN ITS SOLE DISCRETION. THESE COVENANTS AND RESTRICTIONS SHALL TERMINATE WHEN ALL THE ACCESS EASEMENTS SHOWN ON THIS PLAT ARE INCLUDED WITHIN A REPLAT OF ALL OR PART OF THIS PROPERTY AND ARE DEDICATED TO THE COUNTY AS PUBLIC STREETS AND ALLEYS. IN ADDITION, ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE NAVARRO COUNTY.

7. IF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION SHOULD OPEN THE PRIVATE STREETS TO THE PUBLIC, SUCH USE SHALL BE CONSIDERED A TEMPORARY LICENSE ONLY. THE OWNERS OF PROPERTY IN THIS SUBDIVISION THROUGH THE ASSOCIATION RESERVE THE RIGHT TO CLOSE THE STREET TO THE PUBLIC AT ANY TIME PRIOR TO FORMAL DEDICATION OF THE STREET TO THE PUBLIC, AND ACCEPTANCE OF THE SAME BY THE COUNTY.

8. THE OWNERS OF PROPERTY IN THIS SUBDIVISION AND THE ASSOCIATION SHALL ALLOW ACCESS TO THE SUBDIVISION AND THE STREETS IN THE SUBDIVISION TO ALL COUNTY EMPLOYEES AND CONTRACTORS ACTING ON BEHALF OF THE COUNTY AND ALL GOVERNMENTAL SERVICE VEHICLES, INCLUDING WITHOUT LIMITATION, LAW ENFORCEMENT, FIRE, AMBULANCE, SANITATION, INSPECTION AND HEALTH VEHICLES. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE COUNTY'S USE THEREOF. 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, REPAIRING, MAINTAINING, PATROLLING, INSPECTING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF PROCURING PERMISSION FROM ANYONE.

9. THE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION HEREBY AGREE AND RECOGNIZE THAT THE ENTIRE SUBDIVISION IS BENEFITED BY THE COUNTY ALLOWING THE OWNERS TO MAINTAIN AND CONTROL ACCESS TO THE PRIVATE STREETS SHOWN HEREON, AND THAT THE COUNTY IS BENEFITED BY HAVING THE VALUE OF THE PROPERTY ENHANCED (SUCH AS SWIMMING POOLS AND OPEN FENCES) AND (B) ARE BUILT IN ACCORDANCE WITH AND PURSUANT TO A BUILDING PERMIT ISSUED BY THE COUNTY. IN NO EVENT SHALL CATTLEMAN'S LAND GROUP LLC AND VEGA LAND INVESTMENTS, LLC, THE COUNTY, THE ASSOCIATION OR ANY OF THEIR SUCCESSORS OR ASSIGNS HAVE ANY LIABILITY FOR ANY IMPROVEMENTS BUILT IN ANY DRAINAGE OR UTILITY EASEMENT. EACH LOT OWNER SHALL BUILD IN SUCH AREA AT HIS OR HER OWN RISK AND SHALL INDEMNIFY CATTLEMAN'S LAND GROUP LLC AND VEGA LAND INVESTMENTS, LLC, THE COUNTY, THE ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS AGAINST ANY AND ALL LOSSES, DAMAGES AND LIABILITY ARISING OUT OF OR ASSOCIATED WITH THE CONSTRUCTION OF IMPROVEMENTS ON SUCH OWNER'S LOT IN ANY DRAINAGE OR UTILITY EASEMENT.

10. THE OWNER OF EACH LOT AFFECTED BY A DRAINAGE EASEMENT ACROSS THE REAR PORTION OF SUCH LOT MAY NOT CONSTRUCT ANY IMPROVEMENTS WITHIN SUCH LOT EXCEPT THOSE IMPROVEMENTS WHICH (A) DO NOT IMPEDE THE NATURAL FLOW OF WATER ACROSS THE PROPERTY AFFECTED BY SUCH DRAINAGE EASEMENT (SUCH AS SWIMMING POOLS AND OPEN FENCES) AND (B) ARE BUILT IN ACCORDANCE WITH AND PURSUANT TO A BUILDING PERMIT ISSUED BY THE COUNTY. IN NO EVENT SHALL CATTLEMAN'S LAND GROUP LLC AND VEGA LAND INVESTMENTS, LLC, THE COUNTY, THE ASSOCIATION OR ANY OF THEIR SUCCESSORS OR ASSIGNS HAVE ANY LIABILITY FOR ANY IMPROVEMENTS BUILT IN ANY DRAINAGE OR UTILITY EASEMENT. EACH LOT OWNER SHALL BUILD IN SUCH AREA AT HIS OR HER OWN RISK AND SHALL INDEMNIFY CATTLEMAN'S LAND GROUP LLC AND VEGA LAND INVESTMENTS, LLC, THE COUNTY, THE ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS AGAINST ANY AND ALL LOSSES, DAMAGES AND LIABILITY ARISING OUT OF OR ASSOCIATED WITH THE CONSTRUCTION OF IMPROVEMENTS ON SUCH OWNER'S LOT IN ANY DRAINAGE OR UTILITY EASEMENT.

11. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE COUNTY. LANDSCAPING MAY BE PLACED IN OR NEAR OTHER EASEMENTS WITH COUNTY APPROVAL. THE COUNTY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL 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 THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. NAVARRO COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.

12. INVALIDATION OF ANY WORD, PHRASE, SENTENCE, PARAGRAPH, COVENANT OR RESTRICTION BY COURT JUDGMENT OR OTHERWISE, SHALL NOT AFFECT THE VALIDITY OF THE OTHER COVENANTS OR RESTRICTIONS CONTAINED HEREIN.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE NAVARRO COUNTY, TEXAS, WITNESS, MY HAND, THIS THE ____ DAY OF ____ 20__.

BY: _____, CATTLEMAN'S LAND GROUP LLC

NAME: _____

BY: _____, VEGA LAND INVESTMENTS LLC

NAME: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 20__.

SIGNED: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 20__.

SIGNED: _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

APPROVED BY COMMISSIONERS' COURT OF NAVARRO COUNTY, TEXAS THIS

____ DAY
OF _____, 20__

JASON GRANT
COMMISSIONER, PRECINCT 1

EDDIE PERRY
COMMISSIONER, PRECINCT 2

H.M. DAVENPORT, JR.
COUNTY JUDGE

EDDIE MOORE
COMMISSIONER, PRECINCT 3

DAVID BREWER
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS §
COUNTY OF NAVARRO §

I, SHERRY DOWD, CLERK OF THE COUNTY COURT OF NAVARRO COUNTY, TEXAS, DO

HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____

____ 20__ AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____

____ 20__ AT ____ O'CLOCK, ____ M., IN CABINET _____ SHEET _____ OF RECORD OF _____

FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CORSICANA, NAVARRO COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COURT SHERRY DOWD, CLERK, COUNTY
NAVARRO COUNTY, TEXAS

BY: _____
STATE OF TEXAS §
COUNTY OF NAVARRO §
DEPUTY

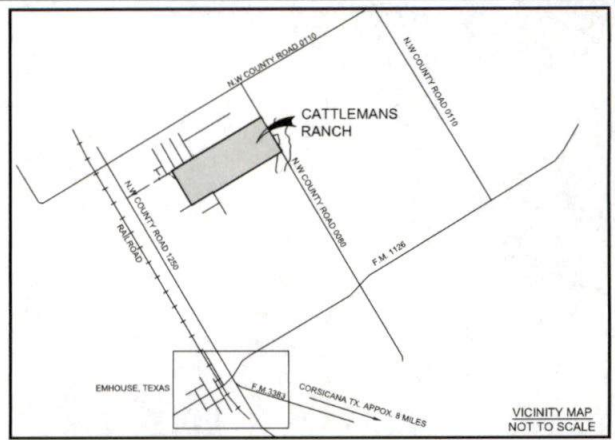
THE PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE FACILITIES. TO BE LICENSED BY NAVARRO COUNTY AUTHORIZED AGENT, APPROVED THIS THE ____ DAY OF ____ 20__.

DESIGNATED REPRESENTATIVE, NAVARRO COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, THOMAS A. MCINTYRE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE NAVARRO COUNTY, TEXAS.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER NAVARRO COMMUNITY MAP NO. 48349C0, FEMA FIRM PANEL NO. 1750, HAVING AN EFFECTIVE DATE OF 06-05-2012.
2. ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET.
3. PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.
4. ALL LOTS ARE TO THE CENTERLINE OF ALL ACCESS EASEMENTS AND HAVE A NET ACREAGE OF AT LEAST ONE ACRE.
5. ALL LOT CORNERS ARE SET 1/2-INCH IRON ROD WITH CAP STAMPED "TPS 100834-007" (UNLESS OTHERWISE NOTED), BEING 30 FEET EACH SIDE OF THE CENTERLINE OF ALL ACCESS EASEMENTS AND AT INTERSECTION OF LOT LINES AND THE 60' RADIUS OF CUL-DE-SAC.
6. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
7. 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 ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
8. NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR OR THE CONTROL OF EROSION.
9. NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
10. NAVARRO COUNTY SHALL NOT BE RESPONSIBLE FOR THE 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.
11. A FLOOD PERMIT WILL BE REQUIRED FROM NAVARRO COUNTY FOR ANY CONSTRUCTION IN THE FLOODPLAIN.
12. RIGHT-OF-WAY TO LONE STAR GAS COMPANY, PER VOL. 219, PG. 508, D.R.N.C.T. (DOES AFFECT / BLANKET)
13. EASEMENT TO NAVARRO-HILL SOIL CONSERVATION DISTRICT, PER VOL. 688, PG. 35, D.R.N.C.T. (DOES AFFECT / BLANKET)

FINAL PLAT CATTLEMAN'S RANCH

BEING A SUBDIVISION OF 104.161 ACRE TRACT OF LAND SITUATED IN THE RANDAL SANDERS SURVEY, ABSTRACT NUMBER 748, NAVARRO COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 104.161 ACRES AS RECORDED UNDER CLERK'S FILE NUMBER 2024-009851, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (O.P.R.N.C.T.),

75 LOTS 1 BLOCKS

JANUARY, 2025

OWNER

Cattleman's Land Group, LLC
5249 Saint Mortiz Ave, Dallas, Texas 75214

Vega Land Investments, LLC
615 N. Main St., Crandall, TX 75114

SURVEYOR

TEXAS PROFESSIONAL

SURVEYING

3032 N. Frazier, Corsico, Texas 77303

Ph: 936.756.7447 Fax: 936.756.7448

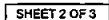
www.surveyprotx.com

Firm No. 10083400



T:\KOMPASS PROJECTS\383492 - DWG\38349 PLAT-1.DWG

SHEET 1 OF 3



LEGEND

●	SET 1/2" IRON ROD W/CAP "TPS 100834-00"
○	FOUND SURVEY MONUMENT (DESCRIBED)
⊕	CALCULATED CORNER
⊕	3-INCH BRASS DISK IN 8-INCH CONCRETE COLUMN
•	CENTERLINE OF ROAD POINT
•	LOT POINT
I.R.	IRON ROD
W/CAP	WITH CAP
I.P.	IRON PIPE
CON MON	CONCRETE MONUMENT
VOL. / PG.	VOLUME / PAGE
CAB.	CABINET
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS
R.P.R.N.C.T.	REAL PROPERTY RECORDS OF NAVARRO COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NAVARRO COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS OF NAVARRO COUNTY, TEXAS
N.C.A.D.	NAVARRO COUNTY APPRAISAL DISTRICT
C.F. NO.	CLERK'S FILE NUMBER
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
FND	FOUND
①	BLOCK NUMBER
⊠	RESERVE
---	CENTERLINE OF ROAD
---	APPROXIMATE SURVEY LINE
---	APPROXIMATE 100-YEAR FLOODPLAIN
---	EASEMENT
---	BUILDING LINE
---	TOP BANK
---	APPROXIMATE LOCATION OF PIPELINE
---	POINT OF BEGINNING
POB	

FIELD NOTE DESCRIPTION

104.161 ACRES
IN THE RANDAL SANDERS SURVEY, ABSTRACT NUMBER 748
NAVARRO COUNTY, TEXAS

BEING A 104.161 ACRE TRACT OF LAND SITUATED IN THE RANDAL SANDERS SURVEY, ABSTRACT NUMBER 748, NAVARRO COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 104.161 ACRES AS RECORDED UNDER CLERK'S FILE NUMBER 2024-009851, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (O.P.R.N.C.T.), SAID 104.161 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE CENTERLINE OF N.W. COUNTY ROAD 0080 (NWCR 0080), FOR THE COMMON EASTERLY CORNER OF SAID 104.161 ACRE TRACT AND THAT CERTAIN CALLED 59.689 ACRE TRACT DESCRIBED IN INSTRUMENT TO DON D. CARSON AND JANET CARSON, RECORDED IN VOLUME 988, PAGE 269, OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS (D.R.N.C.T.), BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED 104.161 ACRE TRACT, SAID POINT OF BEGINNING HAVING A TEXAS STATE PLANE COORDINATE VALUE OF N: 8,755,563.33, E: 2,565,547.86, NORTH CENTRAL ZONE, GRID MEASUREMENTS;

THENCE SOUTH 59°13'44" WEST, WITH THE COMMON LINE BETWEEN SAID 104.161 ACRE TRACT AND SAID 59.689 ACRE TRACT, AT A DISTANCE OF 20.41 FEET, PASS A 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE WESTERLY MARGIN OF SAID NWCR 0080, IN ALL, A TOTAL DISTANCE OF 2654.32 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET IN THE EASTERLY LINE OF THAT CERTAIN CALLED 25.00 ACRE TRACT DESCRIBED AS "TRACT 1" IN INSTRUMENT TO MANUEL ALCARAZ AND SOCORRO ALCARAZ, RECORDED UNDER CLERK'S FILE NUMBER 2008-010921, O.P.R.N.C.T., FOR THE COMMON WESTERLY CORNER OF SAID 104.161 ACRE TRACT AND SAID 59.689 ACRE TRACT, BEING A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED 104.161 ACRE TRACT;

THENCE NORTH 30°47'59" WEST, 21.73 FEET, WITH THE COMMON LINE BETWEEN SAID 104.161 ACRE TRACT AND SAID 25.00 ACRE TRACT, TO A 1-3/4 INCH IRON PIPE FOUND FOR THE COMMON EASTERLY CORNER OF SAID 104.161 ACRE TRACT AND SAID 25.00 ACRE TRACT, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED 104.161 ACRE TRACT;

THENCE SOUTH 58°54'46" WEST, 823.78 FEET, WITH THE COMMON LINE BETWEEN SAID 104.161 ACRE TRACT AND SAID 25.00 ACRE TRACT, TO A 1/2 INCH BENT IRON PIPE FOUND FOR THE COMMON SOUTHERLY CORNER OF SAID 104.161 ACRE TRACT AND THAT CERTAIN CALLED 51.686 ACRE TRACT DESCRIBED IN INSTRUMENT TO WILLIS MARVIN POTTER, JR., RECORDED UNDER CLERK'S FILE NUMBER 2016-000035, O.P.R.N.C.T., BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED 104.161 ACRE TRACT;

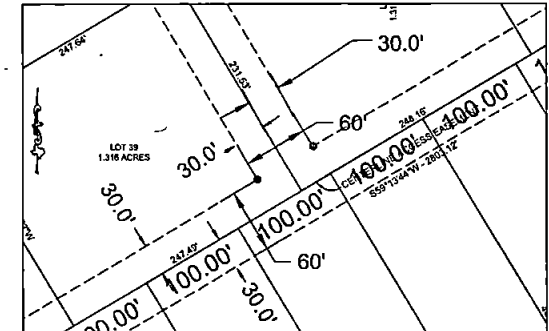
THENCE NORTH 30°29'26" WEST, 1294.80 FEET, WITH THE COMMON LINE BETWEEN SAID 104.161 ACRE TRACT AND SAID 51.686 ACRE TRACT, TO A 3/8 INCH IRON ROD FOUND FOR THE COMMON NORTHERLY CORNER OF SAID 104.161 ACRE TRACT AND SAID 51.686 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED 104.161 ACRE TRACT, FROM WHICH A 1-1/4 INCH IRON PIPE FOUND FOR REFERENCE BEARS SOUTH 59°17'49" WEST, 1727.46 FEET;

THENCE NORTH 59°08'49" EAST, 816.52 FEET, WITH A NORTHERLY LINE OF SAID 104.161 ACRE TRACT, TO A 1 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID 104.161 ACRE TRACT, THAT CERTAIN CALLED 10.31 ACRE TRACT DESCRIBED IN INSTRUMENT TO ADAN PEREZ AND PEDRO S. PEREZ, RECORDED UNDER CLERK'S FILE NUMBER 2018-004193, O.P.R.N.C.T., AND THAT CERTAIN CALLED 39.13 ACRE TRACT DESCRIBED IN INSTRUMENT TO PEDRO PEREZ HERNANDEZ, RECORDED UNDER CLERK'S FILE NUMBER 2023-004789, O.P.R.N.C.T., BEING AN ANGLE POINT IN THE NORTHERLY LINE OF THE HEREIN DESCRIBED 104.161 ACRE TRACT;

THENCE NORTH 59°07'04" EAST, WITH THE COMMON LINE BETWEEN SAID 104.161 ACRE TRACT AND SAID 39.13 ACRE TRACT, AT A DISTANCE OF 2617.88 FEET, PASS A 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE WESTERLY MARGIN OF SAID NWCR 0080, IN ALL, A TOTAL DISTANCE OF 2641.13 FEET, TO A CALCULATED POINT IN THE CENTERLINE OF SAID NWCR 0080, FOR THE COMMON EASTERLY CORNER OF SAID 104.161 ACRE TRACT AND SAID 39.13 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED 104.161 ACRE TRACT;

THENCE WITH THE CENTERLINE OF SAID NWCR 0080, THE EASTERLY LINE OF SAID 104.161 ACRE TRACT SAID 104.161 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. SOUTH 28°31'45" EAST, 125.09 FEET, TO A CALCULATED POINT FOR CORNER;
2. SOUTH 29°33'47" EAST, 117.61 FEET, TO A CALCULATED POINT FOR CORNER;
3. SOUTH 31°38'16" EAST, 103.74 FEET, TO A CALCULATED POINT FOR CORNER;
4. SOUTH 31°36'38" EAST, 241.33 FEET, TO A CALCULATED POINT FOR CORNER;
5. SOUTH 32°10'08" EAST, 189.69 FEET, TO A CALCULATED POINT FOR CORNER;
6. SOUTH 32°29'15" EAST, 173.48 FEET, TO A CALCULATED POINT FOR CORNER;
7. SOUTH 32°19'45" EAST, 142.08 FEET, TO A CALCULATED POINT FOR CORNER;
8. SOUTH 31°27'50" EAST, 224.22 FEET, TO A CALCULATED POINT FOR CORNER;
9. SOUTH 30°10'30" EAST, 1.39 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 104.161 ACRES OF LAND WITHIN THIS FIELD NOTE DESCRIPTION.



STREET INTERSECTION DETAIL (NOT TO SCALE)

CATTELMANS RANCH

JANUARY, 2025

75 LOTS IN 1 BLOCK

SHEET 3 OF 3