

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: DREAMWOOD ESTATES

Acreage of subdivision: 91.575 AC Number of proposed lots: 57

Name of Owner: CAPITAL GROUP INVESTMENTS LLC

Address: 12100 FORD RD., STE 304 / FARMERS BRANCH / TX

Phone number: 203-654-1071 Email: PUNEETHPALICHERLA@gmail.com

Surveyor: GRIFFIN LAND SURVEYING

Address: 903 W. ENNIS AVE, STE 4 / ENNIS / TX

Phone number: 903-600-1072 Fax Number: _____

Email: dgriffin@GLSURVEYING.COM

Physical location of property: FURTON, TX - INT OF FM 709 & FM 642

Legal Description of property: ABS A10422 P JACKSON ABST TRACT 16 90.59 AC

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.

Puneeth Palicherla
Signature of Owner

1-7-2025
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: _____



SILAS H. WALKER SURVEY
ABSTRACT NO. 830



ABBREVIATION LEGEND

O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS OF
NAVARRO COUNTY, TEXAS
D.R.N.C.T. DEED RECORDS OF NAVARRO
COUNTY, TEXAS
P.L.N.C.T. PLAT RECORDS OF HILL
COUNTY, TEXAS
INSTR. NO. INSTRUMENT NUMBER
VOL. PG. VOLUME PAGE
SQ. FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
EASEMENT
IRP IRON ROD FOUND
C.M. CONTROLLING MONUMENT

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. 48349C0550D, 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.



OWNER:
CAPITAL GROUP INVESTMENTS LLC
12100 FORD RD, STE. 304
FARMERS BRANCH, TX 75234
(203) 654-1071



FINAL PLAT
DREAMWOOD ESTATES
LOTS 1 - 57, BLOCK A
BEING 91,575 ACRES IN THE
PETER JACKSON SURVEY, ABSTRACT NO. 422
NAVARRO COUNTY, TEXAS
57 RESIDENTIAL LOTS
JANUARY, 2025 GLS JOB NO. 2410271
SHEET 1 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NAVARRO §

WHEREAS Capital Group Investments, LLC is the owner of a tract of land situated in the Peter Jackson Survey, Abstract Number 422, in the City of Purdon, Navarro County, Texas, being all of a called 91.59 acre tract of land described in the General Warranty Deed with Vendor's Lien to Capital Group Investments, LLC recorded in Instrument Number 2023-5136 of the Official Public Records of Navarro County, Texas (O.P.R.N.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found in the southeast line of F.M. 709, a 90 foot wide Right of Way as shown on the Texas Department of Transportation Right of Way Map, Control Number 162, Section 9, Job 1, dated January 1973, for the most northerly northwest corner of said 91.59 acre tract and the north corner of a called 0.94 acre tract of land described in the deed to Logan Pekuri recorded in Instrument Number 2022-10291, O.P.R.N.C.T.;

THENCE North 59 degrees 26 minutes 49 seconds East, along the southeast line of said F.M. 709 and the northwest line of said 91.59 acre tract, a distance of 653.67 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for the beginning of a curve to the right;

THENCE in a northeasterly direction, along the southeast line of said F.M. 709, the northwest line of said 91.59 acre tract, and said curve to the right, having a radius of 1,387.39 feet, a central angle of 95 degrees 45 minutes 28 seconds, a chord distance of 139.36 feet which bears North 62 degrees 20 minutes 11 seconds East, and an arc length of 139.42 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set at the end of said curve;

THENCE North 65 degrees 12 minutes 49 seconds East, continuing along the southeast line of said F.M. 709 and the northwest line of said 91.59 acre tract, passing at a distance of 280.84 feet a 1/2 inch iron rod with cap stamped "RPLS 6958" set for reference and continuing for a total distance of 305.84 feet to a P.K. Nail set in the approximate centerline of Southwest County Road 2040, an unrecorded variable width Right of Way, for the north corner of said 91.59 acre tract and the west corner of a called 1.05 acre tract of land described in the deed to Robert and Mildred Slovak recorded in Volume 1692, Page 599 of the Deed Records of Navarro County, Texas (D.R.N.C.T.);

THENCE South 31 degrees 07 minutes 12 seconds East, along the approximate centerline of said Southwest County Road 2040 and the northeast line of said 91.59 acre tract, passing at an approximate distance of 151.50 feet the south corner of said 1.05 acre tract and the west corner of a called 0.97 acre tract of land described in the deed to Doyle and Shirley Graham recorded in Instrument Number 2020-4689, O.P.R.N.C.T., passing at an approximate distance of 414.40 feet the south corner of said 0.97 acre tract and the west corner of a called 94.093 acre tract of land described in the deed to Doyle and Shirley Graham recorded in Instrument Number 2010-1199, O.P.R.N.C.T., and continuing for a total distance of 2,157.26 feet to a 600 Nail found for the east corner of said 91.59 acre tract and the north corner of a called 130.875 acre tract of land described in the deed to Kyle Parrish recorded in Instrument Number 2023-4916, O.P.R.N.C.T.;

THENCE South 58 degrees 23 minutes 16 seconds West, along the southeast line of said 91.59 acre tract and the northwest line of said 130.875 acre tract, passing at a distance of 23.19 feet a 1/2 inch iron rod found for reference, passing at an approximate distance of 1,764.04 feet the northwest corner of said 130.875 acre tract and the north corner of a called 1.5 acre tract of land described in the deed to Brandy Vasquez recorded in Instrument Number 2021-5600, O.P.R.N.C.T., and continuing for a total distance of 1,944.05 feet to a 6 inch wood post with flagging found in the northeast line of F.M. 642, on 80 foot wide Right of Way as shown on the Texas Department of Transportation Right of Way Map, Control Number 1000, Section 1, Job 1, dated June 1948, for the south corner of said 91.59 acre tract and the west corner of said 1.5 acre tract;

THENCE North 31 degrees 10 minutes 43 seconds West, along the northeast line of said F.M. 642 and the southwest line of said 91.59 acre tract, a distance of 1,751.08 feet to a 1 inch iron pipe found for the most westerly corner of said 91.59 acre tract and the south corner of a called 1.21 acre tract of land described in the deed to Clark and Sherri Capone recorded in Instrument Number 2023-10539, O.P.R.N.C.T.;

THENCE North 58 degrees 49 minutes 09 seconds East, along a northwest line of said 91.59 acre tract, passing at a distance of 174.28 feet a 6 inch wood post with flagging found for the east corner of said 1.21 acre tract and the south corner of a called 5.876 acre tract of land described in the deed to Arthur and Reva Mitchell recorded in Volume 1348, Page 297, D.R.N.C.T., and continuing for a total distance of 645.34 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for an all corner of said 91.59 acre tract and the east corner of said 5.876 acre tract;

THENCE North 30 degrees 40 minutes 10 seconds West, along a southwest line of said 91.59 acre tract, passing at an approximate distance of 241.35 feet the most northerly northeast corner of said 5.876 acre tract and the east corner of the aforementioned Pekuri tract, and continuing for a total distance of 472.80 feet to the POINT OF BEGINNING and containing 3,989,001 square feet or 91.575 acres of land, more or less.

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 15th day of JANUARY, 2025.

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



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Capital Group Investments, LLC, acting herein by and through his duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as LOTS 1 - 57, BLOCK A, DREAMWOOD ESTATES, on addition to Navarro County, Texas and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Capital Group Investments, LLC, 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, as 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 or repair.
6. 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 public's and Navarro County's use thereof.
7. Navarro County and/or public utilities 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 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, installing, repairing, 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 resolutions of Navarro County, Texas.

WITNESS, BY OUR HAND, THIS THE 15th DAY OF JANUARY, 2025.

Runeeth Palcheria
Runeeth Palcheria
Capital Group Investments, LLC

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 Runeeth Palcheria, Owner, known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 15 day of 01, 2025.

Notary Public in and for State of Texas

My Commission Expires: 10-12-2025

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 _____, 2025.

Designated Representative, Navarro County

PLATTING NOTES:

1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
2. The existing creeks or drainage channels traversing 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.
3. Navarro County will not be responsible for the maintenance and operation of said drainage ways for or 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.

PRIVATE ROAD STATEMENT:

Navarro County shall not be responsible for 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.

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 _____, 2025.

H.M. Davenport, County Judge

Jason Grant
Commissioner, Precinct No. 1

Eddie Perry
Commissioner, Precinct No. 2

Eddie Moore
Commissioner, Precinct No. 3

David Brewer
Commissioner, Precinct No. 4

ATTEST:

Sherry Dowd, County Clerk

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 15th day of _____, 2025.

Amanda Mach
Notary Public in and for the State of Texas



OWNER:
CAPITAL GROUP INVESTMENTS LLC
12100 FORD RD, STE. 304
FARMERS BRANCH, TX 75234
(202) 654-1071



FINAL PLAT
DREAMWOOD ESTATES
LOTS 1 - 57, BLOCK A
BEING 91.575 ACRES IN THE
PETER JACKSON SURVEY, ABSTRACT NO. 422
NAVARRO COUNTY, TEXAS
57 RESIDENTIAL LOTS
JANUARY, 2025 GLS JOB NO. 2410271
SHEET 3 OF 3

**DREAMWOOD ESTATES
DECLARATION OF COVENANTS AND RESTRICTIONS
AND/OR DEED RESTRICTIONS**

Declarations and Restrictions for DreamWood Estates Subdivision Being a replat of 91.575 acres in the peter jackson survey, Abstract no.422 Navarro county, Texas

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 be used for only 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 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 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 26th, 2024 or Texas Department of Transportation (TXDOT) regulations as applicable.
10. All driveways on the Property must be constructed of gravel or 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 shall not be more than twelve (12) years old at the time of being moved on to the Lot. Any homes older than 12 years must have the written approval from 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 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; Two large animals per 1 acre; no more than 20 fowl (chickens, ducks, geese, etc.); and no more than five sheep's 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. No Junk cars/trucks or any other vehicles which are not moving for more than 90 days shall not permitted on the property.
23. The roads "Dreamwood Lane" is designated as a private drive. This road is the perpetual responsibility and liability of the property owners in Dreamwood estates 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/any authorized persons/entities related to

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.

MISCELLANEOUS PROVISIONS

Duration: 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 51% of property owners in the Subdivision of which the Property is a part with one vote per tract. The Developer or any authorized people or entities represent on behalf of developer is exempt from above all restrictions during development, sales period and in the future.

Amendment: Any restrictions or covenants of this declaration may be amended in the following manner.

A. Until one hundred percent (100%) of the lots are sold by Developer to persons or legal entities not affiliated or controlled by Developer, Developer shall have the exclusive power and right to amend the covenants and restrictions upon this property and such right and power must be exercised in writing and shall become effective when an instrument is filed in the deed records on Navarro county, Texas with the signature of developer or authorized person/entity on behalf of developer.

B. During the Existence of this declaration, as from time to time supplemented or amended, the developer shall have the exclusive power and right to allow any deviations from the present form of or the specific and general intentions and purposes of the restrictions and covenants set forth herein.

C. Developer may appoint a committee or entity before hundred percent (100%) of Lots are sold which shall have the right and power to amend the restrictive covenants upon this property with consent of at least sixty percent (60%) of the owners. Such right and power must exercise in writing and shall become effective when an instrument is filed in the deed records of Navarro County, Texas with the signatures of committee or entity.

D. After One hundred percent (100%) of the lots sold by developer to persons or legal entities not affiliated with or controlled by developer, those persons or legal entities who own lot(s) shall, with consent by not less than seventy percent (70%) of the lot owners have exclusive power and right to amend any article hereof.

ACKNOWLEDGEMENT

Executed effective as of the 17 day of January, 2025.

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the day 17th of JANUARY, 2025
By :

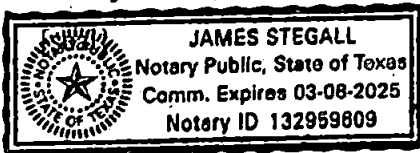
June H. Palicher G
Capital Group Investments LLC

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

This the 17 day of January, 2025.

James Stegall
Notary Public, State of Texas

James Stegall
Printed Name of Notary



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

Navarro County Clerk