

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: Samarie Estates

Acreage of subdivision: 5.699 ac Number of proposed lots: 5

Name of Owner: Twin A Holdings (Ryan Crabtree)

Address: 112 NW 24th Suite 407, Fort Worth, TX 76164

Phone number: 817-944-4343

Email: ryan.crabtree@anfield-holdings.com

Surveyor: Rocking B Surveying

Address: 123 West Main Street, Gun Barrel City, TX 75156

Phone number: 903-288-6810

Fax Number: _____

Email: Wayne@rockingbsurveying.com

Physical location of property: Tax ID - 40810 Samaria Cemetery Rd

Legal Description of property: APJ A1474 C12 Lakey ABST Tract 20

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 of 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.

Ry Ch
Signature of Owner

10-9-24
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: _____



GEANNIE MAE BELL
CALLED 0.875
VOL. 1080, PG. 675
D.R.N.C.T.

FINAL PLAT SAMAIRE ESTATES
IN THE GEORGE W. LAKEY SURVEY,
ABSTRACT NO. 474
NAVARRO COUNTY, TEXAS

REMAINDER OF CALLED 100 ACRES
L.A. RAMPEY
VOL. 205, PG. 622
D.R.N.C.T.



OWNER'S STATEMENT:

I, TWIN A HOLDINGS LLC, do hereby adopt this plat, designating the hereinabove described property as PLAT OF SAMAIRE ESTATES, and do accept this plat as my plan for dividing into Lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this 14th day of December 2024.

By: Ry Crabtree
AUTHORIZED SIGNER

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this 14th day of December, 2024.

Julie Zamora
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 _____, 2024.

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 FORGOING PLAT WAS FILED IN MY OFFICE ON THIS the _____ day of _____, 2024.

COUNTY CLERK

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

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.

Designated Rep., Navarro County

LEGAL DESCRIPTION

Being a 5.699 acre tract or parcel of land situated in the George W. Lakey Survey, Abstract No. 474, Navarro County, Texas, being all of a certain called tract 5.699 acre tract of land conveyed to Twin A Holdings, LLC, recorded in Document No. 2024-9483, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set (ROCKIN B), at the Southwest corner of said 5.699 tract, on the East line of the Samaria Baptist Church tract, as occupied, and on the West line of that certain called 100 acre tract of land, described in Volume 205, Page 622, Deed Records of Navarro County, Texas, the intersection of the West line of said 100 acre tract and the North right-of-way of Farm Road No. 3086 bears South 31 Degrees 13 Minutes 16 Seconds East, a distance of 96.5 feet;

THENCE North 31 Degrees 13 Minutes 16 Seconds West, along an old road bed (not in use), with the West line of said 5.699 tract, and with the apparent East line of said Church tract, passing at a distance of 209.11 feet, a 1/2" iron pipe found, at the apparent Northeast corner of said Church tract and at the Southeast corner of the remainder of a certain called 63.929 acre tract, conveyed to Barlow Irvin III & Ann J. Irvin, recorded in Volume 1685, Page 459, Deed Records of Navarro County, Texas, continuing on along said old road bed and with said common line, a total distance of 924.00 feet to a point for corner in an old road bed, at the Northwest corner of said 5.699 acre tract and at the Southwest corner of a Private Road, mentioned in Volume 1080, Page 675, from which a 1/2" iron pipe found, bears North 31 Degrees 13 Minutes 16 Seconds West, a distance of 29.10 feet;

THENCE North 63 Degrees 51 Minutes 41 Seconds East, along a fence, with the North line of said 5.699 acre tract, and with the South line of said Private Road, a distance of 266.46 feet to a 1/2" iron rod found (ROCKIN B), at the Northeast corner of said 5.699 acre tract, at the Southwest corner of said Private Road, and on the West Margin of SE County Road No. 4045, A.K.A. Samaria Cemetery Road;

THENCE South 41 Degrees 46 Minutes 07 Seconds East, with the West Margin of SE County Road No. 4045 and with an East line of said 5.699 acre tract, a distance of 649.26 feet to a 2" iron pipe found, at a Southeast corner of said 5.699 acre tract;

THENCE South 40 Degrees 16 Minutes 23 Seconds West, along a fence and with a South line of said 5.699 acre tract, a distance of 209.09 feet to a 1/2" iron rod found (ROCKIN B) at an angle corner of said 5.699 acre tract and at a fence corner;

THENCE South 37 Degrees 50 Minutes 55 Seconds West, with a South line of said 5.699 acre tract, a distance of 98.44 feet to a 1/2" iron rod found (ROCKIN B) at an interior ell corner of said 5.699 acre tract;

THENCE South 27 Degrees 08 Minutes 05 Seconds East, with an East line of said 5.699 acre tract, a distance of 155.27 feet to a 1/2" iron rod found (ROCKIN B), at a Southeast corner of said 5.699 acre tract;

THENCE South 54 Degrees 50 Minutes 55 Seconds West, with a South line of said 5.699 acre tract, a distance of 83.21 feet to the point of beginning, and CONTAINING 5.699 Acres of Land.

REMAINDER OF CALLED 63.929 ACRES
BARLOW IRVIN III & ANN J. IRVIN
VOL. 1685 PG. 459
D.R.N.C.T.

REMAINDER OF CALLED 100 ACRES
L.A. RAMPEY
VOL. 205, PG. 622
D.R.N.C.T.

NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48484C0400, DATED JUNE 5, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
- 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 3) ALL SET IRON RODS HAVE A PINK CAP STAMPED "ROCKIN B".
- 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY NAVARRO COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 5) DEVELOPMENT AND SEPTIC TANK PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 7) 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 TRAVELING 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 TRAVELED 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 DRAINAGE WAIRS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
- 8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG ROAD FRONTAGE AND THE REAR OF ALL LOTS, AND A 10' UTILITY EASEMENT ALONG SIDE LINES OF LOTS-AS SHOWN.
- 9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

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 as are indicated and was prepared from an on the ground survey done under my supervision during the month of NOVEMBER, 2024.

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



DEVELOPER:
RYAN CRABTREE

PLAT OF SAMAIRE ESTATES	
DATE:	11/07/2024
SCALE:	1" = 60'
JOB NO.:	2024-423
CLIENT:	RYAN CRABTREE
TECHNICIAN:	CEF

PREPARED BY:
ROCKIN B
B
SURVEYING, LLC
P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810
JOB NO: 2024-423

Samaire Estates
LOTS 1 THROUGH 5
A SUBDIVISION IN NAVARRO COUNTY DEED RESTRICTIONS
ATTACHED EXHIBIT A

1. All lots shall be used for NEW single family residential purposes only.
2. All propane tanks must be behind primary structure and not visible from street.
3. No structure shall be located within forty feet (40) of the street.
4. Utility easement document as shown on exhibit.
5. No RV Parks or Mobile Home Parks.
6. No trade or business of any type shall be carried on upon any lot, nor shall anything be done on any lot which may be noxious or offensive or may become an annoyance or nuisance to the neighborhood.
7. Outbuildings (barns, stalls, tool sheds, antennas, and all other buildings) must be of new construction a minimum of ten (10) feet behind the primary structure. The location of a well house may be placed adjacent to well.
8. No inoperative or unregistered motor vehicle(s) on the property. Commercial vehicles Class 6 or above shall be stored or parked on the property behind residence. All tools, equipment, and material(s) shall be kept behind the primary structure in out buildings. All vehicles must be parked on designated driveways.
9. No swine shall be raised, bred, or kept on the property. No commercial kennels, no fighting rooster(s) are allowed.
10. No garbage shall be kept except in sanitary container. No tract or part thereof shall be used or maintained as a dumping ground for rubbish or trash. The resident shall not burn household garbage or trash.
11. If sewage disposal is by means on-site sewage facilities, a permit must be obtained for each lot.
12. Inspection and/or acceptance of a private sewage facility by Navarro County shall indicate only that the facility meets the minimum requirements and does not relieve the property owner of the responsibility to comply with County, State and Federal regulations.
13. On-site sewage facilities, although approved of meeting minimum standards, must be upgraded by the property owner at the property owner's expense if the normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility, at any time, does not comply with governmental regulations.
14. A properly designed and constructed on-site sewage facility, situated in suitable soil, may malfunction if the facility is not properly maintained and controlled. Therefore, it shall be the property owner's responsibility to maintain and operate the on-site sewage facility in a satisfactory manner.
15. On-site sewage facilities must be designed in accordance with the rules established by Navarro County and the TCEQ. Design shall be based on the results of a site evaluation performed on each lot.
16. Only one single-family residence or duplex shall be located on a lot when an on-site sewage facility is used and only one residence shall be connected to said facility.
17. Any filling or obstruction of the floodway or drainage easements is prohibited.
18. Any driveway culverts, if necessary, are to be installed by the property owner and in accordance with the policies of Navarro County.
19. Any underground utility company shall be contacted to verify depth and locations of utilities prior to any excavation occurring on the lot.
20. Routine maintenance and mowing of drainage easements shall be the responsibility of the individual owner.
21. Septic tank performance cannot be guaranteed, even though all provisions of the Navarro County rules for private sewage facilities are complied with.
22. A properly designed and constructed on-site sewage facility, situated in suitable soil, may malfunction if the facility is not properly maintained and controlled. Therefore, it shall be the property owner's responsibility to maintain and operate the on-site sewage facility in a satisfactory manner.
23. Any filling or obstruction of the floodway or drainage easement (10) which is dedicated on all sides of each property is prohibited.

24. Any underground utility company shall be contacted to verify depth and location of utilities prior to any excavation occurring on the lot.
25. No structure shall be placed any closer than ten (10) feet from any property line.
26. Resident must maintain and mow all the property to the edge of any road adjacent to their property.
27. Deed Restrictions shall be enforced by the District Court and or JP Court in Navarro County of any property.
28. The covenants, conditions, and restrictions of the Declaration shall be effective for a term of twenty-five (25) years from the date the Declaration is recorded, after which period the covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) year subject to termination by an instrument signed by more than fifty percent (50%) of the owners. The covenants, conditions, and restrictions of this Declaration may be amended by a written instrument signed by Owners representing more than ninety percent (90%) of the total acreage owned. Any such amendment shall be recorded with the appropriate county records to be effective. Neither any amendment nor any termination shall be effective until recorded in Navarro County.

Ryan Crabtree for Twin A Holdings, LLC., acknowledged this document before me on this ____ day of _____, 20__.

Ryan Crabtree

Notary Public by and State of Texas