

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: HAY MEADOW

Acreage of subdivision: 79.22 Number of proposed lots: 4

Name of Owner: CRH INVESTMENT COMPANY LTD.

Address: 4560 BELT LINE RD., STE. 428, ADDISON, TX 75001

Phone number: 214/232-3624 CELL
972/387-8726 BUSINESS Email: jzhayes@crosscountryland.com

Surveyor: TREY ALLEN RUSSELL HEARN SURVEY ASSOCIATES LLC

Address: 108 W. TYLER STREET, ATHENS, TX 75751

Phone number: 903/675-2858 Fax Number: _____

Email: service@hearnsurvey.com

Physical location of property: North of 709 on SW CR 1140. Adjoining neighbor to south address:
Charles Bailey 5315 SW CR 1140, Corsicana, TX 75110

Legal Description of property: PARCEL ID 81194 79.22 ACRES ENOCH FRIER SURVEY ABST. 3
PARCEL ID 47425

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.

Jana Hayes
Signature of Owner
Jana Hayes - Managing Partner

3/12/2025

Date

**Hay Meadow
Exhibit "B"**

Declaration of Protective Covenants and/ or Deed Restrictions

These Declaration of Protective Covenants and/ or Deed Restrictions are hereby made a part of this Contract of Sale, entered into by and between CRH Investment Company, LTD., as Seller, and _____, as Buyer(s) on the _____ day of _____, 20_____, for tract number(s) _____, _____ acres of land, more or less, being situated in the Enoch Frier Survey, Abstract No. 3, Navarro County, Texas (the "Property").

In order to protect the living environment and preserve the values of the property, Seller and Buyer do hereby agree that the land shall be held, leased, sold, and conveyed, subject to the protective covenants, deed restrictions, and provisions hereinafter set forth, and that each protective covenant, deed restriction, and provision shall inure to and run with the land and shall apply to and bind the successors and assigns of the present owners.

It is the intent of these protective covenants and deed restrictions to protect and enhance the value, desirability and attractiveness of said property. Restrictions are kept to a minimum while keeping in constant focus the right of property owners to enjoy their property in attractive surroundings free of nuisances, undue noise and danger. Further, it is intended that the natural environment be disturbed as little as possible.

1. The English version of the Hay Meadow Declaration of Protective Covenants and/ or Deed Restrictions is superior to the Spanish version.
2. Single family residences must meet the following requirements. One (1) single family dwelling. One (1) storage building and/ or barn is permitted. Storage containers are not permitted. Newly constructed single family, on-site built homes, double-wide manufactured homes, double-wide mobile homes and/or modular homes not more than three (3) years old may be placed on the Property. Single-wide mobile homes are NOT permitted. All homes shall contain no less than 1,200 square feet livable space. Wheels on said mobile homes shall be removed and a solid support installed to permanently affix the dwelling. It shall be the responsibility of the Buyer to anchor/strap the mobile home as protection against high winds in accordance with the manufacturer's recommendations and State requirements. All dwellings shall be uniformly underpinned between the base of the home and the ground level with access on the back side. Said underpinning shall match the color scheme of the home. In no event shall campers or busses be used as permanent or temporary residences.
3. Buyer agrees that all building exteriors or improvements must be completed as to finish and appearance within six (6) months from the date construction commences. Any structure other than dwelling, placed on the Property, shall be of new construction. All wood exteriors shall have a minimum of two (2) coats of paint of the same color as other structures. Any metal used for construction must contain baked-on exterior enamel paint with exception of metal used as roofing material.
4. Property shall not be developed into a mobile home park. Recreational vehicles and travel trailers may be used for weekend and vacation pleasures; however not as a permanent or temporary residence.
5. Buyer and Seller both acknowledge that there are existing easements which cross the Property. No building or improvement shall be nearer than forty (40) feet to the front of the Property line. Seller retains an easement of twenty (20) feet in width along the perimeter of each tract to be used for purposes of utilities with full rights of ingress and egress. Exact location to be determined by the utility companies. No building or structure shall be placed on any easements or in a flood plain.
6. It is understood that residence and/ or buildings or improvements, must be placed no further than one-hundred fifty (150) feet from the electrical pedestal in order for electricity to be available to said residence and/ or buildings or improvements by Oncor Electric.

**Hay Meadow
Exhibit "B"**

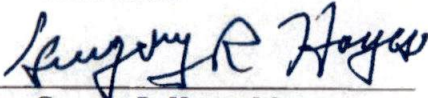
Declaration of Protective Covenants and/ or Deed Restrictions

7. Any Buyer who plans to dig must call 811 or go to the Texas state 811 center's website before digging to request that the approximate location of buried utilities be marked with paint or flags to prevent unintentionally digging into an underground utility line(s).
8. Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.
9. Buyer is advised that the Property is located in the water service area of Corbet Water Supply whose phone number is 903-874-4821. Buyer acknowledges that there may be special costs or charges from the water company that Buyer will be required to pay before Buyer can receive water on the Property. Buyer is advised to contact the water service provider to determine the costs that Buyer will be required to pay in the time, if any, that is required to provide water service to the Property.
10. Sewer service is not available to the Property. Sewage disposal must be effected by means of an individual septic system for which the Buyer is solely responsible. The septic system must be installed by a licensed septic installer prior to habitation of a permanent dwelling on the Property. Buyer must obtain a private sewage facility license from the Navarro County Environmental Service Department upon construction or installment of a residential dwelling. Buyer shall provide to Seller documentation from the septic installer stating the septic system meets all State and County requirements within ten (10) days following completion of the septic system installation. All sanitary arrangements must comply with all State and local health laws, ordinances, and regulations. All septic tanks must be installed in accordance with Navarro County and Texas State Health Department standards. Buyer agrees that there shall be no outside toilet facility on the Property.
11. Driveway culverts must be approved and installed in accordance with the policies of the Navarro County Commissioner and the Texas State Highway Commission. All driveways on the Property must be constructed of gravel, asphalt, or concrete.
12. There shall be no commercial operations or activities on the Property. No commercial windmill or solar panel activity. No commercial billboard or advertising shall be placed on the property other than standard "For Sale" signs. No creamatories or graveyards.
13. Buyer agrees not to allow the Property to be used for any commercial livestock feedlot operation. Livestock shall not exceed one (1) adult head per acre. No more than two (2) sheep, two (2) goats or two (2) swine per acre. Swine are excepted provided that they are for a 4-H Club or FFA Projects. No more than twelve (12) fowl (chickens, duck, geese, etc.). No more than four (4) dogs, cats, and other domestic pets. No fighting pit bull dogs, fighting roosters or fighting game will be allowed. All animals must be properly controlled and contained on said Property including dogs and cats. No animal shall be tethered. No animals shall be maintained in any manner which interferes with the use and enjoyment of other Property owners.
14. Buyer agrees not to allow the Property to be used as a junk yard, wrecking yard or dump ground for rubbish, trash, garbage or any form of waste; including, but not limited to hazardous waste, bio waste, toxic waste, chemical waste or industrial byproducts. All Property owners must subscribe to a trash service.
15. Buyer agrees to keep all inoperable and/or unlicensed vehicles in a building designed for that purpose. In no event will anything be stored that is a nuisance to the neighbors, detracts from the appearance of the area, or creates an odor or causes a health safety hazard.
16. Buyer agrees there shall be no commercial removal of timber, sand, rock, gravel, chemicals, metals, soil, or any substance of any character is prohibited without first obtaining Seller's written consent.

**Hay Meadow
Exhibit "B"**

Declaration of Protective Covenants and/ or Deed Restrictions

17. Fences must be constructed of wood, metal, other industry standard or ranch fencing material. Sheet metal fences shall not be permitted. All recreational vehicles, including trailers, campers and RVs and equipment such as mowers, tools, boats, bicycles, toys, etc.; shall be "stored" inside a building or completely enclosed behind a sight-proof fence.
18. Buyer agrees to keep the grass on subject Property mowed so that it shall not be any higher than eighteen (18) inches.
19. It is the Buyer's sole responsibility to know where the Property lines are located before Buyer(s) places any improvements on the Property, including, but not limited to, electric poles and/ or fencing.
20. Buyer(s) have the right to quiet enjoyment of their Property. At no time, shall any Buyer(s) be allowed to discharge firearms for gun range activity or entertainment type purposes.
21. In case any one or more of the provisions contained shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Exhibit "B" shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
22. The covenants and agreements herein contained shall inure to the benefit and be binding upon the parties hereto, their respective heirs, legal representatives, successors, and assigns. Enforcement of these covenants are enforceable by any landowner of the Property and shall not necessarily be the sole responsibility of the Seller herein.

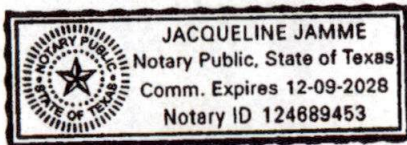


Seller: Gregory R. Hayes, Manager
CRH Investment Company Ltd.,
a Texas Partnership,
By its General Partner,
CRH Management, LLC,
A Texas limited liability company

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on March 14, 2025, by by Gregory R. Hayes, as manager of CRH Management, LLC, a Texas limited liability company, as the General Partner of CRH Investment Company, LTD, a Texas limited partnership, on behalf thereof and in the capacity herein stated.

(Seal)




NOTARY PUBLIC, STATE OF TEXAS

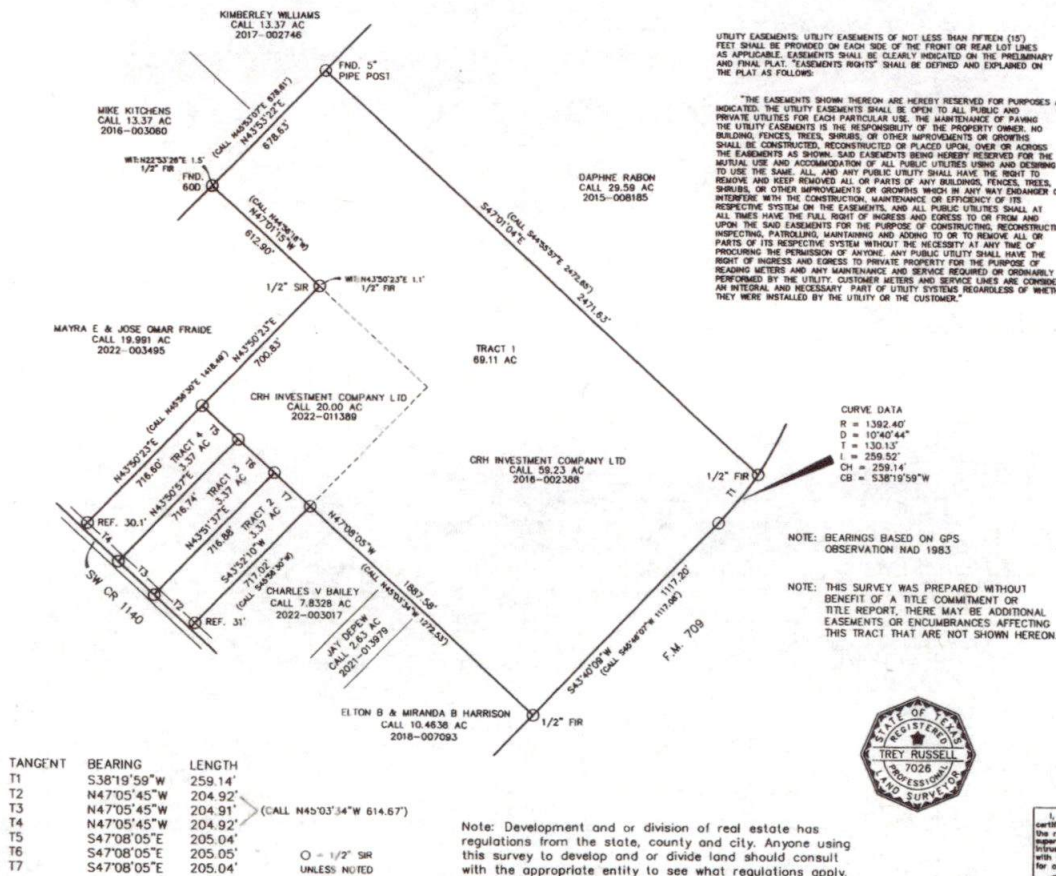
Buyer: _____

Buyer: _____



HAY MEADOW

PLAT 79.22 AC., ENOCH FRIER SUR. A-3
FINAL PLAT TRACTS 1-4



Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

DRAWN BY: R.P. 001
FIELD TECH: J.G.

STATE OF TEXAS
COUNTY OF NAVARRO KNOW ALL MEN BY THESE PRESENTS
THAT CRH INVESTMENT COMPANY, LTD IS THE OWNER OF THAT CERTAIN TRACT
DESIGNATED AS 79.22 ACRES, ENOCH FRIER SURVEY A-3 IN NAVARRO COUNTY, TEXAS.

NOW THEREFORE BE IT KNOWN THAT THE FOREGOING, DO HEREBY ADOPT THIS
PLAT DESIGNATED AS TRACTS 1 THROUGH 4, HAY MEADOW AND ALL EASEMENTS
AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE,
IN SO FAR AS OUR INTEREST MAY AFFECT.

WITNESS OUR HANDS ON THIS 14 DAY OF March, 2025

Jana Hayes
JANA HAYES
4800 BELLEVUE ROAD, STE. 420
ANDERSON, TX 76001

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS DAY APPEARED JANA HAYES, KNOWN TO ME TO BE THE PERSONS WHO SUBMITTED TO
ME THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAID FOR THE PURPOSE
HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THIS 14 DAY OF March, 2025

Jana Hayes
JANA HAYES
4800 BELLEVUE ROAD, STE. 420
ANDERSON, TX 76001

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

CERTIFICATE OF APPROVAL BY THE COMMISSIONER OF NAVARRO COUNTY, TEXAS.

APPROVED THIS DATE, THE DAY OF 20

COUNTY JUDGE

COMMISSIONER PRECINCT #

COMMISSIONER PRECINCT #

COMMISSIONER PRECINCT #

COMMISSIONER PRECINCT #

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 FOREGOING
PLAT WAS FILED IN MY OFFICE ON THIS DAY OF 20

COUNTY CLERK

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

THIS PLAT AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED
BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE
TREATMENT, TO BE LOCATED BY NAVARRO COUNTY AUTHORIZED AGENCIES.

THIS THE DAY OF 20

DESIGNATED REPRESENTATIVE
NAVARRO COUNTY

SCALE: 1" = 300'
COUNTY: NAVARRO
ACREAGE: SEE PLAT

SURVEY: ENOCH FRIER A-3
DESCRIPTION: SEE PLAT
SURVEYED FOR: JANA HAYES

I, Trey Allen Russell, Registered Professional Land Surveyor 7026, do hereby
certify that the above survey plat and map are a true and correct representation
of the results of a survey made under my direction and
supervision, to the best of my knowledge and belief, there are no errors or
omissions or provisions other than shown on plat. This survey substantially complies
with the current Texas Society of Professional Surveyors Standards and Specifications
for a Category 1 Survey. This the 24 Day of MAY, 2023

Trey Allen Russell
Trey Allen Russell
Registered Professional Land Surveyor
Number 7026

1-800-432-7670

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL
BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE
FOR ANY LOSS RESULTING THEREFROM.

