

12

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
 syoung@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: GROVE RANCH

Acreage of subdivision: 41.95 Number of proposed lots: 22

Name of Owner: CROSS COUNTRY CATTLE COMPANY INC.

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

Phone number: 214/232-3624 CELL

Email: jzhayes@crosscountryland.com

972/387-8726 BUSINESS

Surveyor: BY-LINE SURVEYING - SHANE GRAHAM

Address: P. O. BOX 834 EMORY, TX 75440-0834

Phone number: 903/473-5150

Fax Number: _____

Email: shane@bylinesurveying.com

Physical location of property: SOUTH OF EMHOUSE ON NW CR 1120

Legal Description of property: PROPERTY ID 122080 ABS A10416 HT BRR CO ABST TRACT 4G 41.95 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.

Shane Hayes
 Signature of Owner

3/14/2025

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: _____

**Grove Ranch
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 Cross Country Cattle Company, Inc., 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 H.T & B.R.R. Co. Survey, Abstract No. 416, 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 Grove Ranch Declaration of Protective Covenants and/ or Deed Restrictions is superior to the Spanish version.
2. Single family residences must meet the following requirements. Any tract less than 2.00 acres will only be allowed one (1) single family dwelling. Any tract more than 2.00 acres will only be allowed two (2) single family dwellings. One (1) storage building and/ or barn is permitted. Storage containers are not permitted. Newly constructed single family, on-site built homes, barndominiums, double-wide manufactured homes, mobile homes and/or modular homes not more than fifteen (15) years old may be placed on the Property. Said home 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. Mobile homes older than five (5) years, must have a fresh coat of paint within sixty (60) days of placement on the property. In no event shall campers or busses be used as permanent or temporary residences. Tiny homes are not permitted on the property.
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 twelve (12) feet in width along the perimeter of each tract to be used for purposes of utilities. 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.

Page 1 of 3

Buyer's Initials: _____

Seller's Initials: _____

**Grove Ranch
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 Community Water Company whose phone number is 903-874-8244. 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. 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 crematories 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.

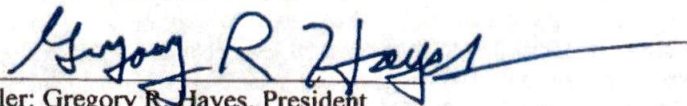
Buyer's Initials: _____

Seller's Initials: _____

**Grove Ranch
Exhibit "B"**

Declaration of Protective Covenants and/ or Deed Restrictions

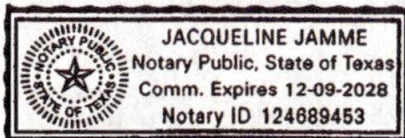
17. Fences must be constructed of wood, metal, other industry standard or ranch fencing material. Sheet metal fences shall not be permitted. All recreational vehicles, including trailers, campers and RVs and equipment such as mowers, tools, boats, bicycles, toys, etc.; shall be "stored" inside a building 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 agreed and understood that the road in Mesquite Grove Ranch is a private road constructed to Navarro County specifications. Buyer agrees to maintain their prorata share of said private road until Navarro County or State agrees to maintain it as a public road.
20. 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.
21. Buyer and Seller both acknowledge that Mesquite Grove Ranch is located within the incorporated City Limits of the City of Emhouse, Texas.
22. 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.
23. 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.
24. 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.

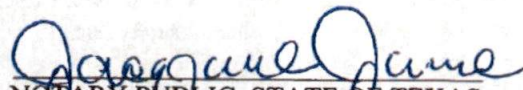

Seller: Gregory R. Hayes, President
Cross Country Cattle Company, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on March 14, 2025, by Gregory R. Hayes, President of Cross Country Cattle Company, Inc., a Texas corporation, on behalf thereof and in the capacity herein stated.

(Seal)



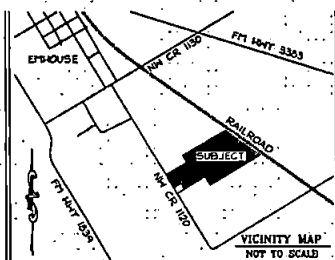

NOTARY PUBLIC, STATE OF TEXAS

Buyer: _____

Buyer: _____

Buyer's Initials: _____

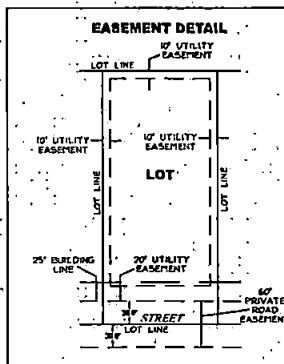
Seller's Initials: _____



LEGEND

○ C1 Controlling Monument
 O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS,
 NAVARRO COUNTY, TEXAS
 R.P.R.N.C.T. REAL PROPERTY RECORDS,
 NAVARRO COUNTY, TEXAS
 D.R.N.C.T. DEED RECORDS,
 NAVARRO COUNTY, TEXAS

○ PIPE FOUND
 ○ 1/2" IRON ROD FOUND
 ● POINT FOR CORNER
 ○ 1/2" IRON ROD SET (BY-LINE)
 ● 1/2" IRON ROD FOUND (BY-LINE)
 ▲ GRAVEL



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

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 _____, 2025

County Clerk:

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

The Plotted 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

NOTES:

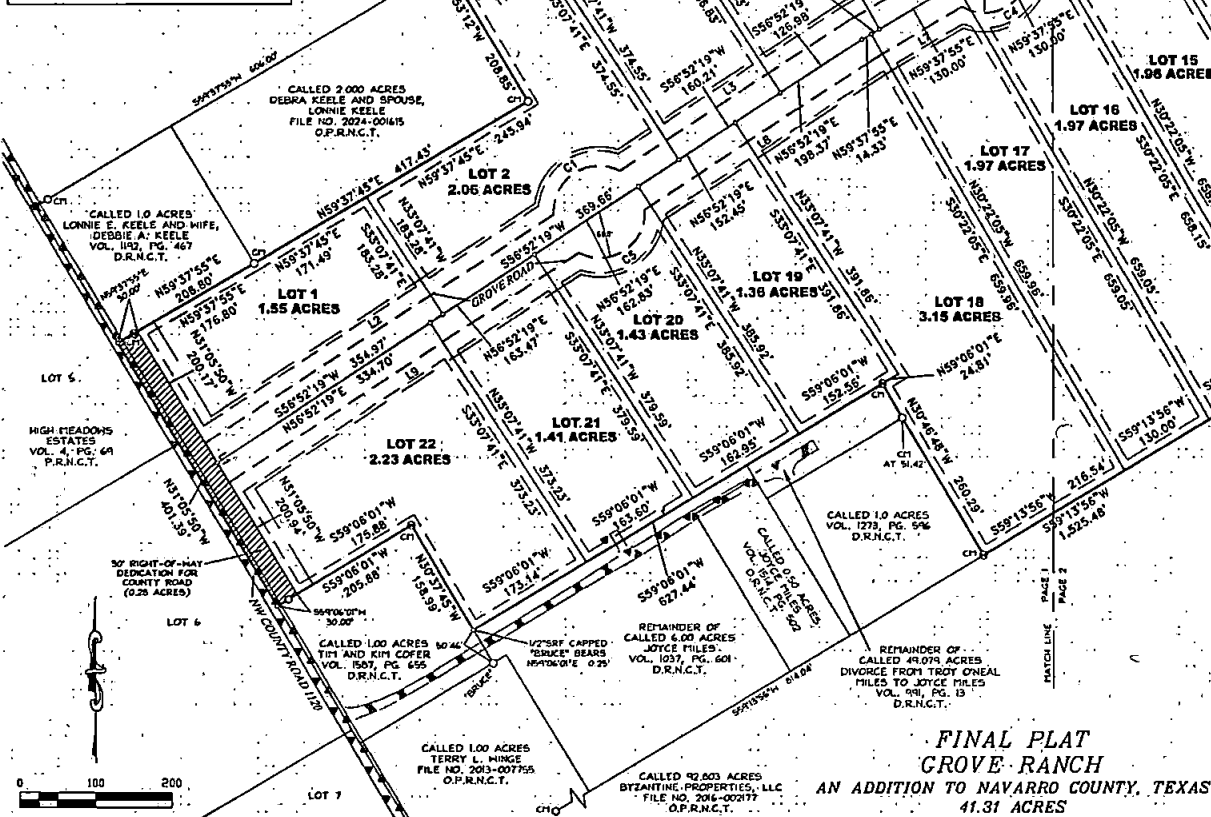
- 1) BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT APPEARS TO BE WITHIN FLOOD ZONE "A" ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 48340C0170D, NAVARRO AN EFFECTIVE DATE OF JUNE 5, 2012. ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 2) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREIN ARE AT GRID.
- 3) ALL LOT CORNERS HAVE A SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
- 4) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE ON THIS FORM CONCERNING THIS PROPERTY.
- 5) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SURVEY, AND THIS SURVEY BE IN NO WAY IMPAIRS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 6) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. ALSO, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE BODILY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION, AND NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING OR FLOODING CONDITIONS.
- 7) WATER SERVICE PROVIDER: COUNTY WATER COMPANY (ELECTRIC SERVICE PROVIDER: OROCO)
- 8) 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.
- 9) PROPERTY SUBJECT TO THE FOLLOWING EASEMENTS (ENABLE TO PLOT DUE TO VALUE DESCRIPTION OR MARGIN): VOL. 819, PG. 304, VOL. 381, PG. 324, VOL. 782, PG. 811, VOL. 857, PG. 825 & VOL. 1078, PG. 521.
- 10) ALL PRIVATE ROADS WILL BE SERVED IN A MANNER THAT INDICATES ITS PRIVATE STATUS. 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 PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

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 _____, 2025

County Judge

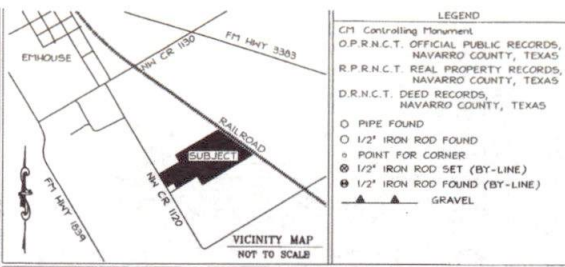
Commissioner Precinct #1 _____ Commissioner Precinct #2 _____
 Commissioner Precinct #3 _____ Commissioner Precinct #4 _____



OWNER/APPLICANT
CROSS COUNTRY CATTLE COMPANY, INC.
 JANA HAYES
 4560 DEUT LIND ROAD, SUITE 420
 ADDISON, TEXAS

FINAL PLAT
GROVE RANCH
 AN ADDITION TO NAVARRO COUNTY, TEXAS
 41.31 ACRES

NAV COUNTY ROAD 120 EPHRAIME, TEXAS		
DATE:	05/28/2024	
SCALE:	1" = 100'	
FOR NO.:	2024-358	
CLIENT:	JANA HAYES	
TECHNICIAN:	ED	
SHEET:	1 OF 2	



OWNER'S CERTIFICATE

WHEREAS, Cross Country Cattle Company, Inc., is the owner of a tract of land situated in Navarro County, Texas, and being more particularly described as follows:

BEING all of that tract of land in Navarro County, Texas, out of the N. T. and B. R. Co. Survey, Abstract No. 416, and being part of that 41.95 acres of land described in a deed to Cross Country Cattle Company, Inc., as recorded in File No. 2024-003310 of the Official Public Records of Navarro County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4205, as observed by GPS. Area and distances shown herein are at grid), and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the most Northerly West corner of said 41.95 acres, in the Southeast line of that called 47.898 acres of land described in a deed to Jose Peraza and Rosa Peraza as recorded in File No. 2014-005491 of the Official Public Records of Navarro County, Texas; and at the North corner of that called 3.000 acres of land described in a deed to Dabre Kaele and spouse, Londa Kaele as recorded in File No. 2024-001615 of the Official Public Records of Navarro County, Texas, from which a 1/2 inch pipe found for an offset corner at the South corner of said 47.898 acres bears South 59 degrees 37 minutes 55 seconds West, 606.00 feet for witness;

THENCE North 59 degrees 37 minutes 55 seconds East, 1,389.17 feet along the common line of said 41.95 acres and said 47.898 acres to a 1/2 inch steel rod set capped "By-Line Surveying" at the intersection of the Northwest line of said 41.95 acres with the Southwest right-of-way line of BNSF Railway, from which a 1/2 inch steel rod found bears North 59 degrees 37 minutes 55 seconds East, 1.06 feet for witness and from another 1/2 inch steel rod found bears North 59 degrees 37 minutes 55 seconds East, 18.02 feet for witness and from which a 1/2 inch steel rod found bears North 53 degrees 59 minutes 22 seconds West, 2,378.00 feet for witness;

THENCE South 54 degrees 35 minutes 31 seconds East, 1,108.75 feet along the Southwest line of BNSF Railway to a 1/2 inch steel rod set capped "By-Line Surveying" at the intersection of a Southeast line of said 41.95 acres with the right-of-way line of BNSF Railway and at the North corner of that called 92.803 acres of land described in a deed to Brantley Properties, LLC as recorded in File No. 2016-000177 of the Official Public Records of Navarro County, Texas, from which a 1/2 inch steel rod found bears North 59 degrees 37 minutes 55 seconds East, 1.15 feet for witness;

THENCE South 59 degrees 37 minutes 55 seconds West, 1,525.48 feet along the common line of said 41.95 acres and said 92.803 acres to a 1/2 inch steel rod found "By-Line Surveying" at a South corner of said 41.95 acres and at the East corner of a called 1.0 acre of land described in a deed to Londa E. Kaele and spouse, Dabre A. Kaele as recorded in File No. 2024-001615 of the Official Public Records of Navarro County, Texas, from which a 1/2 inch pipe found for an offset corner at the West corner of said 92.803 acres bears South 59 degrees 37 minutes 55 seconds West, 81.04 feet for witness;

THENCE North 30 degrees 46 minutes 48 seconds West, 269.29 feet along the common line of said 41.95 acres and said 1.0 acre to a 1/2 inch steel rod found capped "By-Line Surveying" for corner at an all corner of said 41.95 acres, from which a 1/2 inch pipe found at the North corner of said 1.0 acre bears South 30 degrees 46 minutes 48 seconds East, 51.42 feet for witness;

THENCE South 59 degrees 37 minutes 55 seconds East, 627.44 feet along a Southeast line of said 41.95 acres to a point for corner at a South corner of said 41.95 acres and in the Northwest line of that called 1.00 acre of land described in a deed to Tim and Kim Colter as recorded in Volume 1587, Page 655 of the Deed Records of Navarro County, Texas, from which a 1/2 inch steel rod found capped "By-Line Surveying" bears North 59 degrees 37 minutes 55 seconds East, 0.25 feet for witness and from which another 1/2 inch steel rod found capped "By-Line Surveying" bears South 30 degrees 37 minutes 45 seconds East, 50.48 feet for witness;

THENCE North 30 degrees 37 minutes 45 seconds West, 156.90 feet along the common line of said 41.95 acres and said 1.00 acre to a 1/2 inch steel rod found capped "By-Line Surveying" at an all corner of said 41.95 acres and at the North corner of said 1.00 acre;

THENCE South 59 degrees 37 minutes 55 seconds East, 205.88 feet along the common line of said 41.95 acres and said 1.00 acre to a point in NW County Road 1120, at the most Westerly South corner of said 41.95 acres and at the West corner of said 1.00 acre, from which a 1/2 inch pipe found bears North 59 degrees 37 minutes 55 seconds East, 17.18 feet for witness and from which a 1-1/2 inch pipe found bears South 31 degrees 05 minutes 30 seconds East, 1,917.41 feet for witness;

THENCE North 31 degrees 05 minutes 50 seconds West, 401.39 feet along NW County Road 1120 and the Southwest line of said 41.95 acres to a point for corner at the most Westerly West corner of said 41.95 acres and at the South corner of that called 1.0 acre of land described in a deed to Londa E. Kaele and spouse, Dabre A. Kaele as recorded in File No. 2024-001615 of the Official Public Records of Navarro County, Texas, from which a 1/2 inch steel rod found capped "By-Line Surveying" bears North 59 degrees 37 minutes 55 seconds East, 24.50 feet for witness;

THENCE North 59 degrees 37 minutes 55 seconds East, 206.80 feet along the common line of said 41.95 acres and said 1.0 acre (Kaele) to a 1/2 inch steel rod found at an angle point of said 41.95 acres and at the East corner of said 1.0 acre (Kaele) and at the South corner of said 2.000 acres;

THENCE North 59 degrees 37 minutes 55 seconds East, 417.43 feet along the common line of said 41.95 acres and said 2.000 acres to a 1/2 inch steel rod found at an all corner of said 41.95 acres and at the East corner of said 2.000 acres;

THENCE North 30 degrees 37 minutes 12 seconds West, 208.85 feet along the common line of said 41.95 acres and said 2.000 acres to the POINT OF BEGINNING, containing 41.31 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cross Country Cattle Company, Inc., does hereby adopt this plat designation the herein above described property on GROVE RANCH, an addition to Navarro County, Texas, and dedicates to the public use forever all streets, roadways, alleys, utility easements, parks, conservation easements, and other land intended for public use.

Witness, my hand, this _____ day of _____, 2025.

By: _____
Cross Country Cattle Company, Inc.
Jana Hayes - Owner

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this _____ day of _____, 2025.

Notary Public: _____

I, Shane Graham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown herein were found and/or placed under my personal supervision.

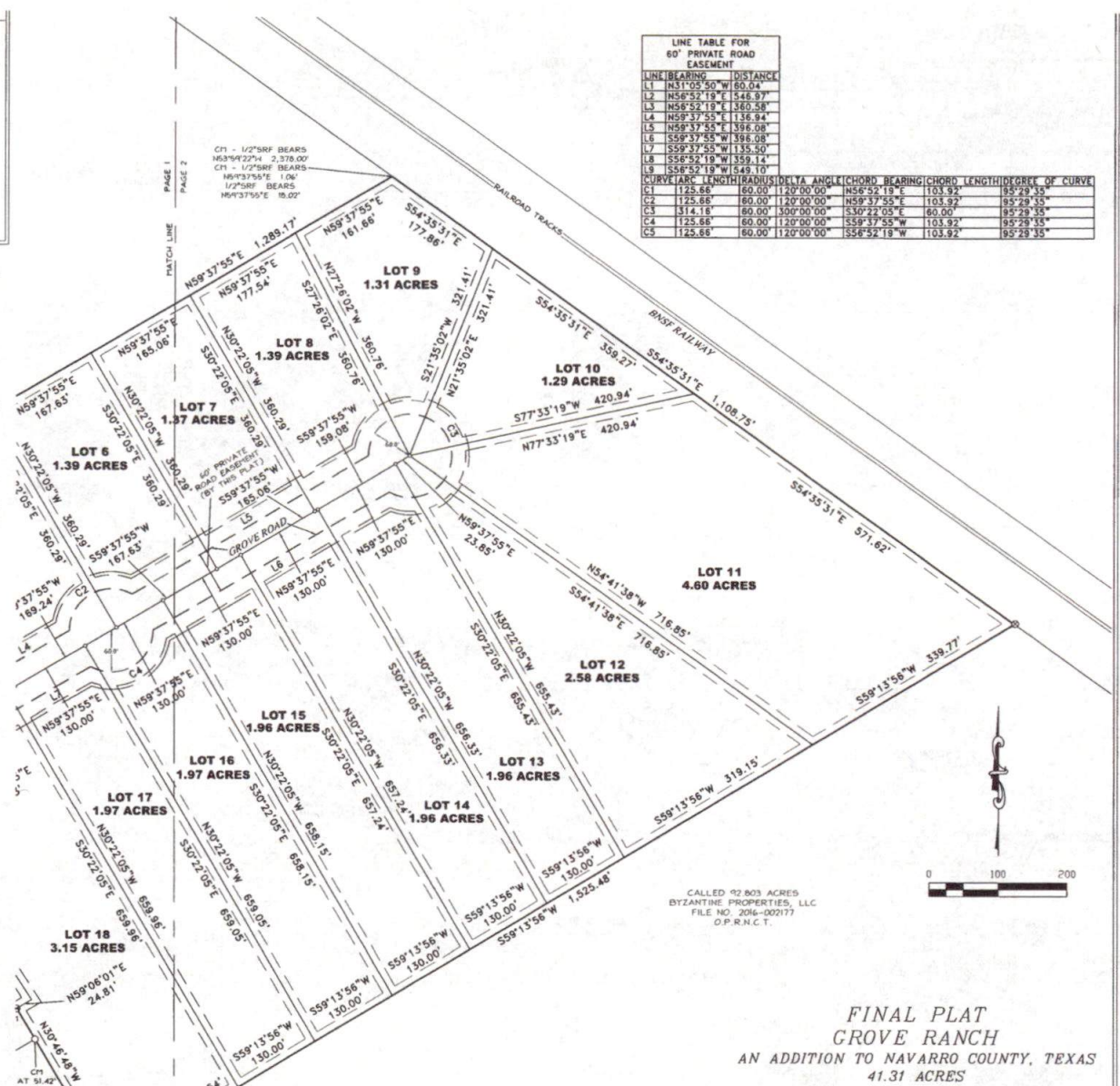
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Date: 05/17/2025
SHANE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6044

OWNER/APPLICANT
CROSS COUNTRY CATTLE COMPANY, INC.
JANA HAYES
4660 BELT LANE ROAD, SUITE 428
ADDISON, TEXAS

NW COUNTY ROAD 1120 EPHRAIME, TEXAS	
DATE:	08/28/2024
SCALE:	1" = 100'
JOB NO.:	2024-388
CLIENT:	JANA HAYES
TECHNICIAN:	SG
SHEET:	2 OF 2

BY-LINE SURVEYING LLC
P.O. BOX 824
Ft. Worth, TX 76140
PH: (817) 471-5150
FAX: (817) 471-5151
www.by-linesurveying.com



GROVE RANCH

NW CR 1120
NAVARRO COUNTY, TEXAS

CONTACT INFORMATION

CIVIL ENGINEER:
BENCHMARK DESIGN GROUP, LLC
2026 REPUBLIC DRIVE, SUITE B
TYLER, TEXAS 75701
ATTN: ED SNOODGRASS, P.E.
PHONE: 903-534-5353

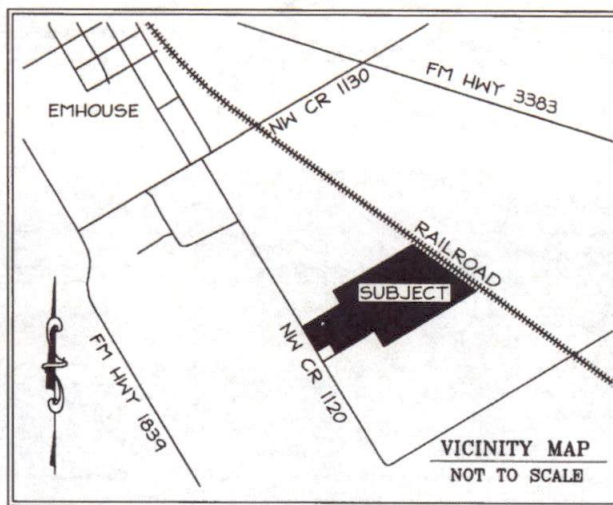
SURVEYOR (TOPO):
HEARN SURVEYING ASSOCIATES, LLC
108 WEST TYLER STREET
ATHENS, TEXAS 75751
ATTN: BOOG FERRELL, R.P.L.S.
PHONE: 903-675-2858

DEVELOPER:
CROSS COUNTRY CATTLE, INC.
4580 BELT LINE ROAD
ADDISON, TEXAS 75001
ATTN: JANA HAYES
PHONE: 214-232-3624

SURVEYOR (PLATTING):
109 PROSPERITY PKWY
P.O. BOX 834
EMORY, TX. 75440
ATTN: SHANE GRAHAM, R.P.L.S.
PHONE: 903-473-5150

ATMOS ENERGY
NAVARRO COUNTY COURTHOUSE
300 W. 3RD AVE
CORPUS CHRISTI, TEXAS 75110
PHONE: 903-654-3000

TEXAS COMMISSION OF
ENVIRONMENTAL QUALITY
TCEQ REGION 5
2916 TEAGUE DRIVE
TYLER, TEXAS 75701



VICINITY MAP
N.T.S.



INDEX OF SHEETS

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4	SWPPP SITE PLAN
5	DRAINAGE AREA MAP & CALCULATIONS
6	CULVERT SECTIONS
7-10	MESQUITE GROVE PLAN & PROFILE
11	DETAILS
12-18	CROSS SECTIONS



*** STOP CALL BEFORE YOU END ***

IS REQUIRED BY THE TOLL UNDERGROUND FACILITY SERVICE PROTECTION ACT. ANY CALL "TOLERANCE" MUST BE INITIATED AT LEAST 15 MINUTES BEFORE WORK BEGINS. AND INFORMATION SPONSORING WORK PERFORMED, IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT TOLLERANCE CALL SYSTEMS.

THE CONTRACTOR SHALL ALSO CALL 911 AND ALL OTHER LOCAL AGENCIES IF IT IS DURING THE TOLLERANCE PERIOD.

NOTICE TO CONTRACTORS

- [illegible]

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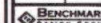
[illegible]

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS



GROVE RANCH
NAVARRO COUNTY, TEXAS

COVER SHEET



DRAWN BY ELS

CHECKED BY: JGM

DATE OCTOBER, 202

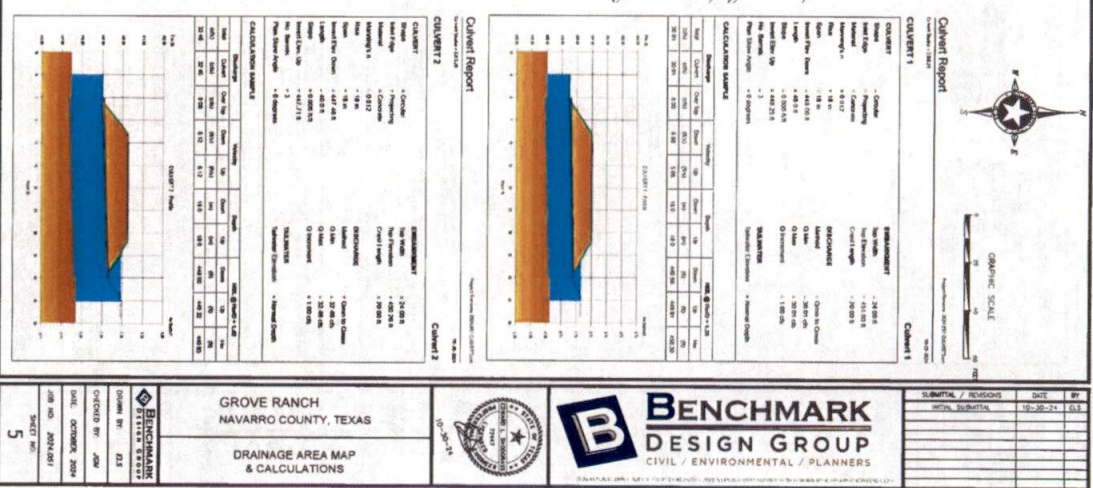
JOB NO: 2024.051

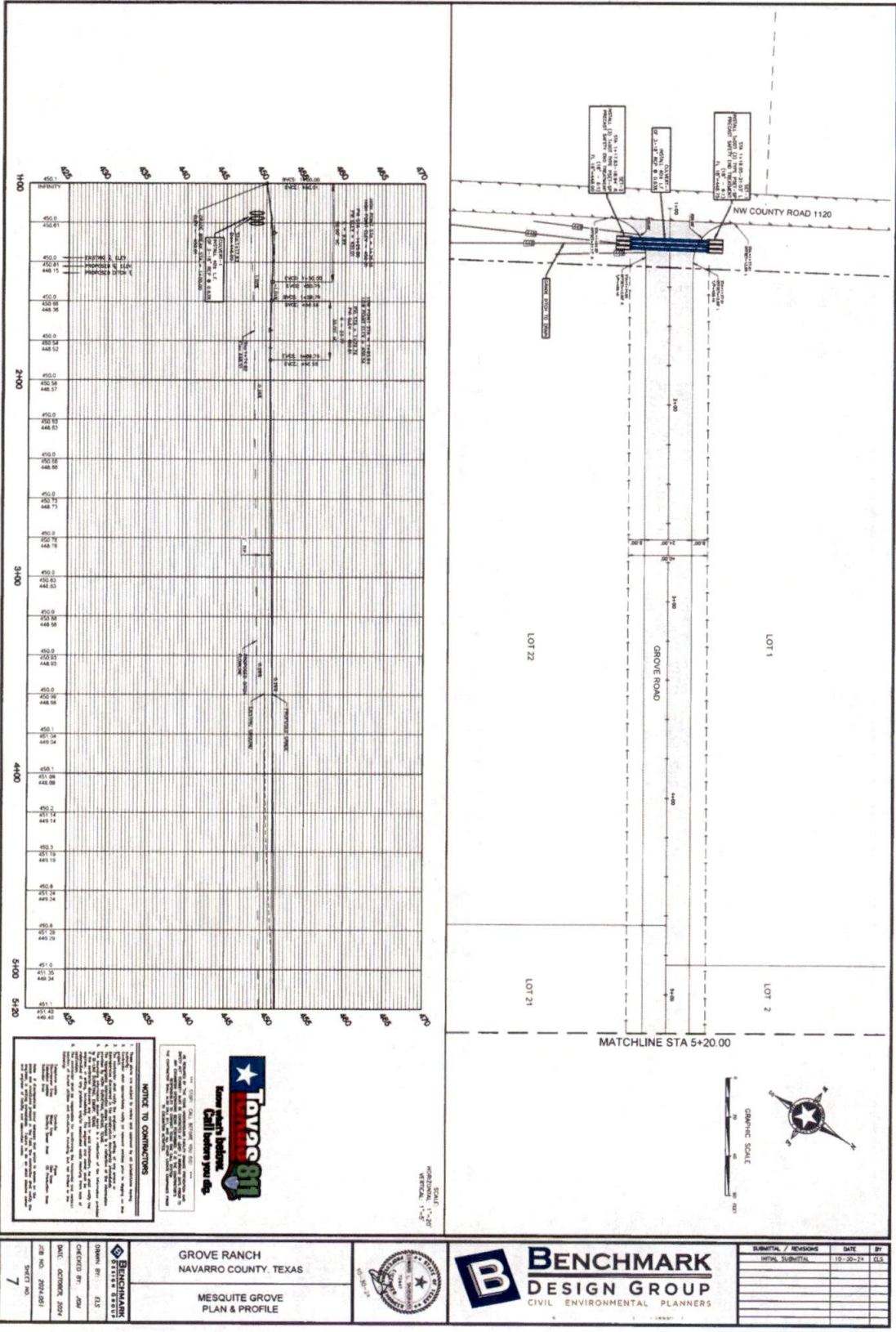
SHEET NO.

1



 BENCHMARK DESIGN GROUP INCORPORATED 10000 W. 10th Street Suite 100 Denver, CO 80202 Tel: 303.733.8800 Fax: 303.733.8801 www.benchmarkdesigngroup.com	GROVE RANCH NAVARRO COUNTY, TEXAS	 BENCHMARK DESIGN GROUP CIVIL / ENVIRONMENTAL / PLANNERS 3000 PARK BLVD., SUITE 100 • DALLAS, TEXAS 75219 • PHONE 214.636.1100 • FAX 214.636.1101 • WWW.BENCHMARKDGP.COM	SUBMITAL / REVISION INITIAL SUBMITAL	DATE 10-20-72	BY TJS
	TYPICAL SECTION		SUBMITAL / REVISION INITIAL SUBMITAL	DATE 10-20-72	BY TJS





NOTICE TO CONSTRUCTION

Know what's below. Call before you dig.

TAVARES 811

For more information, visit www.tavares811.com or call 1-800-4-A-TAVARES.

SCALE

HORIZONTAL: 1"=20'

VERTICAL: 1"=2'

GRAPHIC SCALE

0 20 40 60 80 100

REVISIONS

NO.	DATE	DESCRIPTION
1	10-20-24	Initial Submittal

DESIGNER

BENCHMARK DESIGN GROUP

CIVIL ENVIRONMENTAL PLANNERS

PROJECT

GROVE RANCH

NAVARRO COUNTY, TEXAS

MESQUITE GROVE

PLAN & PROFILE

DATE

OCTOBER 2024

BY

JSM

CHECKED BY

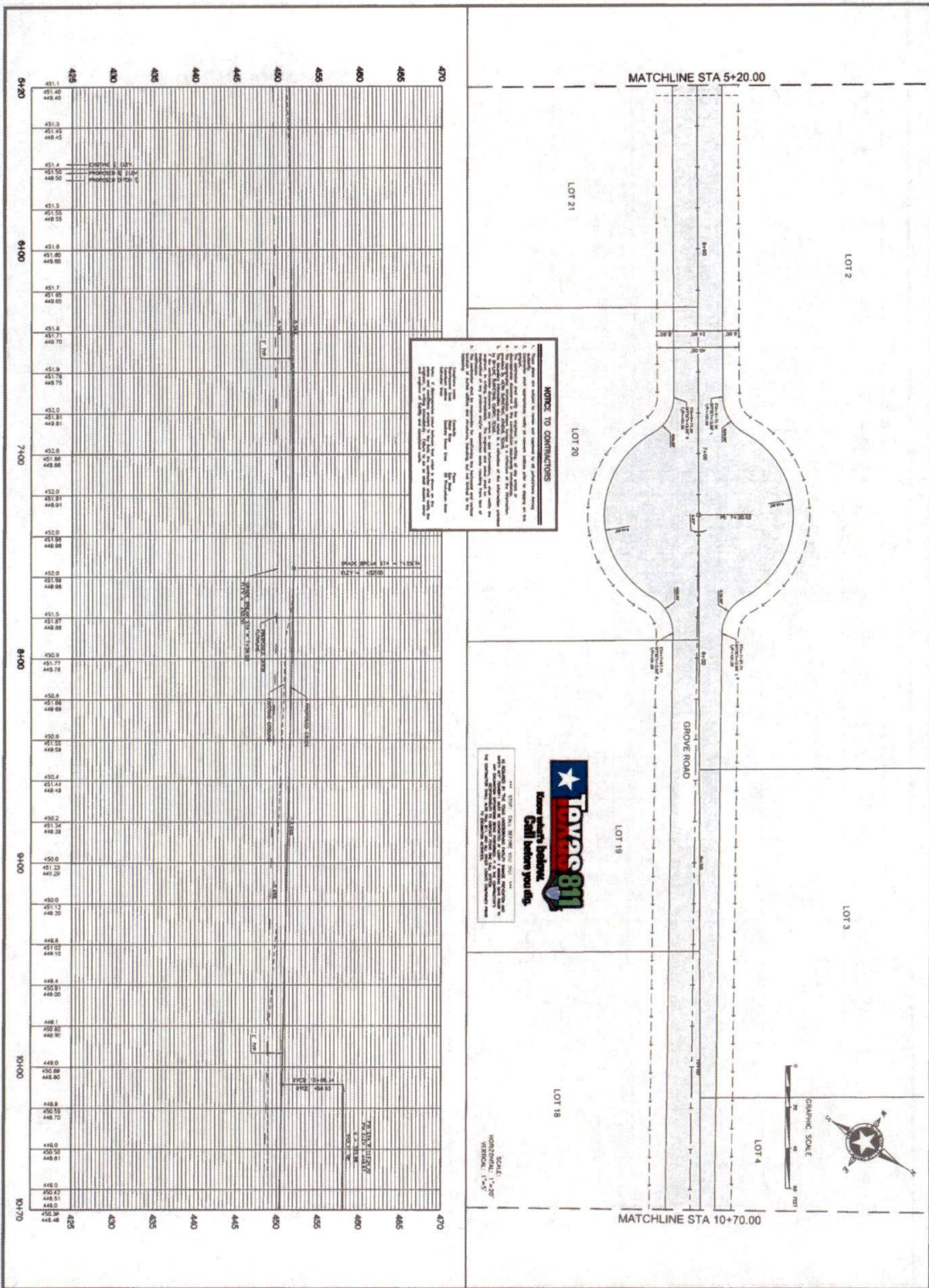
JSM

SCALE

1"=20'

SHEET NO.

7



NOTICE TO CONTRACTORS

1. The owner has caused a survey to be made and the same is shown on this plan. The survey is subject to the approval of the local authority having jurisdiction. The owner warrants that the survey is true and correct.

2. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct.

3. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct.

4. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct.

5. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct.

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7. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct.

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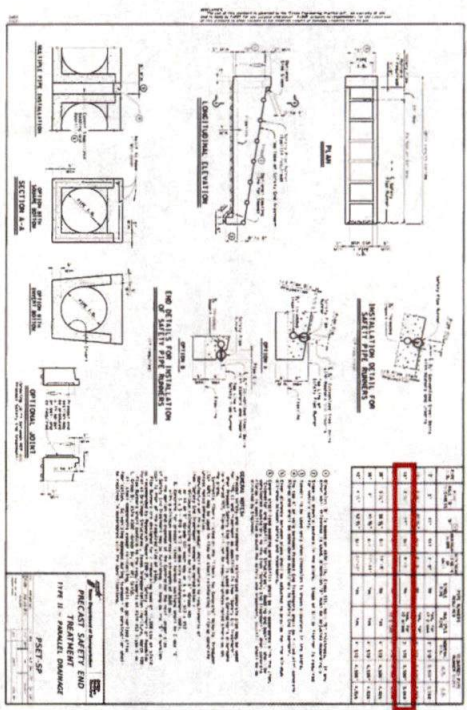
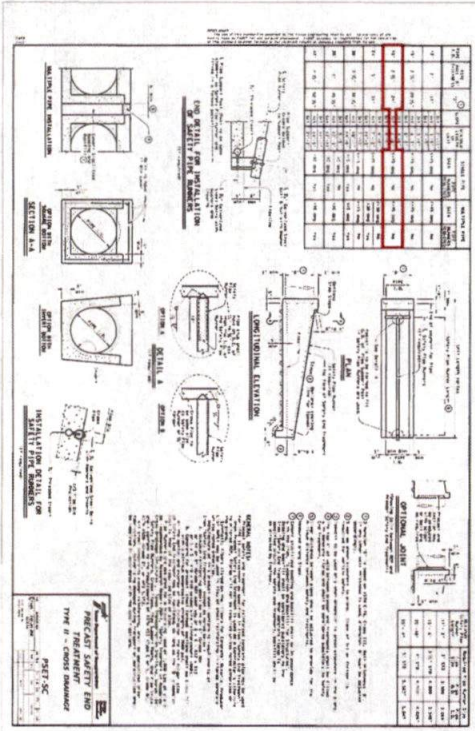
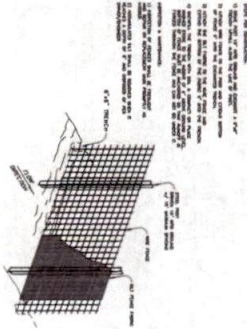
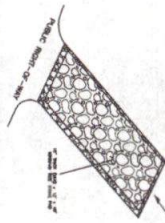
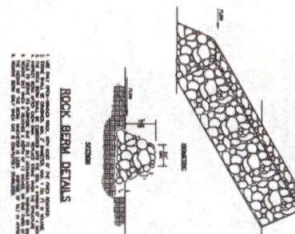
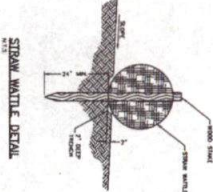
9. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct.

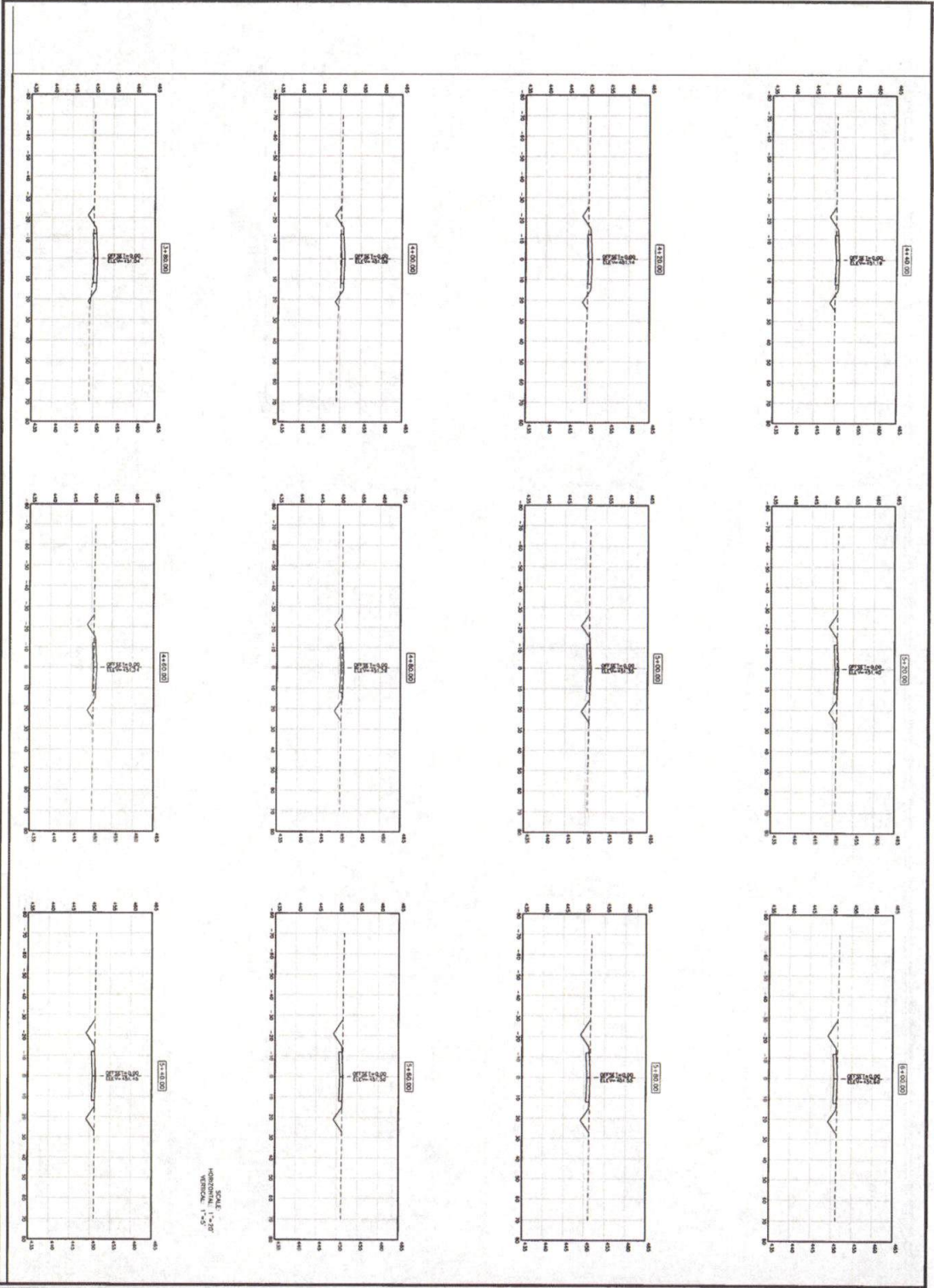
10. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct. The owner warrants that the survey is true and correct.



SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=5'

BENCHMARK DESIGN GROUP CIVIL / ENVIRONMENTAL / PLANNERS 2010 W. 10th St., Suite 100 • Fort Worth, TX 76102 • 817.335.1111 • www.benchmarkdesigngroup.com		MESQUITE GROVE RANCH NAVARRO COUNTY, TEXAS MESQUITE GROVE PLAN & PROFILE		DESIGNED BY: JLS CHECKED BY: JAW DATE: 09/09/2014 JOB NO.: 2014-0451	SHEET NO.: 8																	
		SUBMITTAL / REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>10-30-24</td> <td>EJS</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	BY	10-30-24	EJS															
DATE	BY																					
10-30-24	EJS																					





SCALE
HORIZONTAL: 1"=25'
VERTICAL: 1"=5'

13

MESQUITE GROVE RANCH
NAVARRO COUNTY, TEXAS

CROSS SECTIONS

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

SUBMITTAL / REVISIONS	DATE	BY
INITIAL SUBMITTAL	10-30-14	SLB

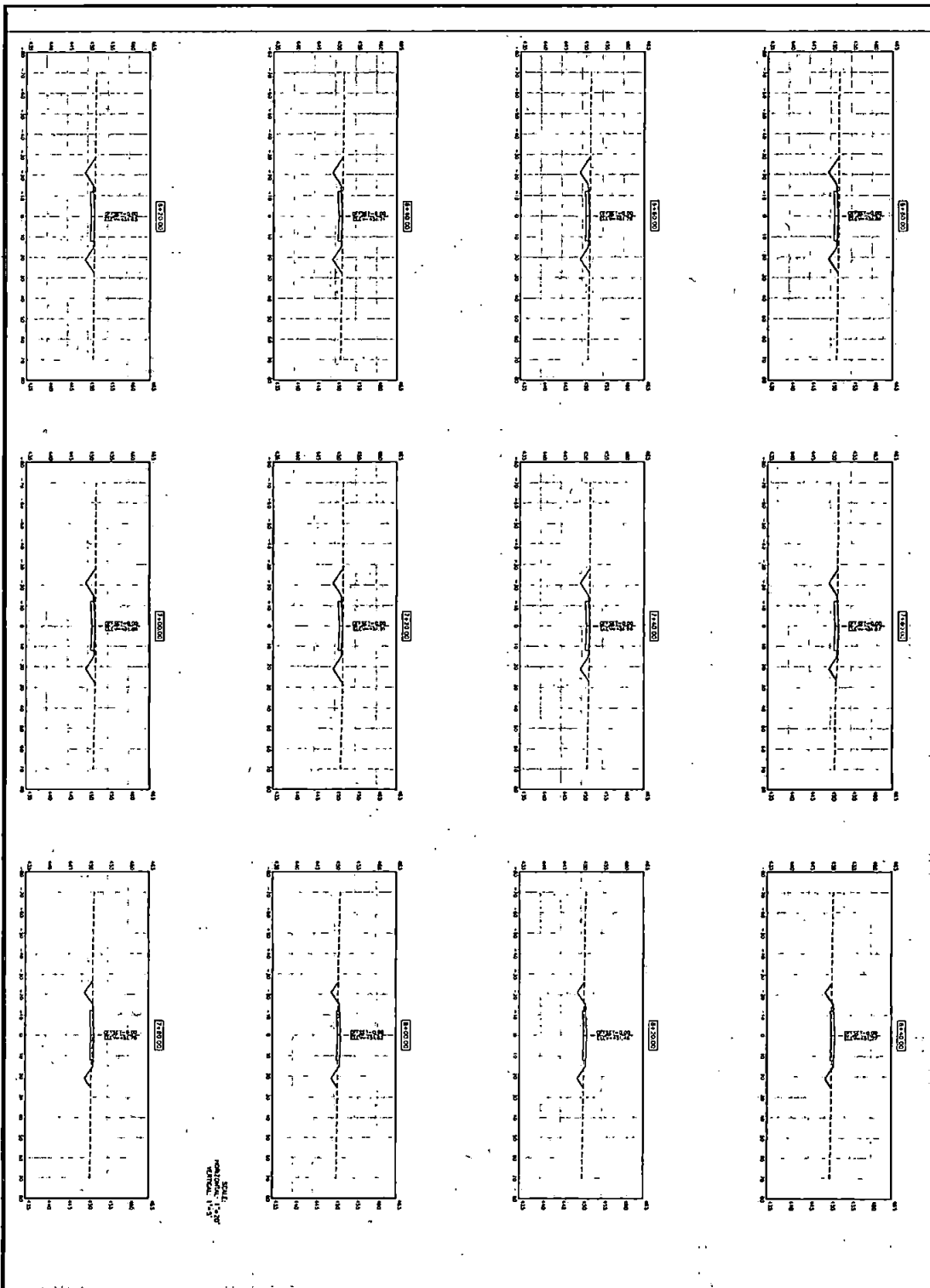
DESIGNED BY: JLM
DATE: OCTOBER, 2014
JOB NO: 2007-001

CHECKED BY: JLM

DESIGNED BY: JLM

DATE: OCTOBER, 2014

JOB NO: 2007-001



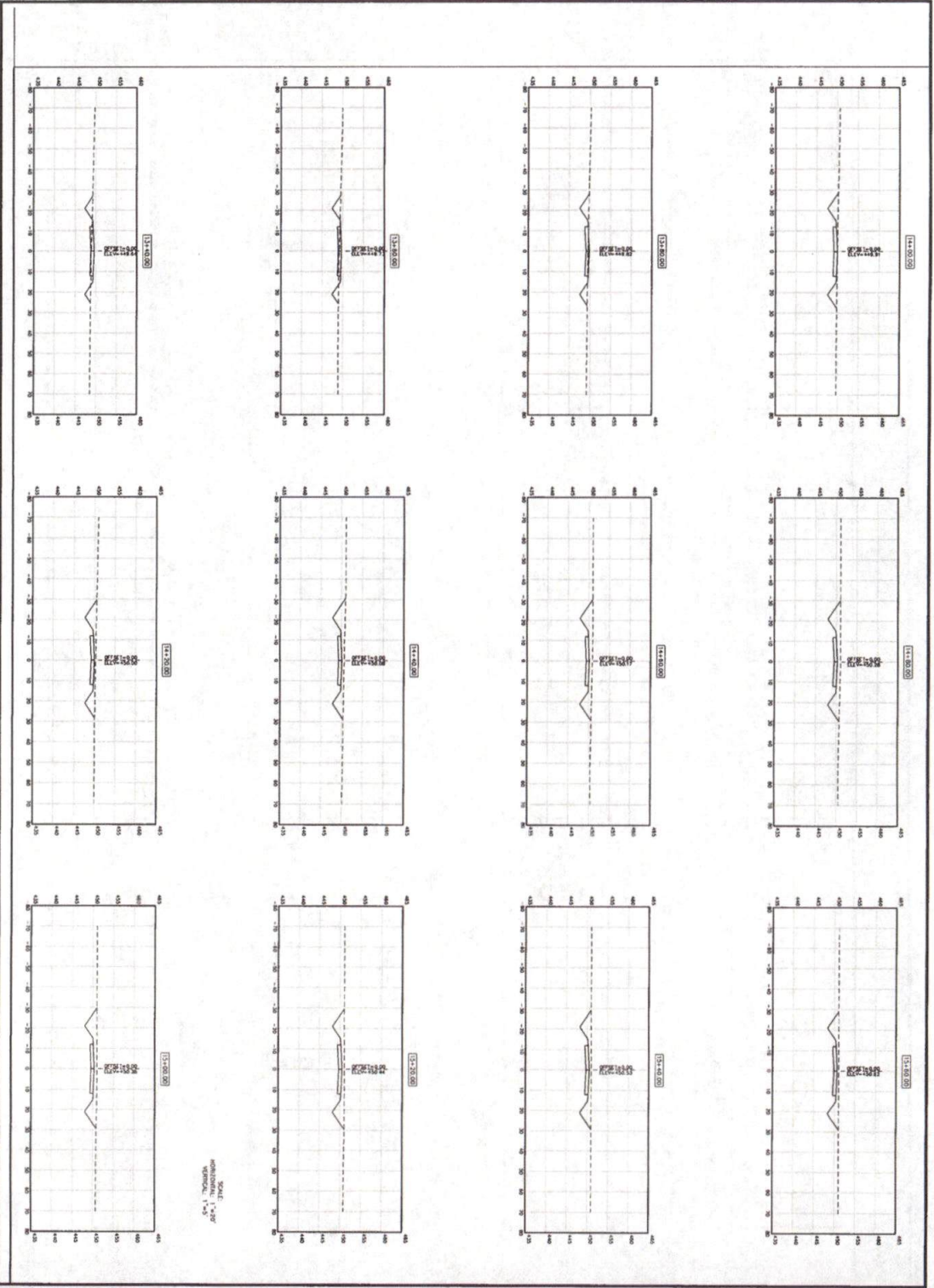
 BENCHMARK DESIGN GROUP	GROVE RANCH NAVARRO COUNTY, TEXAS CROSS SECTIONS	 STATE OF TEXAS PROFESSIONAL ENGINEER	 BENCHMARK DESIGN GROUP CIVIL / ENVIRONMENTAL / PLANNERS
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REVISION / REVISION	DATE
1. INITIAL DESIGN	10-20-2017

SHEET NO.

14

DRAWN BY: JSM
 CHECKED BY: JSM
 DATE: OCTOBER 2017
 JOB NO: 2017-001



SCALE:
VERTICAL: 1"=20'
HORIZONTAL: 1"=40'

17

GROVE RANCH
NAVARRO COUNTY, TEXAS

CROSS SECTIONS

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

SUBMITTAL / REVISIONS	DATE	BY
INITIAL SUBMITTAL	10-30-14	ELB

DESIGNED BY: JLM

CHECKED BY: JLM

DATE: OCTOBER 2014

JOB NO.: 2007-0041

SHEET NO.

DESIGNED BY: JLM

CHECKED BY: JLM

DATE: OCTOBER 2014

JOB NO.: 2007-0041

SHEET NO.

DESIGNED BY: JLM

CHECKED BY: JLM

DATE: OCTOBER 2014

JOB NO.: 2007-0041

SHEET NO.

DESIGNED BY: JLM

CHECKED BY: JLM

DATE: OCTOBER 2014

JOB NO.: 2007-0041

SHEET NO.

DESIGNED BY: JLM

CHECKED BY: JLM

DATE: OCTOBER 2014

JOB NO.: 2007-0041

SHEET NO.

18

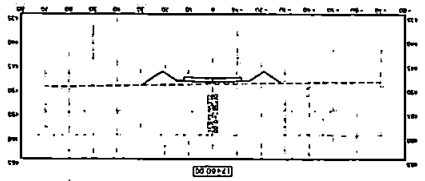
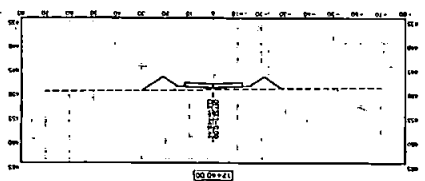
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 SHEET NO.
 JOB NO. 2024.051
 DATE: OCTOBER 2024
 CHECKED BY: JCM
 DRAWN BY: ELS
 BENCHMARK
 DESIGN GROUP

GROVE RANCH
 NAVARRO COUNTY, TEXAS
 CROSS SECTIONS



B
 BENCHMARK
 DESIGN GROUP
 CIVIL / ENVIRONMENTAL / PLANNERS

DATE	BY	REVISION
10/20/24	ELS	1



SCALE:
 HORIZONTAL 1"=20'
 VERTICAL 1"=5'

