

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: MECOM ACRES

Acreage of subdivision: 7.831 Number of proposed lots: 4

Name of Owner: JAMES CHRISTOPHER MECOM

Address: 11510 NW CR 0150

Phone number: 903 879 1563 Email: Chris MeCom@gmail.com

Surveyor: DAVIS & McDILL / STUART HAMILTON RPLS 4480

Address: 1014 FERRIS AVE STE 104-3, WAXAHACHIE, TX

Phone number: 972-938-1185 Fax Number: _____

Email: DAVID@DAVISMCDILL.COM

Physical location of property: CR NW 150 / OAK GROVE RD

Legal Description of property: 7.831 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: _____

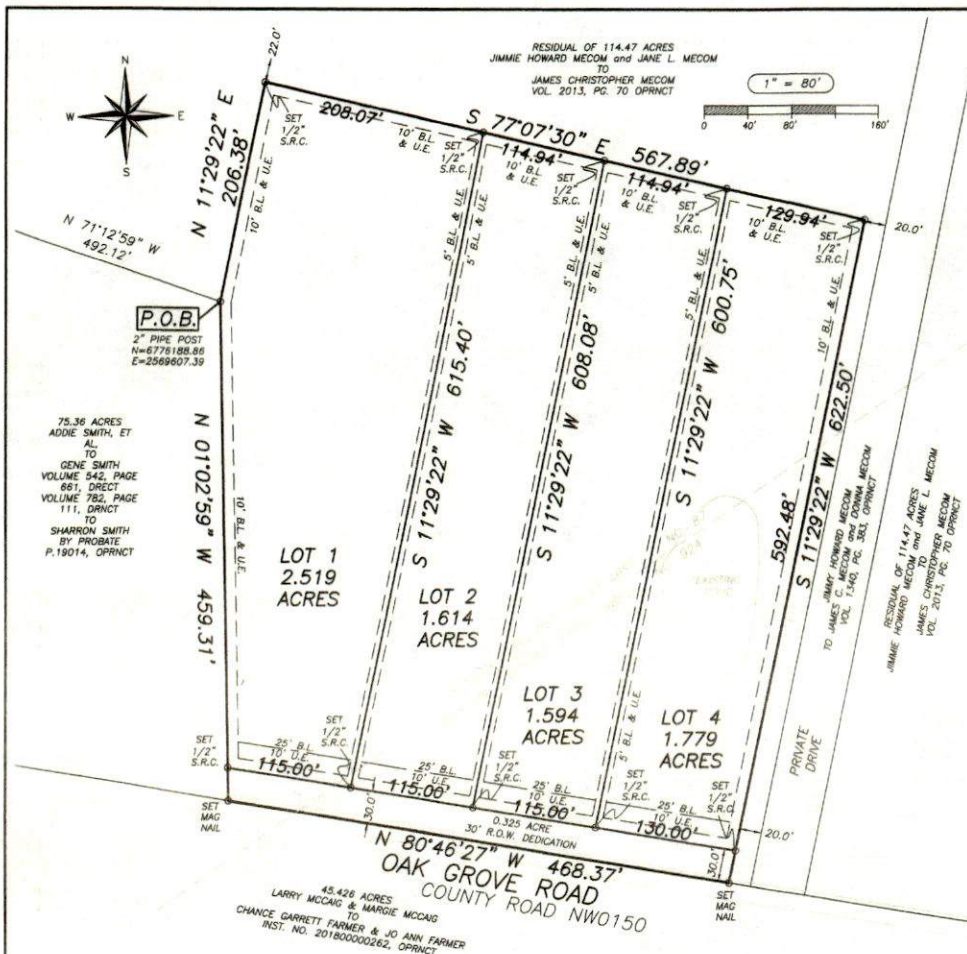
I understand that the approval of the final plat shall expire unless the plat is recorded in the office of the County Clerk within a period of 60 days after the date of final approval.

Signature of Owner: James Christopher MeCom Date: 5/15/2025

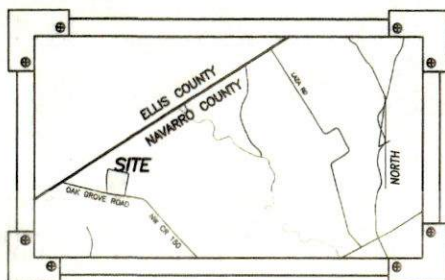
In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request.

Signature of Owner: _____ Date: _____

Signature of Authorized Representative: _____ Date: _____



Owner:
James Christopher Mecom
11510 NW County Road 150
Ennis, Texas 75119
Phone: 903-879-0470



LOCATION MAP SCALE: 1" = 2500'

NOTE:

ALL LOTS SHALL BE SERVED BY ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE SOIL EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR REGISTERED SANITARIAN.

GENERAL NOTES:

- 100-Year Flood Note:
NO 100-Year Floodplain
Per FIRM Map # 48349C0175 D
Zone: X UNSHADED
Dated: eff. 6/5/2012
- Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & McDILL", unless otherwise noted.

DRAINAGE NOTES:

- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 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 TRAVELLED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE COURSES OR FOR THE CONTROL OF EROSION.
- NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF NAVARRO
WHEREAS, James Christopher Mecom, being the owner of a tract of land being a part of the Jackson Blewins Survey, Abstract Number 87, and the Jackson Blewins Survey, Abstract Number 924, Navarro County, Texas and being a part of the 114.47 acre tract described in deed from Jimmie Howard Mecom and Jane L. Mecom to James Christopher Mecom recorded in Document Number 20130000070, Official Public Records, Navarro County, Texas (OPRCT), and being more particularly described by its metes and bounds as follows:

BEGINNING at a point at an angle in the west line of said 114.47 acre tract at the most south northeast corner of the 75.36 acre tract described in partition deed from Addie Smith, et al. to Gene Smith, recorded in Volume 782, Page 111, Deed Records, Navarro County, Texas (DNCT) and in Volume 542, Page 661, Deed Records, Ellis County, Texas (DECT), a 2 inch pipe fence post found, having surface coordinate values of North (T) = 6778188.86 feet and East (X) = 2569607.39 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE N 11°29'22" E, through said 114.47 acre tract, 206.38 feet to a 1/2 inch steel rod with cap stamped "DAVIS & McDILL" set;

THENCE S 77°07'30" E, through said 114.47 acre tract, 567.89 feet to a 1/2 inch steel rod with cap stamped "DAVIS & McDILL" set, from which a 1/2 inch steel rod found at on interior corner of 5.7807 acre tract described in deed from Jimmie Howard Mecom and Jane L. Mecom to James Christopher Mecom and Donna Kay Mecom, recorded in Volume 1340, Page 383, Official Public Records, Navarro County, Texas (OPRCT) and in Volume 1242, Page 1169, Official Public Records, Ellis County, Texas (OPRECT), bears N 12°55'02" E, 803.47 feet;

THENCE S 11°29'22" E, through said 114.47 acre tract, 622.50 feet to the center of Oak Grove Road, also known as County Road NW0150, and the southwest line of said 114.47 acre tract and the northeast line of the 45.426 acre tract described in deed from Larry McCall and Margie McCall to Chance Garrett Farmer and Jo Ann Farmer, recorded in Document Number 201800000262, OPRECT, a magnetic nail "MAG NAIL" set;

THENCE N 80°46'27" W (Deed - N 79°50'18" W), with the centerline of said road and the southwest line of said 114.47 acre tract and 468.37 feet to the southwest corner of said 114.47 acre tract and the southeast corner of said Smith, 75.36 acre tract, a magnetic nail "MAG NAIL" set;

THENCE N 01°02'59" W, with the west line of said 114.47 acre tract and the east line of said 75.36 acre tract, 459.31 feet (Deed - N 00°04'00" W, 459.30 feet) to the point of beginning and containing approximately 7.831 acres of land.

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, Registered Professional Land Surveyor Number 4480, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

STATE OF TEXAS:

Before me the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stuart G. Hamilton, 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 purposes herein expressed and in the capacity stated.

Give under my hand and seal this 16th day of May, 2025.

Teresa D. Barbac
Notary Public in and for the
State of Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, JAMES CHRISTOPHER MECOM, do hereby adopt this plat designating the hereinabove described property as a Final Plat, Lots 1 - 4, MECOM ACRES and do hereby dedicate to Navarro County, for public use, the streets and alleys shown hereon; and do hereby reserve the easement strips shown on this plat for the accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction or maintenance of its respective system on any of these easement strips; and any public utility shall, at all times, have the right of ingress and egress to and from upon said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS 19 DAY OF May, 2025.

James Christopher Mecom
JAMES CHRISTOPHER MECOM

STATE OF TEXAS:

Before me the undersigned authority, a notary public in the State of Texas, on this day personally appeared James Christopher Mecom, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that they executed the same for the purposes herein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF May, 2025.

Notary Public

STATE OF TEXAS:
COUNTY OF ELLIS:

Certificate of approval by the Commissioners Court of Navarro County, Texas:
Approved this date, the 19 day of May, 2025.

County Judge, H.M. Davenport, Jr.

Jason Grant
Commissioner Precinct # 1

Eddie Perry
Commissioner Precinct # 2

Eddie Moore
Commissioner Precinct # 3

David Brewer
Commissioner Precinct # 4

This plat has been approved by TXU Electric.

Designated Representative

Date

This plat has been approved by Rice Water Supply Co.

Designated Representative

Date

This plat has been approved by the Navarro County Health Sanitarian.

Designated Representative

Date



FINAL PLAT LOTS 1 - 4 MECOM ACRES

Being 7.831 acres in the
Jackson Blewins Survey, A-87 and in the
Jackson Blewins Survey, A-924
Navarro County, Texas



Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168

PHONE: 972-938-1185

A Texas licensed surveying firm # 10194681

Date: 5/16/2025

Scale: 1" = 80'

Drawn: DWH

Job: 225-0062

Sheet 1

of 1 sheets.