

## NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director  
syoun@navarrocounty.org  
601 N 13<sup>th</sup> St Suite 1  
Corsicana, Texas 75110  
903-875-3312 ph.

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: JEMKAP

Acreage of subdivision: 5.88 Number of proposed lots: 5

Name of Owner: Armando Hernandez

Address: 2000 Watson St Fort Worth TX. 76103

Phone number: 817-501 0400

Email: armandoh2@sbcglobal.net

Surveyor: Rockin B Surveying

Wayne Beets

Address: PO BOX 5052 Mobank Texas 75147

Phone number: 903-288-6810

Fax Number: \_\_\_\_\_

Email: wayne@rockinbsurveying

Physical location of property: 4061 Joe Johnson EM House

Legal Description of property: ABS A 10597 O MUNROE ABST Trac 15 5.987 acres

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: EMHOUSE, TX. 75110

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.

Armando Hernandez  
Signature of Owner

\_\_\_\_\_  
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: \_\_\_\_\_



# FINAL PLAT JEMKAP ADDITION IN THE O. MUNROE SURVEY, ABSTRACT NO. 597 NAVARRO COUNTY, TEXAS

## LEGAL DESCRIPTION

Being a 5.863 acre tract or parcel of land situated in the O. Munroe Survey, Abstract No. 597, Navarro County, Texas, and being all of that certain called 5.987 acre tract of land conveyed to Armando Hernandez, recorded in Document No. 2023-10012, 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 found (BYLINE), on the South right-of-way of Farm Road No. 1126, at the Northwest corner of said 5.987 acre tract, and at the Northwest corner of that certain called 2.95 acre tract of land conveyed to James David Hoover et al., recorded in Document No. 2026-13010, Official Public Records of Navarro County, Texas, from which a 1" iron pipe found bears, North 28 Degrees 35 Minutes 49 Seconds West, a distance of 11.33 feet;

THENCE South 28 Degrees 35 Minutes 49 Seconds East, with the East line of said 5.987 acre tract and with the West line of said 2.95 acre tract, a distance of 618.58 feet to a 1/2" iron rod found, at the Southwest corner of said 5.987 acre tract, and at the Southwest corner of that certain called 4.310 acre tract of land, conveyed to Robert Earl Brady, recorded in Document No. 2021-795, Official Public Records of Navarro County, Texas, South 59 Degrees 27 Minutes 30 Seconds West, 483.12 feet;

THENCE South 59 Degrees 27 Minutes 30 Seconds West, with a South line of said 5.987 acre tract and with the North line of said 4.310 acre tract, a distance of 212.54 feet to a 5/8" iron rod found, at a Southwest corner of said 5.987 acre tract and at a Southwest corner of that certain called 4.310 acre tract of land, conveyed to Robert Earl Brady, recorded in Document No. 2021-795, Official Public Records of Navarro County, Texas, South 59 Degrees 27 Minutes 30 Seconds West, 483.12 feet;

THENCE North 27 Degrees 26 Minutes 03 Seconds East, with a West line of said 5.987 acre tract and with an East line of said 4.310 acre tract, a distance of 249.04 feet to a 1" iron pipe found, at the interior all corner of said 5.987 acre tract and a Northeast corner of said 4.310 acre tract;

THENCE South 59 Degrees 30 Minutes 58 Seconds West, with a South line of said 5.987 acre tract and with a North line of said 4.310 acre tract, a distance of 339.42 feet to a 1" iron pipe found, at a Southwest corner of said 5.987 acre tract and an interior all corner of said 4.310 acre tract;

THENCE North 28 Degrees 13 Minutes 05 Seconds West, with a West line of said 5.987 acre tract and with an East line of said 4.310 acre tract, a distance of 382.54 feet to an old found, at the Northeast corner of said 5.987 acre tract and at a Northeast corner of said 4.310 acre tract;

THENCE North 59 Degrees 48 Minutes 20 Seconds East, with the North line of said 5.987 acre tract, a distance of 120.51 feet to a 1/2" iron rod found (BYLINE) at the intersection of the North line of said 5.987 acre tract, with the South right-of-way of Farm Road No. 1126;

THENCE with the North line of said 5.987 acre tract, with the South right-of-way of Farm Road No. 1126, and with a curve turning to the left, having an arc length of 145.88 feet, having a radius of 955.00 feet, having a chord bearing of North 63 Degrees 46 Minutes 50 Seconds East, and a chord length of 145.74 feet, to a point at the PT of said curve;

THENCE North 59 Degrees 43 Minutes 32 Seconds East, with the North line of said 5.987 acre tract and with the South right-of-way of Farm Road No. 1126, a distance of 278.10 feet to the POINT OF BEGINNING and CONTAINING 5.863 Acres of Land.

## NOTES:

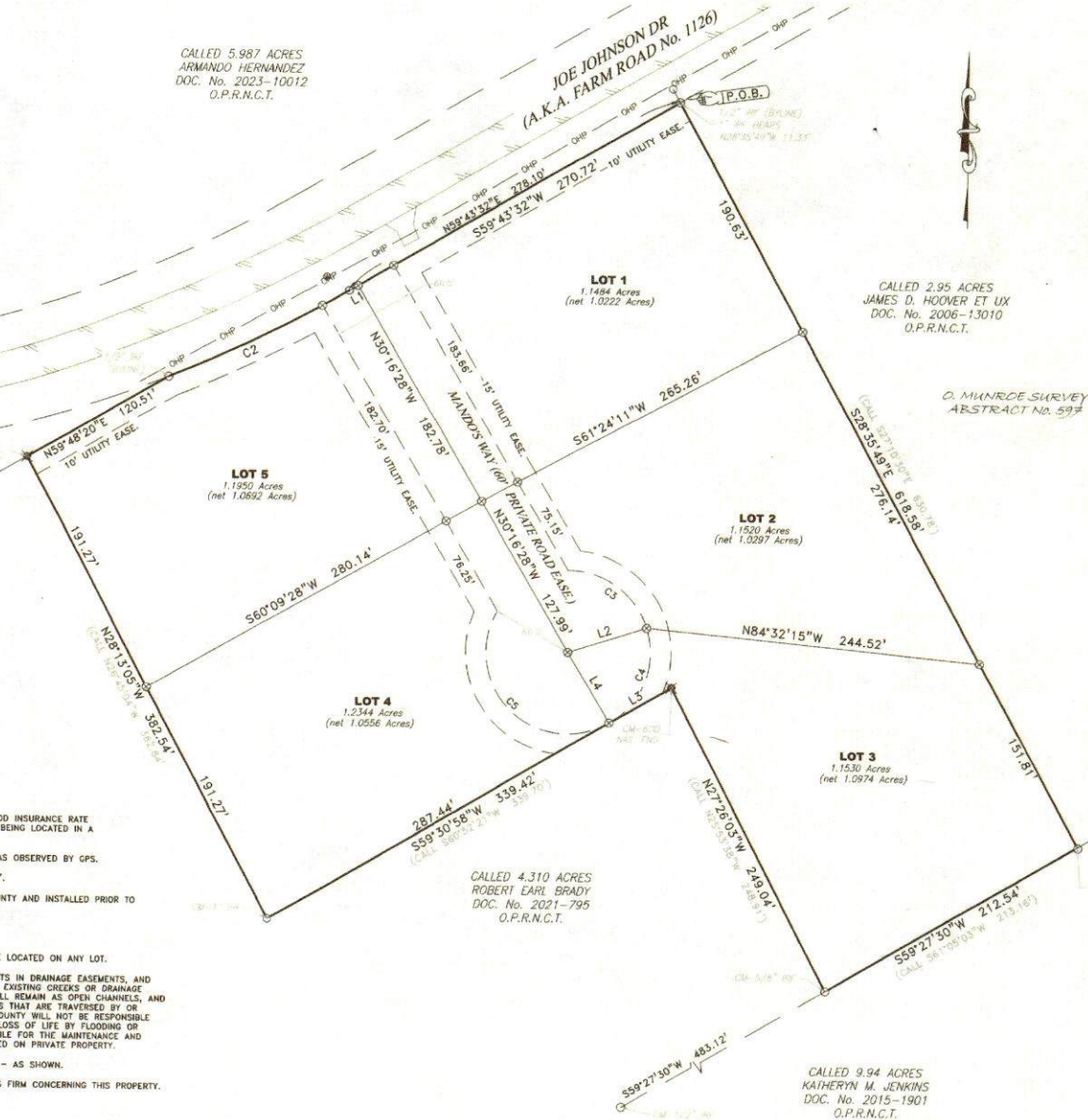
- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 4834001750, DATED JUNE 5, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
- 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 3) ALL 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 TRAVELLED 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 WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
- 8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG ROAD FRONTAGE - AS SHOWN.
- 9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

Wayne Beets II RPLS No. 6039, do hereby certify to: Donnie Stark: That the Plat of Survey shown herein is a correct, and accurate representation of the property lines, and dimensions as indicated and was prepared from an on the ground survey done under my supervision during the month of June, 2024.



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

CALLLED 5.987 ACRES  
ARMANDO HERNANDEZ  
DOC. No. 2023-10012  
O.P.R.N.C.T.



LINE	BEARING	DISTANCE
L1	N59°43'32\"E	7.38'
L2	N72°13'20\"E	60.00'
L3	S59°30'58\"W	51.98'
L4	N30°41'35\"W	60.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	955.00'	145.88'	145.74'	N63°46'58\"E	8°45'08\"
C3	60.00'	75.92'	70.95'	S54°01'34\"E	72°29'48\"
C4	60.00'	80.72'	74.77'	S20°45'52\"W	77°05'05\"
C5	60.00'	157.52'	116.02'	N45°29'02\"W	150°25'08\"

## OWNER'S STATEMENT:

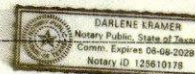
I, ARMANDO HERNANDEZ, do hereby adopt this plat, designating the hereinabove described property as PLAT OF JEMKAP ADDITION, and do accept this plat as my plan for dividing into Lots and do designate the easements for public utilities, as shown. Mando's Way is a PRIVATE Street and is not dedicated for public use or maintenance.

Witness, my hand, this the 9 day of May, 2025.

By: Armando Hernandez  
ARMANDO HERNANDEZ

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 5th day of May, 2025.

Darlene Kramer  
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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

Designated Rep., Navarro County



DEVELOPER:  
ARMANDO HERNANDEZ  
817-501-0400  
1608 FM 667  
PURDON, TEXAS

## PLAT OF JEMKAP ADDITION

DATE: 12-03-2024

SCALE: 1" = 60'

JOB NO.:

CLIENT:

TECHNICIAN:

1" = 60'

2024-249

ARMANDO HERNANDEZ

EWB



# **JEMKAP**

## **DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS**

Declarations and Restrictions for JEMKAP, a Subdivision in 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 have one single-family dwelling. 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 50 ft. from any road or public right-of-way, 25 ft. from the rear and 10 ft. from the side. or as required by Statute.
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 26<sup>th</sup>, 2024 or Texas Department of Transportation (TXDOT) regulations as applicable.
10. All driveways on the Property must be constructed of gravel, asphalt, or concrete. *Contingent to add Culvert.*
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. No recreational vehicle (RV) or travel trailers shall be permitted on any Property for more than three (3) days in a one week period, before or during home construction. Once the home is fully completed, RVs and Travel Trailers shall be permitted, but must be kept out of sight from any road or public right-of-way.
17. Manufactured (mobile) homes or industrialized (modular) homes are permitted on the property if the home was constructed and/or manufactured within the prior 10 years of installation.
18. 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.
19. All property owners must subscribe to a trash service. No burning of trash is permitted at any time.
20. Landowners have the right to quiet enjoyment of their property. No noxious or offensive activities permitted, or any activity which creates excessive noise or becomes an annoyance or nuisance to the neighborhood.
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. The road, **MANDO's WAY** is designated as a private drive. Private roads are the perpetual responsibility and liability of the property owners in the 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 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.

23. 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.

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 80% of property owners in the Subdivision of which the Property is a part with one vote per tract. The developer is exempt from all restrictions during development and sales period.

## ACKNOWLEDGEMENT

Executed effective as of the 09 day of June, 2025.

STATE OF TEXAS §

COUNTY OF NAVARRO §

This instrument was acknowledged before me on the day 09 of June, 2025  
By :

[Signature]  
Property Developer Signature

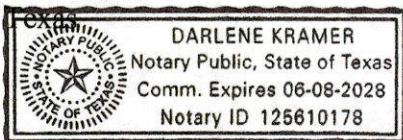
SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas,

This the 9th day of JUNE, 2025.

Darlene Kramer

Notary Public, State of Texas

[seal}



Darlene Kramer

Printed Name of Notary

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

\_\_\_\_\_  
Navarro County Clerk