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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/AmendmentProposed name of subdivision: MECOM ACRESAcreage of subdivision: 7.831 Number of proposed lots: 4Name of Owner: James Christopher MecomAddress: 11510 NW CR 0150Phone number: 903 879 1563 Email: Schris Mecom@gmail.comSurveyor: DAVIS & McDILL / STUART HAMILTON RPLS 4480Address: 1014 FERRIS AVE STE 104-3, WAXAHACHIE, TXPhone number: 972-938-1185 Fax Number: _____Email: DAVID@DAVISMCDILL.COMPhysical location of property: CR NW 150 / OAK GROVE RDLegal 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: _____

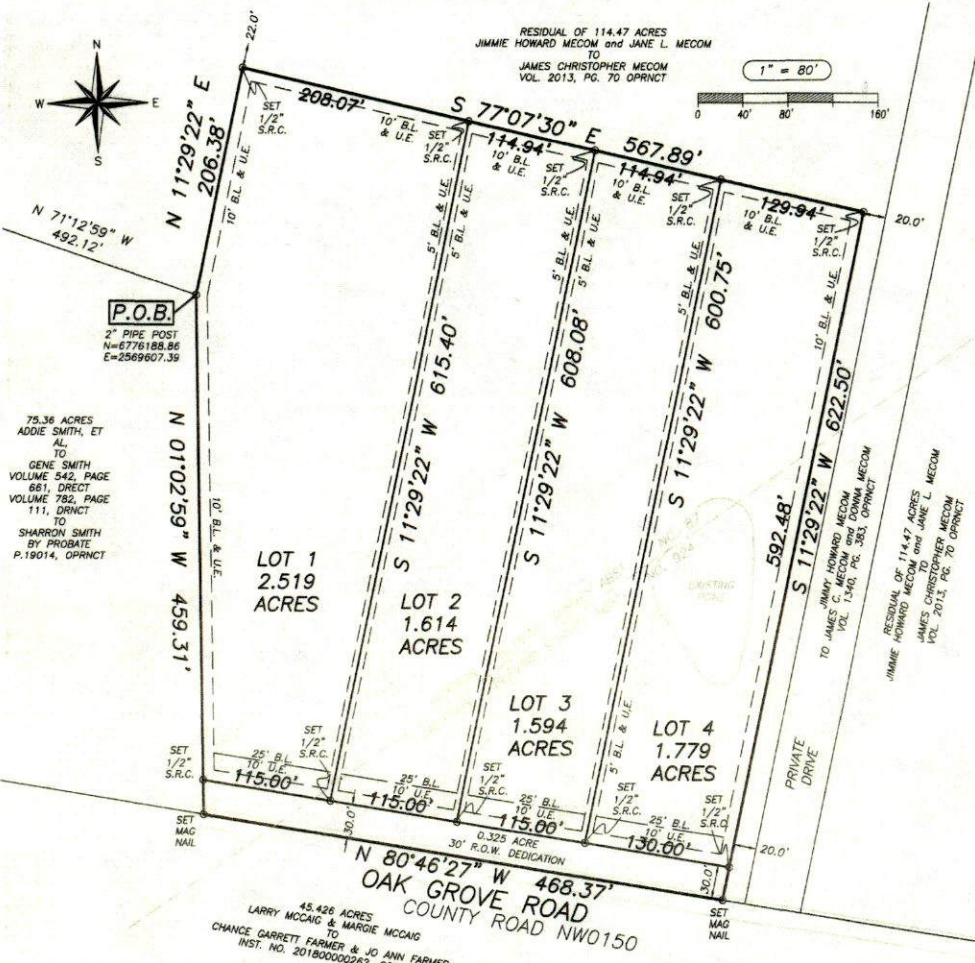
I understand that the approval of the final plat shall expire unless the plat is recorded in the office of the County Clerk within a period of 60 days after the date of final approval.

James Christopher Mecom 5/15/2025
 Signature of Owner Date

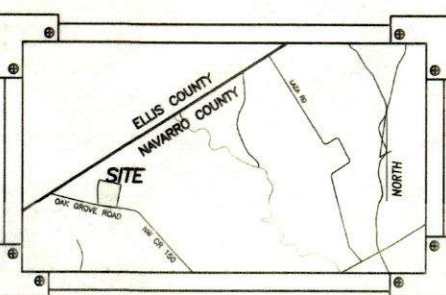
In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request.

Signature of Owner: _____ Date: _____

Signature of Authorized Representative: _____ Date: _____



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

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

DRAINAGE NOTES:
(1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
(2) 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 TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
(3) NAVARRO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
(4) 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 Mecon, being the owner of a tract of land being a part of the Jackson Blevins Survey, Abstract Number 87, and the Jackson Blevins Survey, Abstract Number 924, Navarro County, Texas and being a part of the 114.47 acre tract described in deed from Jimmie Howard Mecon and Jane L. Mecon to James Christopher Mecon recorded in Document Number 2013000070, Official Public Records, Navarro County, Texas (OPRNC) 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 (DRNC) and in Volume 542, Page 661, Deed Records, Ellis County, Texas (DRECT), a 2 inch pipe fence post found, having surface coordinate values of North (Y) = 6776188.86 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 an interior corner of 5.7807 acre tract described in deed from Jimmie Howard Mecon and Jane Lamb Mecon to James Christopher Mecon and Donna Kay Mecon, recorded in Volume 1340, Page 383, Official Public Records, Navarro County, Texas (OPRNC) and in Volume 1242, Page 1169, Official Public Records, Ellis County, Texas (DRECT), bears N 12°55'02" E, 803.47 feet;
THENCE S 11°29'22" W 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 McCaig and Margie McCaig to Chance Garrett Farmer and Jo Ann Farmer, recorded in Document Number 20180000262, OPRNC, 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, 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 the 16th day of May, 2025.
Teresa D. Barbosa
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 Mecon
JAMES CHRISTOPHER MECOM

STATE OF TEXAS:
Before me the undersigned authority, a notary public in and for the State of Texas, personally appeared James Christopher Mecon, known to me to be the person whose name are 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 THE 19 DAY OF May, 2025.
Adrian J. Danga
Notary Public

STATE OF TEXAS:
COUNTY OF ELLIS:
Certificate of approval by the Commissioners Court of Navarro County, Texas:
Approved this date, the _____ day of _____, 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 Blevins Survey, A-87 and in the
Jackson Blevins 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.

**DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS OF**

MECOM ACRES

For FINAL PLAT LOTS 1- 4

Being 7.831 Acres in the Jackson Blevins Survey, A-87
and in the
Jackson Blevins Survey, A-924 Navarro County, TX
Plus, an Additional .328 Acre 30' R. O. W. Dedication

Surveyed by TX Licenced Surveying Firm #10194681
Davis & McDill LLC,
PO Box 428, Waxahachie TX 75168
Phone: 972-938-1185

This Declaration of Covenants, Conditions, and Restrictions is made on June 12, 2025
at Rice, Texas, by **JAMES CHRISTOPHER MECOM** whose address is:
11510 NW CR 0150, Ennis, Texas 75119

Recitals

Declarant is the owner of all that certain real property ("Property") located in
Navarro County, Texas described as follows and on attached Exhibit "A":

MECOM ACRES for Final Plat Lots 1 – 4

Being 7.831 Acres in the Jackson Blevins Survey, A-87
and in the

Jackson Blevins Survey, A-924 Navarro County, TX
Plus, an Additional .328 Acre 30' R. O. W. Dedication

The Declarant has devised a general plan for the entire Property as a whole, with specific provisions for particular parts and parcels of the Property. This general plan provides a common scheme of development designed to protect and safeguard the Property over a long period.

This general plan will benefit the Property in general, the parcels and tracts that constitute the Property, the Declarant, and each successive owner of an interest in the Property.

Therefore, in accordance with both the doctrines of restrictive covenant and implied equitable servitude, the Declarant desires to restrict the Property according to these covenants, conditions, and restrictions in furtherance of this general development plan.

ARTICLE I.
RESTRICTIONS

It is declared that all of the Property shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions. This conveyance is made and accepted subject to any and all easements, covenants, conditions and restrictions (ECCR's), if any, relating to the property, but only to the extent they are still in effect, shown of record in Navarro County, Texas and to all zoning laws, regulations and ordinance of municipal and/or other governmental authorities. This conveyance is also made and accepted subject to the following ECCR's:

Section 1. Invalidation of any aspect of these-restrictions by Judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. Failure to enforce any covenant or restriction contained herein shall not be deemed a waiver of the right to do so thereafter.

ARTICLE II.
CONSTRUCTION OF IMPROVEMENTS AND USE OF TRACTS

Section 1. Special Construction Requirements. All homes under construction must have a temporary portable potty on site prior to foundation work. All sites must be graded prior to foundation with foundation pads and proper drainage. Another grading shall occur after the foundation is poured, establishing drainage. Special care must be used to protect valves, cut-offs, and utility boxes.

Section 2. Residential Use. All tracts shall be used for single-family residential purposes only.

Section 3. Garages. The garage door of any house or residence within The Property covered by these restrictions must open on the side or at the rear of the house. Each residence must have a minimum of a two-car garage.

Section 4. Driveways. All driveways shall be surfaced with concrete, asphalt, or gravel. *Contingent to add culvert.*

Section 5. All tracts shall install sewage systems that meet EPA standards as well as comply with County of Navarro and State of Texas rules and ordinances.

Section 6. Uses Specifically Prohibited.

(a.) No temporary dwelling, shop, trailer, storage buildings, mobile home of any kind, modular homes, manufactured housing, or portable buildings shall be used for any kind of housing.

(b.) No semi-trucks, semi-trailers, aircraft or similar vehicle or equipment may be kept on the Property at any time; except for delivery of

allowed substances. No recreational vehicle (RV) including travel trailer, pickup camper, motor home or similar vehicle can be used as a dwelling on any property at any time. A recreational vehicle (RV) may be stored on the property. Only one RV is allowed per home and must be kept indoors or garaged.

(c.) No structure of a temporary character, such as a trailer, tent, shack, barn, or other out-building shall be used on any property at any time as a dwelling.

(d.) No tract or other area in the Property shall be used 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 by-products. (No trash or garbage may be disposed of by burning on any of the aforesaid tracts. No trash, ashes, or other residue may be thrown or dumped on any tract or allowed to remain thereon.)

(e.) No garage, trailer house, or other out-building shall be occupied by any owner, tenant, or other person prior to or after the erection of a residence.

(f.) No air-conditioning apparatus shall be installed on the ground in front of a residence. No air-conditioning apparatus shall be attached to any front wall or window of a residence. No evaporative cooler shall be installed on the front wall or window of a residence. All utility meters, equipment, air-conditioning compressors, air condition and heating units, and similar items must (to the extent reasonably practicable) be visually screened from the street and adjoining tracts.

(g.) No antennas shall be permitted in this Property, except antennas for AM or FM radio reception and UHF and VHF television reception. No use shall be made of any tract or structure thereon for any type of radio or television or similar broadcasting systems.

(h.) No tract or improvement shall be used for business, professional, commercial, or manufacturing purposes of any kind. No activity, whether for profit or not, shall be conducted which is not related to single-family residential purposes. No noxious or offensive activity shall be undertaken within the Property, nor shall anything be done which is or may become an annoyance or nuisance on the Property. Nothing in this paragraph shall prohibit an owner's use of a residence for quiet, inoffensive activity such as tutoring or giving art lessons so long as such activities do not materially increase the number of cars parked on the street or interfere with adjoining homeowners' use and enjoyment of their residence and yards.

- (i.) Within easements on each tract, no structures, planting or materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow within the drainage channels or which may obstruct or retard the flow of water through drainage channels.
- (j.) No signs of any kind shall be displayed to the public view on any tract except (1) professional sign of not more than five (5) square feet advertising the property for sale, or professional signs not exceeding nine (9) square feet used by a builder to advertise the property during the construction and sales period, or the small signs that the school gives out for their athletes to put out in the yard.
- (k.) Clotheslines must be within a fenced area at the rear of residence.
- (l.) No abandoned, derelict, inoperative or junk vehicles/equipment may be stored, located, or allowed on any tract.

Section 7. No commercial production of poultry, fowl, swine, ratites (emu and ostrich), sheep, goats and cattle allowed. No dangerous or exotic animal / reptile shall be permitted on any tract, at any time. Animals for youth livestock projects shall be permitted. Horses and poultry for personal use, if kept in properly fenced area of said tract, is permitted.

Section 8. No residential dwelling shall contain less than 1,800 square feet of air-conditioned floor space with a minimum of 1,400 square feet on the ground floor. "Square footage of floor space" excludes porches and open or closed carports or garages. The residence shall be conventional construction with 60% masonry exterior and used as a single- family dwelling. None- masonry exterior to be hardy plank or hardy board type product. A home can be hardy plank or hardy board, only with a wainscot of brick and/or stone.

Section 9. Barndominiums or homes constructed of a baked enamel metal product shall be allowed and must contain a minimum of 1,600 square feet of air-conditioned living quarters and a wainscot consisting of brick and/or stone. "Square footage of air-conditioned living quarters" excludes porches and open or closed carports or garages. The property is designated as residential and shall be used for that purpose.

Section 10. Barns. Any barn must be constructed of wood or baked enamel metal. The placement of the barn must be to the side or rear of residence.

Section 11. Fences. Any fence must be at least five feet high and be constructed of pipe, wood, chain link, steel, brick or brick veneer, stone, iron work, welded wire livestock fencing or other industry standard fencing material. All fencing is the responsibility of the purchaser(s) of each tract.

Section 12. Mailboxes. Mailboxes shall be constructed according to county code and as required by the U.S. Postal Service and shall be of standardized construction and appearance, similar to other mailboxes in the area.

Section 13. Commencement of Construction. Construction may not commence until the plans and specifications are reviewed and approved by the required county official(s) and any necessary building permit(s) is issued.

Section 14. Utilities. Except as to special street lighting or other aerial facilities which may be required by the City or County, or which may be required by the franchise of any utility company, or which may be installed by the Declarant pursuant to its development plan, no aerial utility facilities of any type (except meters, risers, service pedestals, transformers and other surface installations necessary to maintain or operate appropriate underground facilities) shall be erected or installed on the Property whether upon individual tracts, easements, streets or right-of way of any type, either by the utility company or any other person or entity, including but not limited to any person owning or acquiring any part of the Property, and all utility service facilities (including but not limited to, water, sewer, gas, electricity and telephone) shall be buried underground unless otherwise required by public utility.

Section 15. Special Requirements. A final grade survey will be required which shows positive drainage and responsible water flow away from the main structure and adjoining homes. Each tract owner will be responsible for ensuring their drainage is channeled to normal drainage areas.

ARTICLE III.

GENERAL PROVISIONS

Section 1. Easements. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat. Easements are also reserved for the installation, operation, maintenance, and ownership of utility service lines from the property lines to the residence. Declarant reserves the right to make changes in and additions to the installing of improvements. By acceptance of a deed to any tract, the owner thereof covenants and agrees to mow weeds and grass and to keep and maintain in a neat and clean condition any easement which may traverse a portion of the tract.

Section 2. Recorded Plat. All dedications, limitations, restrictions and reservations shown on the Plat, if any, are incorporated herein and shall be construed as being adopted in each contract, deed or conveyance executed or to be executed by Declarant, conveying tracts in the Property, whether specifically referred to therein or not.

Section 3. Tract Maintenance. The owner and occupant of each tract shall cultivate an attractive ground cover or grass on all yards visible from the street, and shall maintain the yards in a sanitary and attractive manner.

Section 4. Maintenance and Improvements. Each tract owner shall maintain the exterior of all buildings, fences, walls and other improvements on his tract in good condition and repair,

and shall replace worn and rotten parts, and shall regularly repaint all painted surfaces and shall not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas or other exterior portions of the improvements to deteriorate in an unattractive manner.

Section 5. Term. These covenants, reservations and restrictions shall be binding on all parties and all persons and parties claiming under them in whole or in part for a period of twenty (20) years and shall automatically renew annually for successive periods of ten years unless changed by agreement of seventy-five percent (75%) of the then owners of the adjoining Property has been recorded, agreeing to change said restrictions, reservations, and covenants in whole or in part. The ECCR's, covenants, reservations and restrictions set forth herein may be enforced by any adjoining landowners by actions in the appropriate Court of Navarro County, but only after 30 days written notice of an alleged violation to the landowner.

Section 6. Yards. Grass, weeds, and vegetation on each tract on the Property must be kept mowed at regular intervals, so as to maintain the same in a neat and attractive manner.

Section 7. Upon the purchase of the tract, all EPA rules and regulations are hereby transferred with the sale of the tract to the new owner, and it is the owners' responsibility to follow all requirements of the EPA.

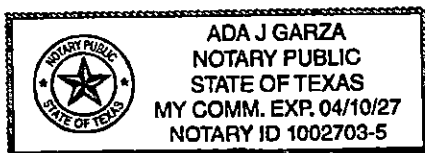
Executed this the 12 day of June 2025.

James Christopher Mecom

STATE OF TEXAS)
COUNTY OF NAVARRO)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, JAMES CHRISTOPHER MECOM, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of June 2025.



Ada J Garza
Notary Public/State of Texas