

**Stanley Young - Director**  
**syoung@navarrocounty.org**  
**601 N 13<sup>th</sup> St Suite 1**  
**Corsicana, Texas 75110**  
**903-875-3312 ph.**  
**903-875-3314 fax**

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.

Signature of Authorized Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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.  
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: Brooklynn Ranch

Acreage of subdivision: 80.85 Number of proposed lots: 38

Name of Owner: Land Baron Inc.

Address: 6060 N. Central Expressway 5th Floor Dallas Tx 75206

Phone number: 817-987-9005

Email: chris@texaslandbaron.com

Surveyor: Wayne Beets

Address: PO BOX 5052 Mabank TX 75147

Phone number: 903-288-6810

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

Email: wayne@rockinbsurveying.com

Physical location of property: CR 4060 - near FM 3096

Legal Description of property: ABS A10122 J BERRY ABST TRACT 7 80.854 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]  
Signature of Owner

8-27-25  
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: \_\_\_\_\_

1. A subdivision must be platted if a tract of land is to be divided into 2 or more tracts, any one of which is 10 acres or less or includes land dedicated to common use (easements, parks, roads, etc.)
2. This subdivision will contain: (check one)
  - a.          Public Street (any area, parcel, or strip of land (road) which provides vehicular access to adjacent property or land whether designated as a street, highway, freeway, thoroughfare, avenue, land boulevard, road, place, drive, or however otherwise designated and which is either dedicated or granted for public purposes or acquired for public use by prescription.)
  - b. x          Private road. (a vehicular access way under perpetual private ownership and maintenance.)
3. In case of private roads in the subdivision, the following names have been proposed. Please note names cannot be a duplicate of any existing road names in the county.
  - a. Brooklyn Ranch Road,          3/8 mi.
  - b. Brooklyn Road,          3/8 mi. 2nd name choice if first not available
  - c.                                 ,          mi.
  - d.                                 ,          mi.
4. Submit copies of the plat and any associated plans to the following persons 20 days prior to the date that the Planning and Zoning Commission or Commissioners Court is to grant approval or denial of said plat.
  - a. County Commissioner in who's Precinct the subdivision lies.
  - b. County 9-1-1 Coordinator
  - c. County Health Sanitarian or Tarrant Regional Water District representative
  - d. County Floodplain Administrator
  - e. All utility companies, i.e. water, electric, telephone.

**THE FOLLOWING SHALL BE ATTACHED TO THIS APPLICATION:**

1. A performance bond or irrevocable letter of credit must be issued to the County equal to the estimated cost of construction of the roads and shall remain in effect until the roads are completed in accordance with the Subdivision Regulations and accepted by the Commissioner. (when required)
2. Notarized Deed Restrictions or Restrictive Covenants
3. Road construction plans sealed by an Engineer licensed to practice in the State of Texas (when required)
4. Drainage plans
5. One Copy on reproducible Mylar 18"x24" for recording
6. Tax certificates bearing Tax Assessor's Seal, for final plat
7. Letters from utility companies indicating agreements for service
8. A plat application for the subdivision of a tract of land for which the source of the water supply intended for the subdivision is groundwater under that land must have attached to it an Availability of Groundwater Certificate prepared by Professional Engineer or Geoscientist licensed in the State of Texas
9. Funded service agreements, for final plat (when required)
10. Soil Survey and waste disposal plan, final plat

**The plat shall include:**

1. Bear the words "Preliminary Plat"/"Final Plat"/"Replat" whichever is applicable
2. Drawn to scale: No less than 1"= 100'
3. Proposed name of subdivision
4. Name of City, County, and State
5. Name, address, and phone number of subdivider
6. Name, address, and phone number of designer of plat
7. Scale, true and grid north points and date of preparation
8. Location sketch showing relationship to the surrounding area
9. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road line, boundary line, block line and building line, whether curved or straight
10. An accurate boundary survey of the property which is being subdivided, noting the bearings and distances of the sides, same being referenced to original survey lines or established subdivision, showing the lines of all adjacent lands and properties, lines of adjacent streets, alleys and easements, noting width and names of each
11. Utility easement statement (attached)

**Acreage on all lots (Residential 1(one) acre net minimum lot size / Commercial 2(two) acre net minimum lot size).**

**For plats within 5,000 ft. of the Richland Chambers Lake:**

An accurate survey of the 315 and 320 MSL contour line  
 The distances between the 315 and 320 MSL contour lines  
 The 2000 ft. jurisdictional line for Tarrant Regional Water District  
 Zoning district classification on land to be subdivided and on adjoining lands

# **Brooklynn Ranch**

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

Declarations and Restrictions for Brooklynn Ranch. Being a 80.845 acre tract or parcel of land situated in the James Berry Survey, Abstract No. 122, Navarro County, Texas, being all of that certain called 80.845 acre tract of land conveyed to Land Barron, Inc., recorded in Document No. 2025-7133, Official Public Records of 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. RV's are permitted, however an RV must be accompanied by a single family residence on the Property. 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 30 ft. from any road or public right-of-way, or as required by the county.
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 if required by the county.
9. Each lot must have a culvert on the Property and must be installed according to Navarro County Commissioners or Texas Department of Transportation (TXDOT) regulations as applicable.
10. All driveways on the Property must be constructed of gravel, asphalt, or concrete.
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 of 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. Manufactured (mobile) homes or industrialized (modular) homes are permitted on the property if the home was constructed/manufactured within the prior 12 years of installation.
17. 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.
18. All Property owners must subscribe to a trash service. No burning of trash is permitted at any time.
19. Landowners have the right to quiet enjoyment of their property.
20. Livestock and poultry shall be permitted as specified; Three large animals per 2 acres; no more than 12 fowl (chickens, ducks, geese, etc.); and no more than two sheep or goats per acre.
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 "Brooklynn Road", is designated as a private drive. This road is the perpetual responsibility and liability of the property owners in Brooklynn Ranch Addition. Each property owner is responsible for the repair and upkeep of the road. A monthly road maintenance fee will be assessed for each lot. The developer will utilize this fee to maintain the road and act as road manager until another road manager is selected by developer. The landowners of Brooklynn Ranch can choose a new road manager through a majority vote.
23. Any unpaid road maintenance fees will result in a lien on the violating property, along with an additional penalty for deed restriction violation as outlined here. 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.
24. 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 of ten (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 51% 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 27 day of August, 2025.

Land Baron Inc.  
A Texas Corporation



By: Christopher Hackler, President

STATE OF TEXAS

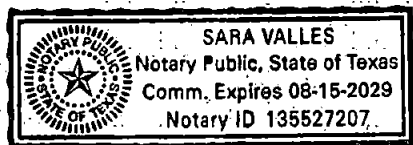
§

COUNTY OF NAVARRO

§

§

This instrument was acknowledged before me on the 27 day of August, 2025, by Christopher Hackler, the President of Land Baron Inc., a Texas Corporation, on behalf of such company.



[Seal]

Printed Name of Notary and  
Commission Expiration Date:

  
Notary Public, State of Texas





August 22, 2025

Jarrold Reynolds P.E.  
Triple Z Engineering LLC.  
9501 Rocky Branch Hwy.  
Lipan, TX 76462

Mr. Chris Hackler  
Land Baron Inc.  
6060 North Central Expressway  
Dallas, Texas 75206

Dear Mr. Hackler,

The purpose of this letter is to provide my opinion on the exempt status of your property, as it is located on the outcrop of the Carrizo-Wilcox Aquifer. A property is exempt from groundwater availability certifications when located in the Carrizo-Wilcox Aquifer, pursuant to Texas Local Government Code, Section 232.0032. Specifically, Subsection (a-1)(2)(A) states that the commissioners court may waive the requirement for a plat application to include a statement certifying adequate groundwater availability if the entire tract proposed to be subdivided will be supplied with groundwater from the Carrizo-Wilcox Aquifer and credible evidence exist in the vicinity of the property that water will remain available in perpetuity.

To support this opinion, I have reviewed the well logs for two domestic wells drilled on your property in Navarro County (State of Texas Well Reports, Tracking #702589 and #702590, dated August 2025). These wells are shallow, with total depths of 64 feet and 60 feet, respectively, and static water levels measured at 20 feet and 23 feet below land surface. Water-table conditions typical of the outcrop area will exist in this area. The wells are productive, yielding 12 gallons per minute (GPM) and 15 GPM. No chemical analysis was performed, but the driller certified no strata containing injurious constituents were penetrated, and the conditions suggest fresh water.

Furthermore, the Texas Water Development Board (TWDB) map dated August 22, 2025, depicts your property (circled) within the delineated Carrizo-Wilcox Aquifer area (indicated in red). All wells in the immediate area are shallow, less than 100 feet deep, which aligns with the outcrop zone where the aquifer is unconfined and the water table is near the surface. The data indicates

that the edge of the outcrop lies just to the west of your property, with the downdip direction to the southeast, where wells deepen to approximately 150 feet about 4 miles away. This pattern is expected for the Carrizo-Wilcox Aquifer, which dips southeastward toward the Gulf of Mexico, as confirmed by TWDB cross-sections and major aquifer maps. Wells in the outcrop area, including those on your property show consistent productivity in the 10-20 gpm range. Report 332 estimates natural recharge at approximately 2.69 percent of mean annual rainfall over the outcrop.

Based on this assessment, your property meets the criteria for exemption under Subsection (a-1), as it is situated within the Carrizo-Wilcox Aquifer and there is credible evidence of groundwater availability. Therefore, no additional certification from a licensed engineer or geoscientist is required for the plat application under Subsection (a) if the commissioners court believes there is credible evidence of sufficient water.

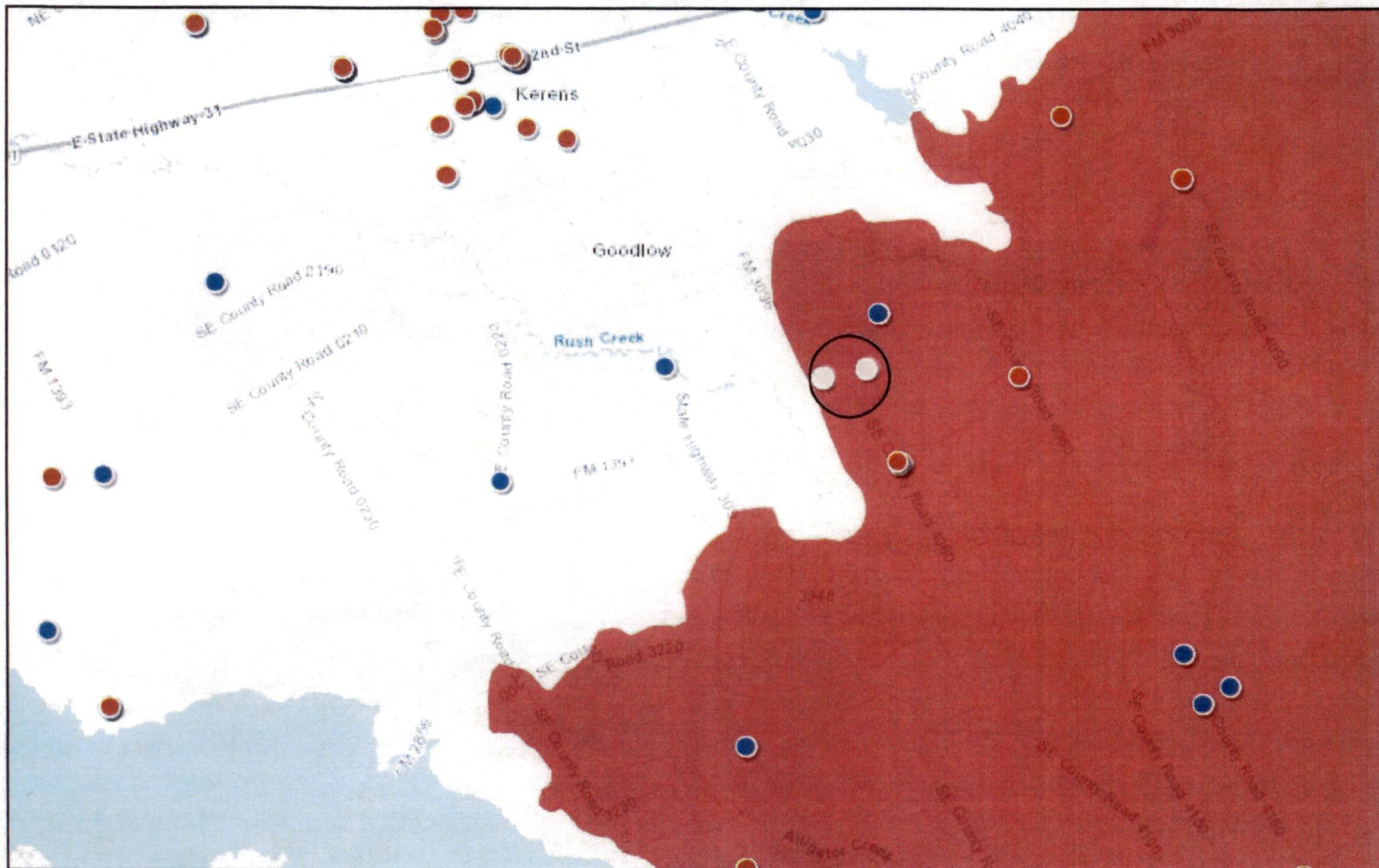
Please contact me at 817-597-5858 or [jreynolds@coremanagement-llc.com](mailto:jreynolds@coremanagement-llc.com) if you need further clarification or assistance regarding this matter. I am happy to provide additional documentation or discuss and questions you may have pertaining to this project.

Sincerely,

*Jarrold Reynolds*

Jarrold Reynolds P.E.

## Land Baron Inc.

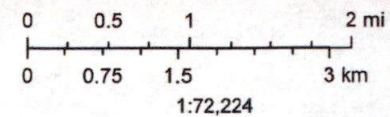
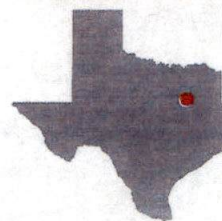


**Texas Water**  
**Development Board**

August 22, 2025

The data in Water Data Interactive represents the best available information provided by the TWDB and third-party cooperators of the TWDB. The TWDB provides information via this web site as a public service. Neither the State of Texas nor the TWDB assumes any legal liability or responsibility or makes any guarantees or warranties as to the accuracy, completeness or suitability of the information for any particular purpose. The TWDB systematically revises or removes data discovered to be incorrect. If you find inaccurate information or have questions, please contact [waterdata@twdb.state.tx.us](mailto:waterdata@twdb.state.tx.us).

- Well Reports
- TWDB Groundwater



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

TEXAS WATER DEVELOPMENT BOARD

## STATE OF TEXAS WELL REPORT for Tracking #702589

Owner: **Chris Hackler**

Owner Well #: **1**

Address: **6060 North Central Expressway 5th floor  
Dallas, TX: 75206**

Grid #: **33-63-2**

Well Location: **no 911 address yet  
kerens, TX**

Latitude: **32° 06' 05.1" N**

Longitude: **096° 11' 20.6" W**

Elevation: **No Data**

**from the intersection of FM31 and TX  
309 head south on TX309 for 0.4 miles  
and turn left on FM 3096 SE4th st. and  
follow for 3.4 miles to the intersection  
of FM 3096 and SE4060 and turn right  
on SE4060 and follow for 0.1 miles  
and turn right into driveway, follow  
drive 0.3 miles to well on left.**

Well County: **Navarro**

Type of Work: **New Well**

Proposed Use: **Domestic**

Drilling Start Date: **8/3/2025**

Drilling End Date: **8/3/2025**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>			
Borehole:	<b>8.75</b>	<b>0</b>	<b>64</b>			
Drilling Method:	<b>Mud (Hydraulic) Rotary</b>					
Borehole Completion:	<b>Filter Packed</b>					
	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material:</i>	<i>Size</i>		
Filter Pack Intervals:	<b>16</b>	<b>64</b>	<b>Gravel</b>	<b>16/30</b>		
	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks &amp; material)</i>			
Annular Seal Data:	<b>0</b>	<b>2</b>	<b>Cement 1.5 Bags/Sacks</b>			
	<b>2</b>	<b>16</b>	<b>Bentonite 6 Bags/Sacks</b>			
Seal Method:	<b>Poured</b>					
Sealed By:	<b>Driller</b>					
	Distance to Property Line (ft.): <b>150+</b>					
	Distance to Septic Field or other concentrated contamination (ft.): <b>150+</b>					
	Distance to Septic Tank (ft.): <b>150+</b>					
	Method of Verification: <b>tape</b>					
Surface Completion:	<b>Surface Sleeve Installed</b>					
	<b>Surface Completion by Driller</b>					

Water Level: **20 ft. below land surface on 2025-08-03**

Measurement Method: **Steel Tape**

Packers: **No Data**

Type of Pump: **Submersible**

Pump Depth (ft.): **60**

Well Tests: **Pump**

Yield: **12 GPM**

Water Quality: **No Data**

Water Type  
**No Data**

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which  
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **51 waterwell services**

**577 county road 930  
teague, TX 75860**

Driller Name: **William K Davis**

License Number: **58626**

Apprentice Name: **Sherley Green**

Apprentice Number: **59242**

Comments: **No Data**

Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	48	tan clay	4	Blank	New Plastic (PVC)	40	0	44
48	62	course tan sand and gravel	4	Screen	New Plastic (PVC)	40 20	44	64
62	64	blue swhale						

#### IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation  
P.O. Box 12157  
Austin, TX 78711  
(512) 334-5540**

## STATE OF TEXAS WELL REPORT for Tracking #702590

Owner:	Chris Hackler	Owner Well #:	2
Address:	6060 North Central Expressway 5th floor Dallas, TX 75206	Grid #:	33-63-2
Well Location:	no 911 Address yet Kerens, TX	Latitude:	32° 06' 08.1" N
	from the intersection of FM31 and TX 309 head south on TX309 for 0.4 miles and turn left on FM 3096 SE4th st. and follow for 3.4 miles to the intersection of FM 3096 and SE4060 and turn right on SE4060 and follow for 0.1 miles and turn right into driveway, drive 50 feet in and turn left drive for 0.1 miles to well.	Longitude:	096° 11' 01.3" W
		Elevation:	No Data
Well County:	Navarro		

Type of Work: **New Well**

Proposed Use: **Domestic**

Drilling Start Date: **8/4/2025**

Drilling End Date: **8/4/2025**

Borehole:	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
	8.75	0	60
Drilling Method:	Mud (Hydraulic) Rotary		
Borehole Completion:	Filter Packed		
Filter Pack Intervals:	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material
	14	60	Gravel
			Size
			16/30
Annular Seal Data:	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
	0	2	Cement 1.5 Bags/Sacks
	2	14	Bentonite 1 Bags/Sacks
Seal Method:	Poured		
Sealed By:	Driller		
	Distance to Property Line (ft.): 65		
	Distance to Septic Field or other concentrated contamination (ft.): 150+		
	Distance to Septic Tank (ft.): 150+		
	Method of Verification: tape		
Surface Completion:	Surface Sleeve Installed		
	Surface Completion by Driller		

Water Level: 23 ft. below land surface on 2025-08-05 Measurement Method: Steel Tape

Packers: No Data

Type of Pump: **Submersible** Pump Depth (ft.): **57**

Well Tests: **Pump** Yield: **15 GPM**

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Water Quality: Strata Depth (ft.) **No Data** Water Type **No Data**

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

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Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **51 waterwell services**  
**577 county road 930**  
**teague, TX 75860**

Driller Name: **William K Davis** License Number: **58626**

Apprentice Name: **Sherley Green** Apprentice Number: **59242**

Comments: **No Data**

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Lithology:			Casing:					
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA					
Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	40	tan clay	4	Blank	New Plastic (PVC)	40	0	40
40	58	tan coarse sand and coarse gravel	4	Screen	New Plastic (PVC)	40 20	40	60
58	60	blue shale						

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**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation**  
**P.O. Box 12157**  
**Austin, TX 78711**  
**(512) 334-5540**



Daniel Ruiz  
301 S. 12th St.  
Corsicana, TX 75110  
Daniel.Ruiz@oncor.com  
Office: COR

Christopher Hackler  
Land Baron Inc.  
817-987-9005  
chris@texaslandbaron.com

Re: FM 3096 & SE 4060 Rd, Kerens, TX 75144

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

New Construction Manager

KP On-Site Solutions  
Kevin Prince, RS  
Registered Professional Sanitarian #5190  
Registered Site Evaluator OS33978  
PO Box 136 Chatfield, TX 75105  
(817)688-6855 mrprnc77@gmail.com

Navarro County Designated Representative  
601 N. 13<sup>th</sup> St. Suite 1  
Corsicana, TX 75110

The soil texture analysis from the ten (10) soil borings I conducted and site evaluation for this subdivision indicate the soil classification to be a predominantly class IV soil. On-site sewage facilities installed for single-family homes shall be in accordance with Title 30, TAC Chapter 285.91(13) Table XIII (Disposal and Treatment Selection Criteria).

The information in this report is used by State and/or Local Licensing Agency as an aid to determine if on-site sewage facilities can be utilized on lots in this subdivision. Because of other factors that should be considered, the information in this report can not be used as the sole basis as to whether on-site sewage systems will function normally on every lot within this subdivision. Before and on-site sewage facility is constructed on any lot in this subdivision, a complete evaluation should be performed by a registered site evaluator and then the design should be based on specific conditions affecting each lot. Therefore, the information in this report does not guarantee that on-site sewage facilities on all lots in this subdivision will function properly in all conditions.

Developer: Land Barron Inc - Chris Hackler  
6060 N Central Expressway  
5th Floor  
Dallas, TX 75206

Name and Location: Brooklynn Ranch – 80.854 acres in the J. Berry Abstract 10122 – Tract 7

County: Navarro

Date: July 27, 2024

Number of Lots: ~~38~~ 38

Typical Lot Area (acres): 2.0 ac.

Water Supply: Individual well

\*\* Wells located on each individual lot are encouraged to be completed in accordance with 16 TAC 76.1000(a)(1) \*\*



*Kevin Prince RS 5190*  
*SE # 050033978*  
*8-26-2025*

Soil Absorption Analysis:

Soil Boring/Test Hole	Lot Number	Soil Classification	Soil Type
1	Not yet assigned	IV	Blk Clay
2	"	IV	Blk Clay
3	"	IV	Blk Clay
4	"	IV	Blk Clay
5	"	IV	Blk Clay
6	"	IV	Blk Clay
7	"	IV	Blk Clay
8	"	IV	Blk Clay
9	"	IV	Blk Clay
10	"	IV	Blk Clay

None of the lots within this subdivision are adjacent to a stream, creek, or river. There are approximately 0.5 acres of flood plain on the western corner of the proposed subdivision which should be unaffected by any on-site sewage facility installed within the subdivision. There was no evidence of an upper watershed encountered.

A small agricultural pond is present on the tract.

Careful consideration shall be taken with each individual on-site sewage facility designed and installed within the tract. Well locations must be assessed to avoid negatively impacting adjacent lots.

All On-Site Sewage Facilities installed within this subdivision shall be installed in accordance with Title 30, Texas Administrative Code Chapter 285 as well as permitted and inspected by the Texas Commission on Environmental Quality (TCEQ) Authorized Agent, Navarro County.



*Kevin Prince RS 5190*  
*SE # 050033978*  
*8-26-2025*

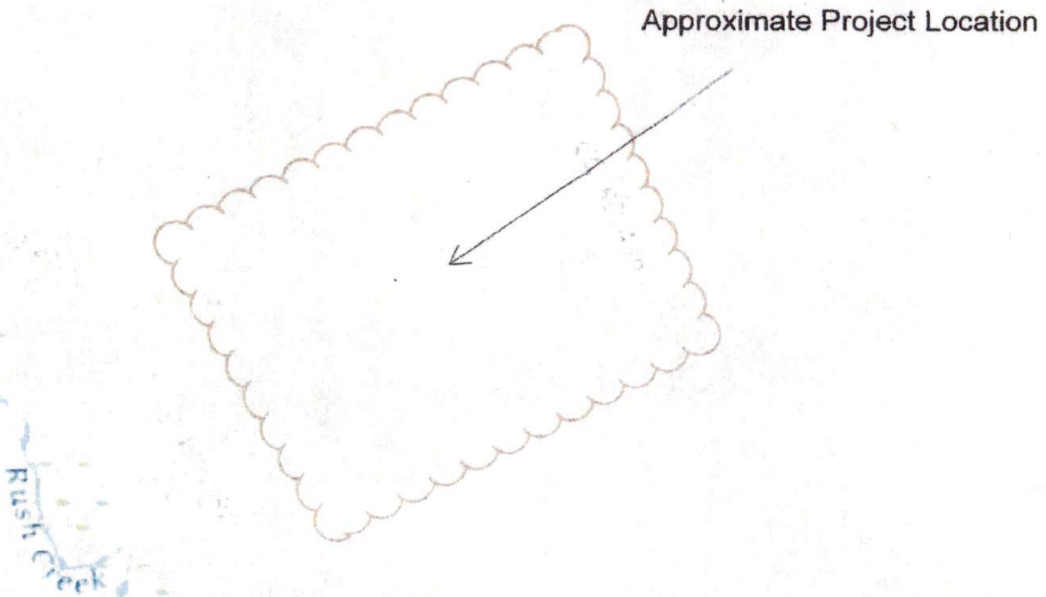
●=Approximate Test  
Hole Location



*Kevin Prince RS 5190*  
*SE# 05003378*  
*8-26-2025*



Topo Map - Brooklynn Ranch



*Kevin Prince* RS 5190  
SE # 050033978  
8-26-2025

(13) Table XIII. Disposal and Treatment Selection Criteria.

On-Site Sewage Facility <sup>(9)</sup> (OSSF)	Soil Texture Or Fractured Rock <sup>(10)</sup> (Most Restrictive Class Along Media <sup>(1)</sup> or 2 Feet Below Excavation)				Minimum Depth To Groundwater	Minimum Depth To Restrictive Horizon <sup>(1)</sup>
	Class Ia	Class Ib, II <sup>(8)</sup> or III <sup>(8)</sup>	Class IV	Fractured Rock		
Disposal Method (section)					MEASURED FROM BOTTOM OF MEDIA <sup>(7)</sup>	MEASURED FROM BOTTOM OF MEDIA <sup>(7)</sup>
<del>Absorptive drainfield<sup>(2)</sup> (285.53(b)(1))</del> Septic tank	U	S	U	U	2 feet	2 feet
<del>Absorptive drainfield<sup>(2)</sup> Secondary treatment</del>	S <sup>(5)</sup>	S	U	S <sup>(5)</sup>	2 feet	2 feet
Lined E-T <sup>(2)</sup> Septic tank	S	S	S	S	N/A	N/A
Lined E-T <sup>(2)</sup> Secondary treatment	S	S	S	S	N/A	N/A
Unlined E-T <sup>(2)</sup> Septic tank	U	S	S	U	2 feet	2 feet
Unlined E-T <sup>(2)</sup> Secondary treatment	S <sup>(5)</sup>	S	S	S <sup>(5)</sup>	2 feet	2 feet
Pumped Effluent Drainfield <sup>(3)</sup> Septic tank	U	S	S	U	2 feet	1 foot
<del>Leaching chamber<sup>(4)</sup> Septic tank</del>	U	S	U	U	2 feet	2 feet
<del>Leaching chamber<sup>(4)</sup> Secondary treatment</del>	S <sup>(5)</sup>	S	U	S <sup>(5)</sup>	2 feet	2 feet
<del>Gravelless pipe<sup>(2)</sup> Septic tank</del>	U	S	U	U	2 feet	2 feet
<del>Gravelless pipe<sup>(2)</sup> Secondary treatment</del>	S <sup>(5)</sup>	S	U	S <sup>(5)</sup>	2 feet	2 feet
Drip Irrigation Septic tank/ filter	U	S	S	U	2 feet	1 foot
Drip Irrigation Secondary treatment/ filter	S <sup>(5)</sup>	S	S	S <sup>(5)</sup>	1 foot	6 inches

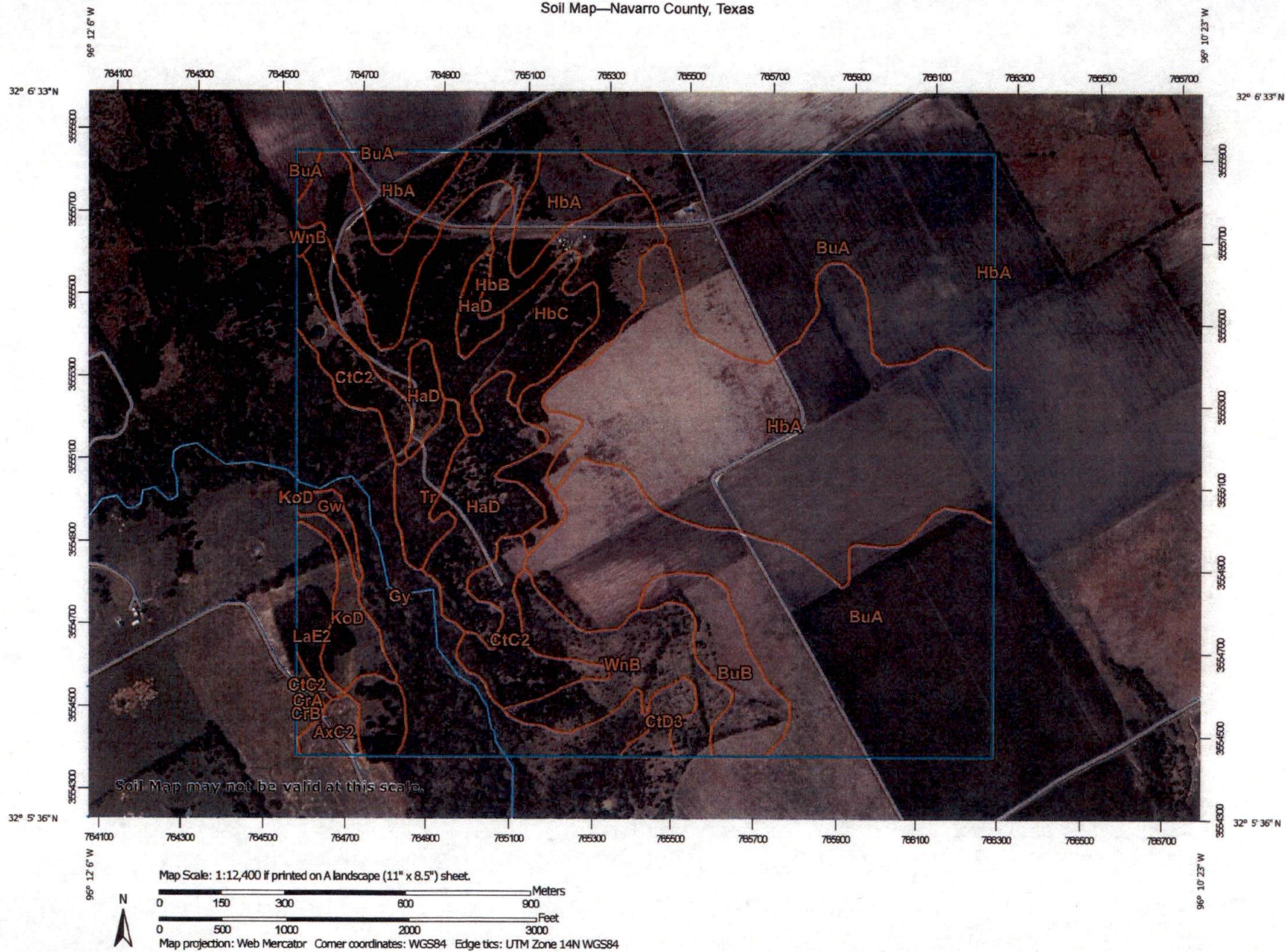
On-Site Sewage Facility <sup>(9)</sup> (OSSF)	Soil Texture Or Fractured Rock <sup>(10)</sup> (Most Restrictive Class Along Media <sup>(1)</sup> or 2 Feet Below Excavation)				Minimum Depth To Groundwater	Minimum Depth To Restrictive Horizon <sup>(1)</sup>
	U	S	S	U		
Low Pressure Dosing Septic tank	U	S	S	U	2 feet	1 foot
Low Pressure Dosing Secondary treatment	S <sup>(5)</sup>	S	S	S <sup>(5)</sup>	2 feet	1 foot
Mound <sup>(4)</sup> Septic tank	S	S	S	S	2 feet	1.5 feet
Mound <sup>(4)</sup> Secondary treatment	S	S	S	S	2 feet	1.5 feet
Surface application Secondary treatment	S <sup>(6)</sup>	S <sup>(6)</sup>	S <sup>(6)</sup>	S <sup>(6)</sup>	N/A	N/A
Surface application Non-standard treatment	S <sup>(6)</sup>	S <sup>(6)</sup>	S <sup>(6)</sup>	S <sup>(6)</sup>	N/A	N/A
Soil Substitution <sup>(7)</sup> Septic tank	S	S	U	S	2 feet	2 feet
Soil Substitution <sup>(7)</sup> Secondary Treatment	S	S	U	S	2 feet	2 feet

S = Suitable U = Unsuitable

- (1) An absorptive drainfield may be used, if a rock horizon is at least 6 inches above the bottom of the excavation, see §285.33(b)(1).  
 (2) If the slope in the drainfield area is greater than 30% or is complex, the area is unsuitable for the disposal method.  
 (3) Can only be installed in an area where the slope is less than or equal to 2.0%.  
 (4) Can only be installed in an area where the slope is less than 10%.  
 (5) Requires disinfection before disposal. A form of pressure distribution shall be used for effluent disposal in fractured or fissured rock.  
 (6) Requires vegetation cover and disinfection.  
 (7) When no media exists, measure from the bottom of the excavation or pipe, whichever is less.  
 (8) May require gravel analysis for further suitability analysis (see §285.30(b)(1)(B)).  
 (9) If OSSF is located within a Flood Hazard, see §285.31(c)(2) for special planning requirements.  
 (10) Includes fissured rock.


All OSSFs require surface drainage controls if slope is less than 2%.

# Soil Map—Navarro County, Texas




## MAP LEGEND




















### Area of Interest (AOI)

-  Area of Interest (AOI)

### Soils


-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

### Special Point Features





-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

### Water Features

-  Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Navarro County, Texas  
Survey Area Data: Version 20, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 3, 2022—Apr 7, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

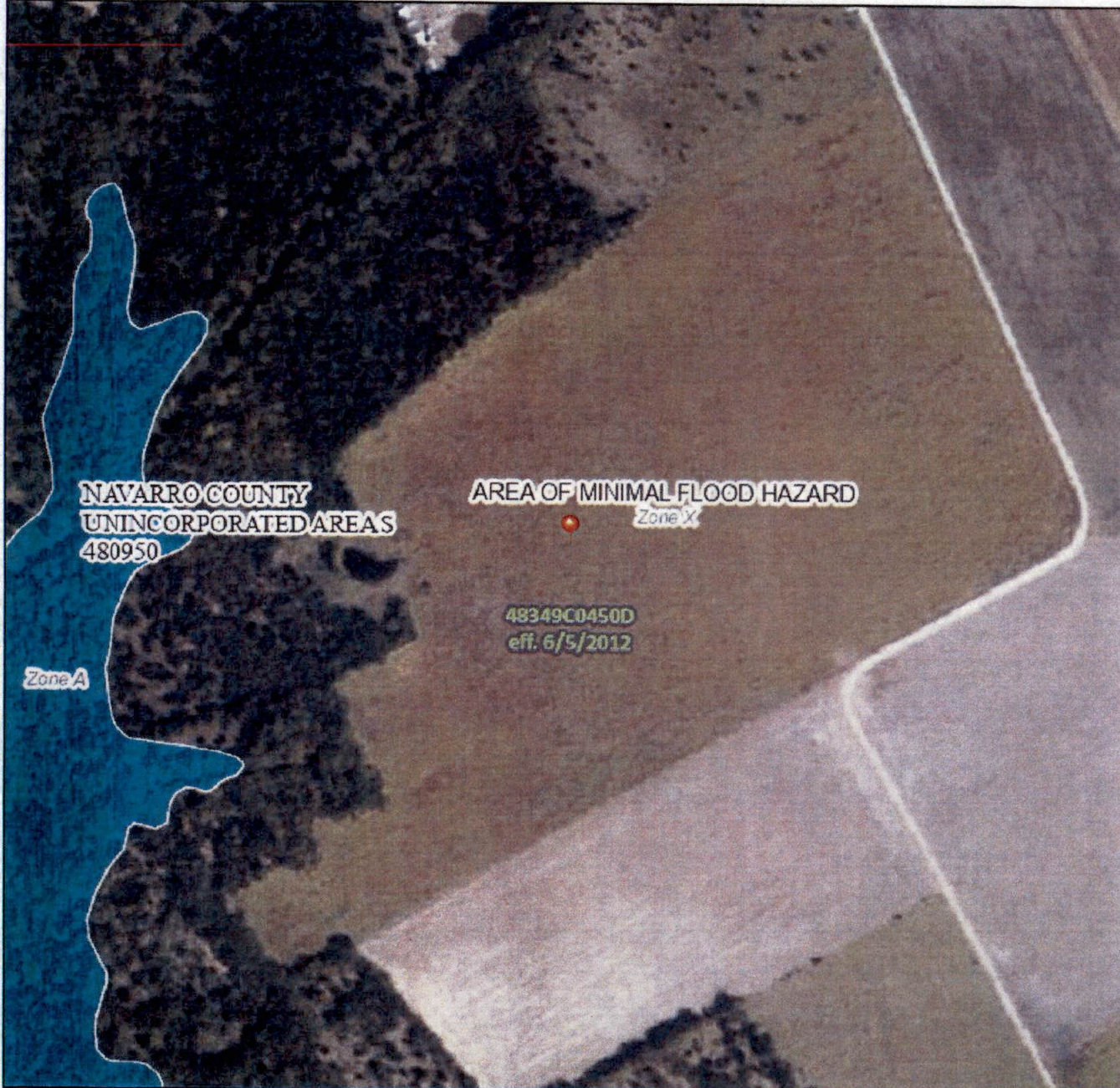
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AxC2	Axtell fine sandy loam, 2 to 5 percent slopes, moderately eroded	4.1	0.7%
BuA	Burleson clay, 0 to 1 percent slopes	198.5	31.9%
BuB	Burleson clay, 1 to 3 percent slopes	15.8	2.5%
CrA	Crockett fine sandy loam, 0 to 1 percent slopes	0.7	0.1%
CrB	Crockett fine sandy loam, 1 to 3 percent slopes	0.9	0.1%
CtC2	Crockett soils, 2 to 5 percent slopes, eroded	24.3	3.9%
CtD3	Crockett fine sandy loam, 3 to 8 percent slopes, severely eroded	4.2	0.7%
Gw	Gowen clay loam, occasionally flooded	2.7	0.4%
Gy	Gowen clay loam, frequently flooded	51.4	8.3%
HaD	Heiden clay, 5 to 8 percent slopes	30.3	4.9%
HbA	Houston Black clay, 0 to 1 percent slopes	144.2	23.2%
HbB	Houston Black clay, 1 to 3 percent slopes	49.7	8.0%
HbC	Houston Black clay, 3 to 5 percent slopes	36.2	5.8%
KoD	Silawa fine sandy loam, 3 to 8 percent slopes	9.1	1.5%
LaE2	Lamar clay loam, 5 to 12 percent slopes, eroded	13.5	2.2%
Tr	Trinity clay, 0 to 1 percent slopes, frequently flooded	9.1	1.5%
WnB	Wilson clay loam, 1 to 3 percent slopes	27.2	4.4%
<b>Totals for Area of Interest</b>		<b>622.0</b>	<b>100.0%</b>

# National Flood Hazard Layer FIRMette



96°11'36"W 32°6'22"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

96°10'59"W 32°5'52"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/27/2025 at 2:04 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

TAX CERTIFICATE



MIKE DOWD  
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR  
P O BOX 1070  
CORSICANA, TX 75151-1070

Issued To:

LAND BARRON INC  
6060 N CENTRAL EXPRESSWAY  
5TH FLOOR  
DALLAS, TX 75206

Legal Description

ABS A10122 J BERRY ABST TRACT 7 80.854  
ACRES

Fiduciary Number: 36677576

Parcel Address:

Legal Acres: 80.8540

Account Number: 50610

Print Date: 08/27/2025 11:39:15 AM

Certificate No: 250598441

Paid Date: 08/27/2025

Certificate Fee: \$10.00

CHECK NO. 5309

Issue Date: 08/27/2025

Operator ID: LDERDEN

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

COOPER DENNIS VICTOR  
890 W CORSICANA ST  
STE 3  
ATHENS, TX 75751  
US

Certified Tax Unit(s):

2 NAVARRO CO REVOLVING&CLEAR  
3 NAVARRO COLLEGE  
4 ROAD AND BRIDGE  
7 NAV FLOOD CONTROL  
20 NAVARRO COUNTY EMERGENCY  
33 KERENS ISD

2024 Value:	\$92,210
2024 Levy:	\$130.60
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: CUSTPAY

Issued By:

MIKE DOWD

NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR

(903) 654-3080