

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: X Preliminary \_\_\_ Final \_\_\_ Replat/Amendment

Proposed name of subdivision: Jaz Meadows

Acreage of subdivision: 84.878 Number of proposed lots: 36

Name of Owner: Jaz Land, LLC. Jonathan Jasniak

Address: 404 Wimberly St., Fort Worth, TX 76107

Phone number: 248-762-0460 Email: jon@jazland.com

Surveyor: Texas Surveying & Engineering, Inc.

Address 104 S. Walnut St., Weatherford, TX 76086

Phone number: 817-594-0400 Fax Number:

Email: teresa@txsurveying.com jordan@txsurveying.com

Physical location of property: 4890 FM 1129, Chatfield, TX 75105

Legal Description of property: 84.878 acre tract in the N. Wade Survey, Abstract No. 843, Navarro County, Texas, being the same tract described in instrument to Jaz Land, LLC, recorded in Clerk File No. 2025-009054, Official Public Records Navarro County Texas,

Intended use of lots (check all that apply):
X Residential (single family) \_\_\_ Residential (multi-family) \_\_\_ Commercial/Industrial
\_\_\_ Other (please describe)

Property located within City Extra Territorial Jurisdiction (ETJ)?
\_\_\_ Yes X 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 [Handwritten Signature]

Date 11-13-25

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:

WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)"

Comes Now, Jaz Land, LLC Jonathan Jasniak owner(s) of the property described as 4890 FM 1129, Chatfield, TX 75105 located in Precinct No. 1 of Navarro County, Texas.

I (we) have been informed that I (we) have certain rights under a law that went into effect September 1, 1997 for county governments in Texas called the Private Real Property Rights Preservation Act, codified in Texas Local Government Code, Chapter 2007.

I (we) understand that county governments are now required to expressly consider or assess whether their governmental actions may result in "takings" of private real property. I (we) further understand that the act also provides a remedy for an owner of a legal or equitable interest in private real property to seek a judicial determination of whether a governmental action constitutes a "taking" and, if so, to ask for invalidation of the governmental action if the county fails to pay the damages assessed.

I (we) further understand that a "taking" is any county action that affects an owner's private real property whether in whole or in part, temporarily or permanently. Any county action, ordinance, regulation that affects my rights as owner of the property that would otherwise exist in the absence of any action by the county is actionable. If the action of the county would reduce the value of my private real property by 25 percent or more, I (we) am entitled to be compensated.

To study the effect of the county's rule, ordinance, regulations, or action, I (we) understand that the county is required to do a study called a "Takings Impact Assessment" (TIA). If such TIA is done the county is required to provide at least 30 days' notice of its intent to engage to any such proposed action. The notice must be published in a newspaper of general circulation in Navarro County and it must include a reasonably specific summary of the TIA.

I (we) understand that any action is void if such an assessment is not prepared and that, the OWNER of the land affected by a county action for which a TIA should be prepared, I (we) have the right for 180 days after I (we) know or should have known bring such a suit, I (we) would be awarded reasonable and necessary attorney's fees, cost of court and even damages, especially if the action of the county had reduced the value of my land by 25 percent or more. I (we) could also have the county action declared void.

In consideration of expediting and shortening the approval process for the platting of the above described property so that my property may be placed on the market for sale as soon as possible, and understanding that I (we) have the aforementioned rights and possibly others, I (we) hereby freely and voluntarily waive these rights and any and all other rights that I (we) may have under the Private Real Property Right preservation Act, and I (we) specifically request the Navarro County Commissioners Court to proceed to consider and approve the final plat of the above described property.

SWORN STATEMENT OF OWNERSHIP

I/We, Jonathan Jasniak do state on my oath under the penalty of perjury, that I have knowledge of the owners of the above-described property. I further swear that all the owners of the property affected WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)", including equitable owners, have executed said waiver. I understand that Navarro County is relying upon me and my integrity to its detriment if I have misrepresented the ownership of said property.

Owner: [Signature]  
Signature

Jonathan Jasniak, owner JAZ LAND  
Printed Name

Owner: \_\_\_\_\_  
Signature

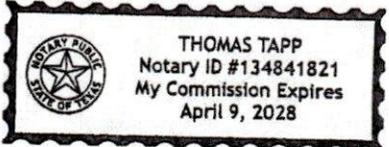
\_\_\_\_\_  
Printed Name

Executed on this the 13<sup>th</sup> day of November, 20 25.

STATE OF TEXAS  
COUNTY OF NAVARRO

BEFORE ME, the undersigned authority appeared Jonathan Jasniak who swore on his oath that the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

Thomas Tapp  
Notary Public



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** September 29th, 2025

**Grantor:** Omar Hamza Inc, A Texas Corporation

**Grantor's Mailing address:**  
2300 Story Rd, #168087, Irving, TX 75038

**Grantor:** Jaz Land, LLC

**Grantor's Mailing address:**  
404 Wimberly St  
Fort Worth, TX 76107

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and a note of even date executed by Grantee, payable to the order of Silverado Capital Partners LLC, in the principal amounts of EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS (\$800,000.00). This note is secured by a first and superior vendor's lien and superior title retained in this deed of favor of Lender and by a first-lien deed of trust of even date from Grantee to Byron Penstock, Trustee.

**Property (including any improvements):**

See attached, "Exhibit A."

Grantor, for the consideration and subject to the exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the exceptions to conveyance and warranty.

The Vendor's Lien against and Superior Title to the Property are retained until each note described is fully paid according to its terms, at which time this Deed shall become absolute.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record:

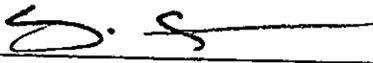
When the context requires, singular nouns and pronouns include the plural.

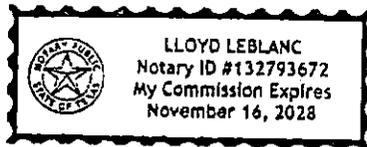
EXECUTED this 29 day of September, 2025 to become effective as of the date first above written.

  
\_\_\_\_\_  
Zeeshanuddin Mohammed  
Director

THE STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 29th day of September 2025, by Zeeshanuddin Mohammed as Director for Omar Hamza Inc, a Texas Corporation.

  
\_\_\_\_\_  
Notary, State of Texas



After recording return to:  
Jaz Land, LLC a Texas limited liability company  
404 Wimberly St  
Fort Worth, TX 76107

### Exhibit A

#### Legal Description:

Being a 84.878 acre tract in the N Wade Survey, Abstract No. 843, Navarro County, Texas, being the same tract described in instrument to Omar Hamza, Inc., recorded in Clerk File No. 2023-001568, Official Public Records Navarro County Texas, (O.P.R.N.C.T.), and being further described as a portion of a called 124.8813 acre tract described in instrument to Los Girasoles, LLC, recorded in Clerk File No. 2015-004631, O.P.R.N.C.T., said 84.878 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid) (Grid acreage is 84.883, surface acreage calculated using scale factor of 1.00012).

BEGINNING at a found 5/8" capped iron rod, on the east right-of-way of Farm to Market Road 1129, 120 foot wide, for the west corner of a called 80.000 acre tract described in instrument to Juan and Maria Majano, recorded in Clerk File No. 2022-013351, O.P.R.N.C.T., being the north corner of the herein described tract;

THENCE South 65° 25' 14" East, with the southwest line of said 80.000 acre tract, passing at 1,280.15 feet, a found 1/2" iron rod for reference, for a total distance of 1,448.42 feet to a found 5/8" capped iron rod, being a northeast corner of the herein described tract;

THENCE South 31° 31' 56" East, 2,048.90 feet, to a found 5/8" capped iron rod, on the north line of a called 60 acre tract described in instrument to Philip Ivie, recorded in Volume 1469, Page 768, O.P.R.N.C.T., for the southwest corner of said 80.000 acre tract, being the southeast corner of the herein described tract;

THENCE South 58° 57' 07" West, 1,324.55 feet, with the north line of said 60 acre tract, to a found 1/2" iron rod, for the southeast corner of a called 5.3609 acre tract described in instrument to Royce and Billie Cox, recorded in Clerk File No. 2015-001156, O.P.R.N.C.T., being the southwest corner of the herein described tract;

THENCE North 31° 41' 35" West, passing at 1,116.62 feet, a found 5/8" iron rod, for the northeast corner of said 5.3609 acre tract being the southeast corner of a called 20.0 acre tract conveyed in instrument to Royce and Billie Cox, recorded in Clerk File No. 2014-005835, O.P.R.N.C.T., for a total distance of 2,739.34 feet, to a found cut T-Post, on the east right-of-way of said FM 1129, for the northeast corner of said 20.00 acre tract, being the northwest corner of the herein described tract;

THENCE North 14° 47' 58" East, 725.21 feet, with the east right-of-way of said FM 1129, to the POINT OF BEGINNING containing 84.878 acres more or less

FILED ELECTRONICALLY

**THE STATE OF TEXAS  
COUNTY OF NAVARRO**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Navarro County, Texas.

2025-009054 WD

10/01/2025 09:00:26 AM Total Fees: \$33.00

Sherry Dowd, County Clerk  
Navarro County, Texas



**PLAT ATTESTING FORM**

**Title 30 Texas Administrative Code, Section 230.1(b) and (c)(2)**

**Name of Proposed Subdivision:**

Property Owner's Contact Information

Name: Jaz Land, LLC  
Address: 404 Wimberly St Fort Worth, TX 76107  
Phone: 248-762-0460  
Email: jon@jazland.com

Plat Applicant's Contact Information

Name: Jaz Land, LLC  
Address: 404 Wimberly St Fort Worth, TX 76107  
Phone: 248-762-0460  
Email: jon@jazland.com

**Required Additional Information:**

Has this Plat Attesting Form (TCEQ-20983) and the Certification of Groundwater Availability for Platting Form (TCEQ-20982) been provided to the following? Please check "YES" to verify:

1. Municipal or county authority  YES
2. Executive administrator of the Texas Water Development Board  YES

Please check "YES" or "N/A" to verify:

3. Applicable groundwater conservation district(s)  YES  N/A

Name of GCD(s) - indicate N/A if not applicable: \_\_\_\_\_

Have copies of the information, estimates, data, calculations, determinations, and statements required by 30 TAC Sections 230.8 through 230.11 been provided to the following? Please check "YES" to confirm:

4. Executive administrator of the Texas Water Development Board  YES

**Plat Attesting Form**

Please check "YES" or "N/A" to verify:

5. Applicable Groundwater Conservation District(s) (GCD)  YES  N/A

Name of GCD(s) - indicate N/A if not applicable: \_\_\_\_\_

**TWDB Contact Information:**

Executive Administrator  
Texas Water Development Board  
Groundwater Resources Division  
P.O. Box 13231  
Austin, Texas 78711-3231

Contact and other information for the Texas Water Development Board may be accessed on the following webpage:

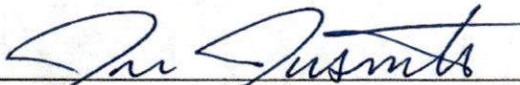
- [www.twdb.texas.gov](http://www.twdb.texas.gov)

Contact and other information for GCDs within the state may be accessed on the following webpages:

- [https://www.twdb.texas.gov/groundwater/conservation\\_districts/index.asp](https://www.twdb.texas.gov/groundwater/conservation_districts/index.asp)
- <https://texasgroundwater.org/resources/gcd-index/>

**Certification Statement:**

"I, Jonathan Jasniak, Owner Jaz Land, LLC, the Plat Applicant, attest that the Plat Attesting Form (TCEQ-20983), the Certification of Groundwater Availability for Platting Form (TCEQ-20982), and copies of the information, estimates, data, calculations, and determinations required by Title 30, Texas Administrative Code, Chapter 230 have been provided."

Signature 

Date 11-12-2025

# Navarro County Electric Cooperative, Inc.

*"Owned By Those We Serve"*

P.O. Box 616

3800 West Hwy. 22  
Corsicana, TX 75151-0616  
Telephone 903-874-7411  
Fax 903-874-8422  
Trena Quinn, Manager

Date: 11/14/2025

RE: Jaz Meadows

Power lines are accessible in the area of this property. However, there may be charges for construction of power lines in accordance with Navarro County Electric Cooperative, Inc. line extension policy, approved by the Public Utility Commission of Texas. All charges must be paid, easements signed and notarized, and Right-of-Way's cleared in advance of construction.

Right-of-Way easements must be a minimum of 30 feet for primary lines energized at more than 600 volts and 20 feet for service lines energized at less than 600 volts.

#### **A note for Residential Subdivisions:**

**Prior to an estimated cost or plan for service being provided, the developer shall provide, at no cost to the Cooperative, a legible plat prepared by an engineering firm or registered professional surveyor and a DWG file (NAD 1983 State Plane Texas North Central FPIS 4202 in US feet) or other electronic file suitable to the Cooperative to add the subdivision / development into its mapping program.**

Easements from adjacent landowners to allow the Cooperative to tie onto existing lines, where applicable, must be granted / executed prior to commencement of construction.

Jerad Taylor  
Superintendent  
Navarro County Electric Cooperative Inc,

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: Jaz Land, LLC  
404 Wimberly St.  
Fort Worth, TX 76107

Name and Location: Jaz Meadows – 84.878 acres out of the N. Wade Survey Abstract 843

County: Navarro

Date: November 13, 2025

Number of Lots: 36

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  
11-13-2025*

**Soil Absorption Analysis:**

Soil Boring/Test Hole	Lot Number	Soil Classification	Soil Type
1	4	IV	Blk Clay
2	8	IV	Blk Clay
3	11	IV	Blk Clay
4	13	IV	Blk Clay
5	15	IV	Blk Clay
6	22	IV	Blk Clay
7	26	IV	Blk Clay
8	29	IV	Blk Clay
9	32	IV	Blk Clay
10	34	IV	Blk Clay

None of the lots within this subdivision are adjacent to a stream, creek, or river. There is no flood plain located within the proposed 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. Advanced treatments systems are encouraged for the single-family residences within this subdivision.

Furthermore, it is highly recommended that each individual on-site sewage facility has a continuous maintenance contract with a licensed maintenance provider for the life of the system. This will greatly reduce the potential for system failure and ground water contamination.

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  
 11-13-2025

State of Texas  
County of Navarro

Whereas Jaz Land, LLC, being the sole owner of a 84.878 acre tract in the N. Wade Survey, Abstract No. 843, Navarro County, Texas, being the same tract described in instrument to Jaz Land, LLC, recorded in Clark File No. 2025-009054, Official Public Records Navarro County Texas (O.P.R.N.C.T.), said 84.878 acre tract being more particularly described by areas and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83. Texas State Plane Coordinate System, North Central Zone 4202. (GMA) (GMA acreage is 84.881, surface acreage calculated using scale factor of 1.00002).

BEGINS at a found 5/8" capped iron rod, on the east right-of-way of Farm to Market Road 1629, 120 foot wide, for the west corner of a called 80,000 acre tract described in instrument to Joan and Marie Majano, recorded in Clark File No. 2022-013351, O.P.R.N.C.T., being the north corner of the herein described tract;

THENCE South 49° 25' 14" East with the southwest line of said 80,000 acre tract, passing at 1280.15 feet, a found 1/2" iron rod for reference, for a total distance of 1448.42 feet to a found 5/8" capped iron rod, being a northeast corner of the herein described tract;

THENCE South 37° 36' 56" East, 2.048 90 feet, to a found 5/8" capped iron rod, on the north line of a called 80 acre tract described in instrument to Philip Inje, recorded in Volume 1648, Page 768, O.P.R.N.C.T., for the southeast corner of said 80,000 acre tract, being the southeast corner of the herein described tract;

THENCE South 59° 57' 07" West, 1324.55 feet, with the north line of said 80 acre tract, to a found 1/2" iron rod, for the southeast corner of a called 5.3609 acre tract described in instrument to Royce and Billie Cox, recorded in Clark File No. 2018-008218, O.P.R.N.C.T., being the southeast corner of the herein described tract;

THENCE North 27° 47' 35" West, passing at 139.62 feet, a found 5/8" iron rod, for the northeast corner of said 5.3609 acre tract, being the southeast corner of a called 20.0 acre tract conveyed in instrument to Royce and Billie Cox, recorded in Clark File No. 2018-008218, O.P.R.N.C.T., for a total distance of 2739.34 feet, to a found cut 1" post, on the east right-of-way of said FM 1029, for the northeast corner of said 20.0 acre tract, being the northwest corner of the herein described tract;

THENCE North 6° 47' 54" East, 125.21 feet, with the east right-of-way of said FM 1029, to the POINT OF BEGINNING, containing 8.878 acres more or less.

**Surveyor's Certificate**

Know All Men By These Presents:

That I, Zachariah R. Seary, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Furthermore, this document shall not be recorded for any purpose and shall not be relied on or viewed or relied upon as a final survey document.

Zachariah R. Seary, Registered Professional Land Surveyor No. 5965  
Texas Surveying & Engineering, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76087  
weatherford@tssurveying.com - 817-594-0400  
WZSR0804-PSeptember 3, 2025  
Plan Date: September 3, 2025  
Plan Preparation Date: November 5, 2025

Now, Therefore, Know All Men By These Presents:

That Jaz Land, LLC, do hereby adopt this plat designating the hereto above described property as Lots 1 - 36, Block 1, and, in addition to Navarro County, Texas, and do hereby dedicate to the public use the streets, roadways, alleys, utility easements, paths, corner values, easements, and other land interests as shown hereon. All parties with any interest in the land to the subject project have joined in such dedication.

This plat approved subject to all existing easements, rules, regulations and restrictions of Navarro County, Texas. At time of plat, no portion of this tract lies within the Extrajurisdiction of any City or Town.

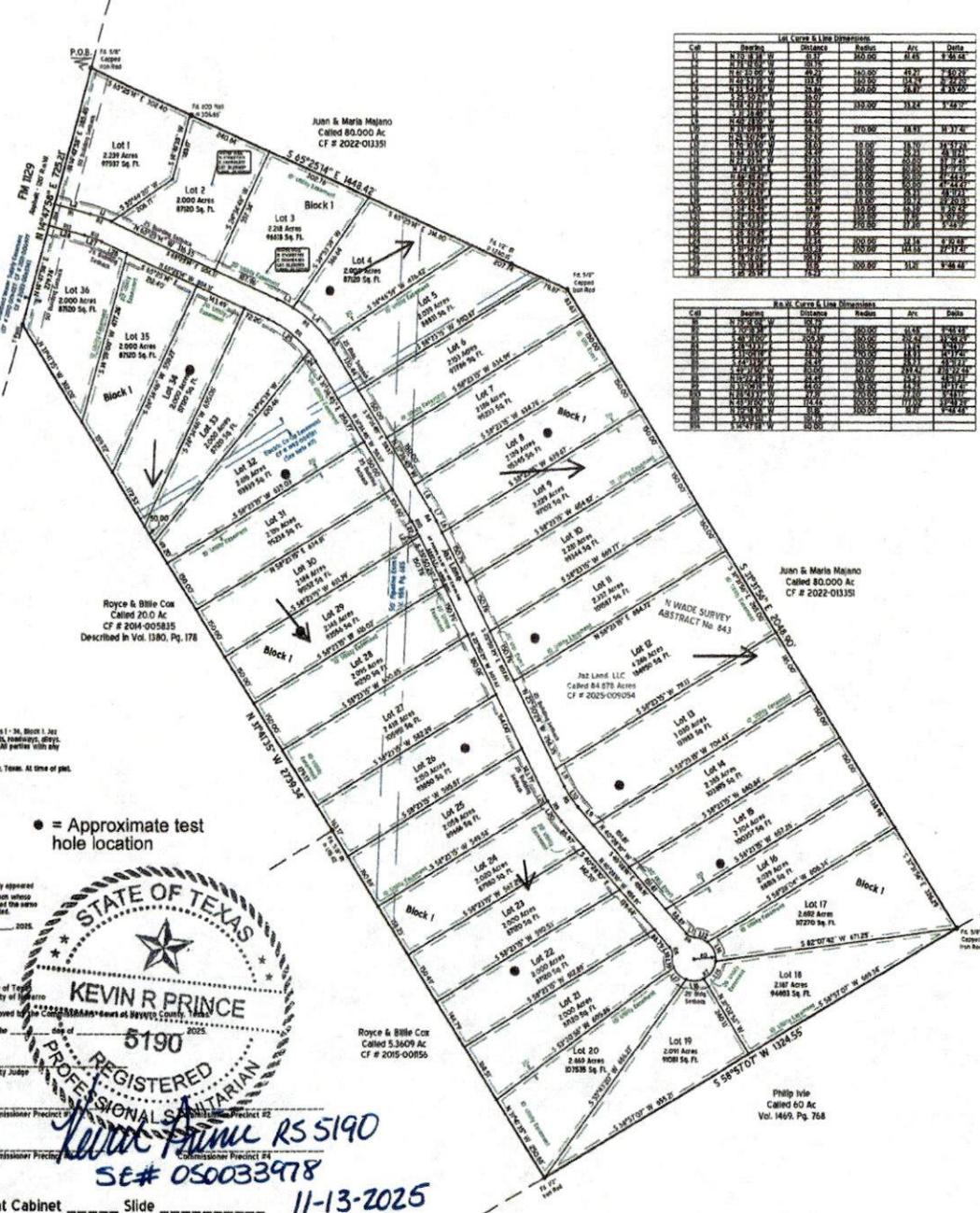
Witness, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Jaz Land, LLC  
Attest: Austin (Owner)  
State of Texas  
County of \_\_\_\_\_  
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, on behalf of said parties and in the capacities stated, given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Surveyor:  
Texas Surveying & Engineering, Inc.  
Weatherford Branch  
104 S. Walnut Street  
Weatherford, TX 76087  
817-594-0400  
Perm No. 10100000  
Owner:  
Jaz Land, LLC (Jonathan Jessick)  
404 Wimberly St  
Fort Worth, TX 76107  
jon@jazland.com

Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_ 11-13-2025



**Lot, Curve & Line Dimensions**

Call	Bearing	Distance	Radius	Arc	Delta
L1	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L2	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L3	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L4	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L5	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L6	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L7	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L8	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L9	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L10	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L11	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L12	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L13	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L14	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L15	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L16	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L17	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L18	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L19	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L20	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L21	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L22	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L23	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L24	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L25	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L26	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L27	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L28	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L29	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L30	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L31	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L32	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L33	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L34	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L35	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
L36	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"

**R.N. Curve & Line Dimensions**

Call	Bearing	Distance	Radius	Arc	Delta
R1	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R2	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R3	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R4	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R5	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R6	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R7	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R8	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R9	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R10	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R11	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R12	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R13	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R14	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R15	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R16	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R17	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R18	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R19	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R20	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R21	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R22	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R23	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R24	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R25	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R26	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R27	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R28	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R29	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"
R30	S 71° 21' 00" W	10.15	100.00	10.15	0° 00' 00"

Surveyor's Notes:  
1) With respect to the documents cited in this Commitment No. 20050209-32 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easements and/or Document(s) Vol 198, pg 45 (Show); Clark File No. 1992-00454 (Show); 200-00607 (Show); 200-00607 (Show); 200-00608 (Show); O.P.R.N.C.T.

The following Easement(s) and/or Document(s) does not affect this tract: Vol. 187, Pg. 557; O.P.R.N.C.T.

According to easement descriptions, utility apparent location of utilities in the tract, path/lines of record, Texas Railroad Commission Public Oil Views, Texas Utility Location Service (TULS) and the surveyor's professional opinion:  
2) Curvature of this tract appears to be located within one or more of the following areas: Other Areas, Zone "X" - Areas determined to be outside the 0.2% amount chance footings.

According to the F.T.R.M. Community Plan 03140C0220, dated 05/2008, for up to one foot faced information always visit the official FEJLA website at (www.FEJLA.org)

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202, 5114 - US Survey Feet.  
4) Utilities shown herein are based on above ground utility placement, and field locations of reference marks (e.g. pin flag, pipe, etc.) per local utilities reference to Texas 88 (licet number # 237600005)

5) Plans consist of all governing entities regarding rules & regulations, that may affect construction on this property.

6) All corners are set 1/2" iron rods capped "Texas Surveying Inc." unless otherwise noted.

7) For CF # 190-001018, easement shall be 30' wide for primary base easement at most then 400' wide and 20' wide for service lines easement at least then 600' wide.

Navarro County Notes:  
8) Each parcel selling a portion of this addition by meter and hands is a violation of county ordinance, and is subject to laws.

9) Any line of plat, no portion of this tract lies within the extra territorial jurisdiction of any city or town.

10) Sanitary sewer is to be provided by on-site septic facilities (0155).

11) Water is to be provided by private wells.

12) This plat represents property which has been platted without a grandparent certificate as prescribed by the Texas Local Government Code, Section 232.0012. Buyer is advised to question the seller as to its validity.

13) Navarre County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreational areas and open space, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreational areas and open space, and shall remain open to liability and have no recourse to Navarre County, from all claims, damages and costs arising out of or resulting from performance of the obligation of cut easements set forth in this paragraph.

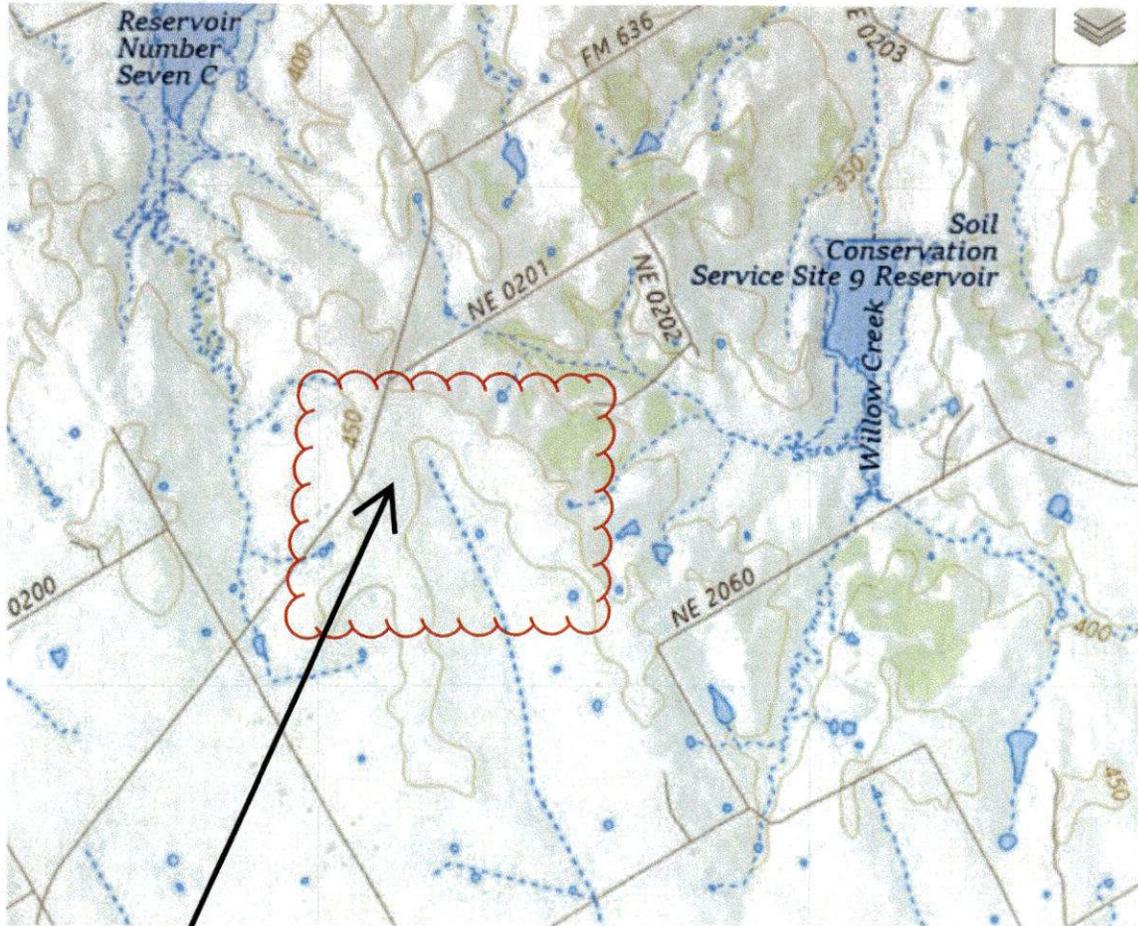
14) The private road reserves shown shall be maintained in perpetuity by the owners in the subdivision, and must include maintenance for assessing the owners to practice adequate reserves for perpetual maintenance.



**Preliminary Plat**  
**Lots 1 - 36, Block 1**  
**Jaz Meadows**  
a Subdivision in Navarro County, Texas  
Being a subdivision of 84.878 acre tract of land out of the N WADE SURVEY, ABSTRACT NO. 843, NAVARRO COUNTY, TEXAS  
84.878 acre tract in the N. Wade Survey, Abstract No. 843, Navarro County, Texas  
November 2025



Jaz Meadows - Topo



Approximate Project Location



*Kevin Prince* RS 5190  
SE # 050033978  
11-13-2025

# National Flood Hazard Layer FIRMette



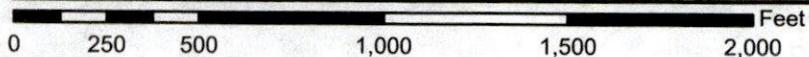
96°22'20"W 32°12'27"N



## Legend

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

- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99   |
|                                    |  | With BFE or Depth Zone AE, AO, AH, VE, AR  |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 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<br>Zone X |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard<br>Zone X  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes.<br>Zone X  |
|                                    |  | Area with Flood Risk due to Levee<br>Zone D  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard<br>Zone X   |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard<br>Zone D  |
|                                    |  | Channel, Culvert, or Storm Sewer   |
|                                    |  | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | Coastal Transect   |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
| <b>MAP PANELS</b>                  |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
|                                    |  | Hydrographic Feature   |
|                                    |  | 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.



1:6,000

96°21'42"W 32°11'56"N

Basemap Imagery Source: USGS National Map 2023

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 11/14/2025 at 4:09 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.

(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)	Class Ia	Class Ib, II <sup>(8)</sup> or III <sup>(8)</sup>	Class IV	Fractured Rock	MEASURED FROM BOTTOM OF MEDIA <sup>(7)</sup>	MEASURED FROM BOTTOM OF MEDIA <sup>(7)</sup>
<del>Absorptive drainfield<sup>(2)</sup> (285.222(b)(1)) Septic tank</del>	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 Septic tank</del>	U	S	U	U	2 feet	2 feet
<del>Leaching chamber 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
<del>Soil Substitution Septic tank</del>	S	S	U	S	2 feet	2 feet
<del>Soil Substitution Secondary Treatment</del>	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%.



### 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.

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 21, Sep 5, 2025

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
BmB	Bonham loam, 1 to 3 percent slopes	6.5	0.6%
CrA	Crockett fine sandy loam, 0 to 1 percent slopes	12.9	1.2%
CrB	Crockett fine sandy loam, 1 to 3 percent slopes	110.3	10.5%
CtC2	Crockett soils, 2 to 5 percent slopes, eroded	19.9	1.9%
FeD2	Ferris clay, 3 to 8 percent slopes, eroded	45.5	4.3%
FhE2	Ferris and Heiden clays, 5 to 15 percent slopes, eroded	23.7	2.3%
HaB	Heiden clay, 1 to 3 percent slopes	13.6	1.3%
HaC	Heiden clay, 3 to 5 percent slopes	73.1	7.0%
HaC2	Heiden clay, 3 to 5 percent slopes, eroded	95.9	9.1%
HaD	Heiden clay, 5 to 8 percent slopes	68.3	6.5%
HaD2	Heiden clay, 5 to 8 percent slopes, eroded	5.6	0.5%
HbB	Houston Black clay, 1 to 3 percent slopes	45.3	4.3%
Tr	Trinity clay, 0 to 1 percent slopes, frequently flooded	36.0	3.4%
WIA	Mabank very fine sandy loam, 0 to 1 percent slopes	72.2	6.9%
WIB	Mabank very fine sandy loam, 1 to 3 percent slopes	64.0	6.1%
WnA	Wilson clay loam, 0 to 1 percent slopes	95.9	9.2%
WnB	Wilson clay loam, 1 to 3 percent slopes	259.5	24.8%
<b>Totals for Area of Interest</b>		<b>1,048.3</b>	<b>100.0%</b>

STATE OF TEXAS §

COUNTY OF Navarro §

### **DECLARATION OF RESTRICTIONS**

This Declaration of Restrictions is made this \_\_\_ day of \_\_\_\_\_ 2025 by Jaz Land LLC whose address is 404 Wimberly St Fort Worth, TX 76107 (collectively in this Declaration being called "Developer") who is creating this declaration in order to subject property owned by Jaz Land LLC to these restrictions and in order to set out enforcement of these restrictions.

Developer is the owner of certain real property located in Navarro County, Texas which is more particularly described on Exhibit "A" which will be referred to as the "Development", and who desires to maintain a certain character of the property by restricting and regulating certain activities and development on the various tracts which are to be sold, and which are for the benefit of Developer and the purchasers from Developer of property out of the Development.

Developer believes that it is in the best interest of future owners of Tracts within the Development that these restrictions be placed on the Properties.

#### **DEFINITIONS**

- a. "Properties" means all property and improvements described in Exhibit "A" which are subject to this Declaration or any Supplemental Declaration.
- b. "Tract" means any portion of the properties which is sold by Developer
- c. "Owner" means the record Owner whether one or more, individual or corporate, of the fee simple title to any Tract which has been sold out of the Properties. Owner does not include the owner of any right pursuant to any easement, right of way, deed of trust or mortgage, or oil and gas lease or similar property right which is less than fee simple title.

#### **RESTRICTIONS**

- a. There will be no commercial shooting ranges allowed on the land.
- b. Land is not to be used for dumping ground, wreckage yard, or junk yard.
- c. There will be no livestock feed lots on the land. Excessive amounts of livestock that are deemed a nuisance to neighbors will be strictly prohibited.
- d. Any Manufactured Home placed on the property shall be properly installed with an affidavit of installation filed with the appropriate governmental agency by a licensed installer and skirter with new skirting materials within 60 days of placement on the property. Mobile homes shall not be older than 15 years at installation date.
- e. There shall be no RVs allowed as permanent or sole residences on the land at any time.

These restrictions are valid and enforceable and are to be considered restrictions running with the land. These restrictions will remain in force and effect until January 1st, 2036, after which time they will be automatically extended for successive periods of ten years each unless an instrument, signed by all of

the record owners located within the Development, has been recorded, modifying or terminating these restrictions. For the purposes of determining ownership acres for modification or termination, the records of the Ector County Clerk's office will be deemed an accurate record of ownership.

These restrictions are enforceable by an action brought in the District Court of Navarro County, Texas by any record owner of any Tract located within the Development.

Executed the \_\_\_\_ day of \_\_\_\_\_, 2025

**Jaz Land LLC**

"Developer"

\_\_\_\_\_

By: Jonathan Jasniak, Managing Member, Jaz Assets, LLC as Manager of County Road C2300 Holdings LLC

THE STATE OF TEXAS            §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 2025 by Jonathan Jasniak as Managing Member, Jaz Land LLC.

(Seal)

\_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

After recording mail to:

Jaz Land LLC  
404 Wimberly St  
Fort Worth, TX 76107

**EXHIBIT "A"**

**See survey plat on following page**