

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

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Corsicana, Texas 75110  
903-875-3312 ph.  
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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: Prairie Land Addition

Acreage of subdivision: 40 Number of proposed lots: 8

Name of Owner: Triple Ridge Investments, LLC

Address: 114 East 3rd Ave. Corsicana TX 75110

Phone number: 903-654-8652 Email: jake@navarrocountyabstract.com

Surveyor: Wayne Beets - Procting B

Address: P.O. Box 5052

Phone number: 903-288-6810 Fax Number: \_\_\_\_\_

Email: wayne@rookinb.com

Physical location of property: NE CR 2160 Kerens Tx

Legal Description of property: H H Horn ABST Tract 23 40.22 Acres ID# 40689

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

Property located within City Extra Territorial Jurisdiction (ETJ)?  
 Yes  No If yes, name if city: \_\_\_\_\_

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

Signature of Owner \_\_\_\_\_ Date: 12-17-25

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: \_\_\_\_\_



# Prairie Land Ranch

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## Deed Restrictions

The following Covenants and Restrictions are in place to ensure quality of life and peaceful surroundings with a guarantee that all of the land is protected in the future.

1. All buildings and structures on the Property must be set back at least 30 feet from any road or public right-of-way, or as required by the county.
2. 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.
3. No manufactured (mobile) homes or industrialized (modular) homes are permitted on the property. All homes must be site built.
4. 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.
5. The Property shall not be used for commercial business purposes, including, but not limited to, industrial, manufacturing and retail business.
6. 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 fifteen (15) years from the date of this declaration, after which time they shall be renewed automatically for successive periods of fifteen (15) 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.

### ACKNOWLEDGEMENT

Executed effective as of the 20<sup>th</sup> day of February, 2026.

Triple Ridge Investments LLC



STATE OF TEXAS  
COUNTY OF NAVARRO

This instrument was acknowledged before me on the day 20 of February, 2026, by Jake Griggs, of Triple Ridge Investments LLC.



Notary Public, State of Texas