

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoun@navarrocounty.org
601 N 13th St Suite 1
Corsicana, Texas 75110
903-875-3312 ph.
903-875-3314 fax

SUBDIVISION APPLICATION FORM

Please type or print information.

This form shall be completed by the applicant and submitted to the Navarro County Office of Planning and Development along with the required number of copies of the plat, review fee and all other required information prior to submittal to Commissioners Court.

Type of Plat Submittal: Preliminary Final Replat/Amendment

Proposed name of subdivision: CROWELLVILLE

Acreeage of subdivision: 5.69 Number of proposed lots: 10

Name of Owner: CROWELL PROPERTIES LTD

Address: 8979 S. HWY 287, CORSICANA, TX 75109

Phone number: 903-654-0816 Email: PHILIP@CROWELLPROPERTIES.COM

Surveyor: HEARN SURVEYING ASSOCIATES

Address: 108 W. TYLER ST. ATHENS, TX 75751

Phone number: 800-432-7670 Fax Number:

Email: SERVICE@HEARN SURVEY.COM

Physical location of property: 8979 S. HWY 287 @ EUREKA

Legal Description of property: ABSTRACT A10926 J JONES ABSTRACT TRACT 2

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: EUREKA

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: Philip Crowell, PARTNER/MANAGER 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.  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. CROWELLVILLE LANE, 1 mi.
  - b. \_\_\_\_\_, \_\_\_\_\_ mi.
  - 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)

**Acreeage 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

**EXISTING CONDITIONS:**

Names of adjoining property owners or subdivisions and showing existing property lines, streets, alleys and other pertinent physical features

Acreage to be subdivided

Location of streams, lakes, and swamps, as pertinent, with direction of flow indicated

Location, width and names of all platted roads, railroads, utility rights-of way, easements, public areas, existing buildings, and structures

Delineation of existing sewer lines, water mains, drains, culverts, or other underground facilities within the tract or within the right-of-way of boundary roads, with pipe sizes and grades

Regulatory flood elevations and boundaries of flood-prone area. Indicate 100-year flood plain boundaries and floodway boundaries.

**PROPOSED CONDITIONS:**

1. Layout of roads with widths notes.
2. Layout of all lots, including building setback lines and lot divisions.
3. Utility easements, with widths noted.  
**Acreage on all lots (Residential 1(one) acre net minimum lot size / Commercial 2 (two) acre net minimum lot size).**
4. Designation of all land to be reserved or dedicated for open space or recreational use.
5. Two (2) survey benchmarks – must be set by a professional engineer with a written description of the location

**Proper signature blanks for:**

- County Judge
- County Commissioners
- County Clerk
- Owner
- Notary Public
- TCEQ Authorized Agent (Tarrant Regional Water District or Navarro County)
- City Official Seal (within ETJ)

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

- Tarrant Regional Water District Representative
- Planning and Zoning Chairman and Vice Chairman
- Mayor of any city exercising its Extra Territorial Authority

**Must be submitted with plat:**

Appropriate water, sewer, paving and drainage plans sealed by and engineer certified to practice in the State of Texas.

**Plat Fee:**

Subdivision of 5 lots or less	\$500.00
Subdivision of 6-20 lots	\$1,000.00
Subdivision in excess of 20 lots	\$1,500.00

# NAVARRO COUNTY OFFICE OF PLANNING & DEVELOPMENT

*Stanley Young* – Director



*Osha Joles* – Addressing Manager  
*Randall Blackwell* – OSSF Program

[www.co.navarro.tx](http://www.co.navarro.tx)

April 4, 2023

Please consider placing the following on the Commissioners Court Agenda for Monday April 10<sup>th</sup>, 2023.

## **Consent Agenda**

1. Consideration of approving the minutes from the March 2<sup>nd</sup>, 2023 Planning and Zoning meeting.

## **Regular Agenda**

1. Consideration of approving a correction to a scrivener's error on Chambers Bay Subdivision, filed as Volume 10, Pages 7 through 11, for Chambers Bay Acquisitions, LLC.
2. Consideration of approving a correction to a scrivener's error on Re-plat of Chambers Bay, Lots 27-R & 28-R, filed as Volume 10, Page 64, for Chambers Bay Acquisitions, LLC.
3. Consideration of approving a correction to a scrivener's error on Re-plat of Chambers Bay, Lot 58, filed as Volume 10, Page 40, for Chambers Bay Acquisitions, LLC.
4. Consideration of approving a re-plat of North Park, Phase 3, Lot 39 for Isidra Flores.



# PRELIMINARY PLAT OF "CROWELLVILLE"

A SUBDIVISION of all of a  
Called 11.36 Acres Tract out of the  
J.C. JONES SURVEY, A-426 of  
NAVARRO COUNTY, TEXAS  
CREATING  
LOTS 1-11, BLOCK 1

-- SHEET 1 --

PRELIM. PLAT PREPARED: 2/12/2025

FINAL PLAT REVISION: T.B.D.

(INTENDED FOR 18" X 24" SHEET)

GRAPHIC SCALE

SCALE: 1" = 100'

-Legal Description-  
Field Notes of Original Tract

-Legal Description-  
Field Notes of Easement

FIELD NOTES  
CROWELL PROPERTIES LTD TRACT  
11.36 ACRES

FIELD NOTES  
J.C. JONES SURVEY  
ABSTRACT 416

NAVARRO COUNTY  
All that certain lot, tract, or parcel of land situated in the Jordan Jones Survey Abstract 426, Navarro County, Texas, and being the remainder of a called 41.813 acre tract described by deed as "Tract Two" and recorded in Volume 1614, Page 786 of the deed records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

NAVARRO COUNTY  
All that certain lot, tract, or parcel of land, being a strip of 60 feet in width, situated in the Jordan Jones Survey Abstract 426, Navarro County, Texas, and being a part of the 29.923 acre parcel or level remainder of a called 41.813 acre tract described by deed as "Tract Two" and recorded in Volume 1614, Page 786 of the deed records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod located in the northeast margin of U.S. Highway No. 287 for the southeast corner of this tract and the above mentioned 41.813 acre tract;

THENCE generally along fence North 75°13'45" West a distance of 432.00 feet to a found 1/2" iron rod for the southeast corner of this tract, the same being the southeast corner of a 4.004 acre tract, described by deed recorded in Instrument No. 2000-0001046 of the Official Public Records of Navarro County, Texas;

THENCE generally along fence North 26°44'29" West a distance of 351.32 feet to a found 1/2" iron rod for angle corner of this tract located at the northwest corner of said 4.004 acre tract;

THENCE generally along fence North 27°09'08" West a distance of 215.75 feet to a 1/2" found iron rod for southeast corner of this tract, the same being the southeast corner of lot 18, Bureka Meadows PE III, as shown by plat recorded in Volume 1, Page 154 of the Plat Records of Navarro County, Texas;

THENCE generally along fence North 62°59'10" East a distance of 396.76 feet to a 1/2" I.R. for angle corner of this tract, the same being the southeast corner of lot 19 of Bureka Meadows PE III and being the southeast corner of lot 20, Bureka Meadows PE IV, as shown by plat recorded in Volume 8, Page 18 of said plat records;

THENCE generally along fence North 62°54'00" E a distance of 292.68 feet to a 1/2" I.R. for northeast corner of this tract, the same being the southeast corner of lot 21, Bureka Meadows PE IV;

THENCE generally along fence South 26°20'35" East a distance of 338.20 feet to a found 1/2" iron pipe for angle corner of this tract;

THENCE generally along fence South 14°59'04" West a distance of 695.94 feet to the place of beginning and containing approximately 11.36 acres of land.

BEGINNING at 1/2" SET IRON ROD in the northeast boundary line of the above mentioned 41.813 acre tract and the northeast S.O.M. of U.S. Highway No. 287 for southeast corner of said 60 foot strip described herein, from which a 1/2" FOUND IRON ROD BEARS W 70°17'40" W a distance of 85.10 FEET, located at the original southeast corner of the above mentioned 41.813 acre tract and said rod;

THENCE with said 60 foot strip across said 41.813 acre tract and said rod, partly along the edge of an existing drive, with the following courses:

0°07'21" E a distance of 41.37 FEET;

Continuing with a curve to the left with an arc length of 23.42 FEET, with a radius of 10.34 FEET, with a chord bearing of N 11°50'59" W, with a chord length of 19.51 FEET;

S 27°01'20" W a distance of 132.38 FEET;

Continuing with a curve to the right with an arc length of 149.76 FEET, with a radius of 112.09 FEET, with a chord bearing of N 11°50'59" W, with a chord length of 19.51 FEET;

S 42°34'40" W a distance of 129.31 FEET;

Continuing with a curve to the left with an arc length of 25.65 FEET, with a radius of 10.22 FEET, with a chord bearing of N 60°09'46" W, with a chord length of 27.21 FEET;

S 17°20'48" W a distance of 70.34 FEET;

Continuing with a curve to the right with an arc length of 35.99 FEET, with a radius of 42.00 FEET, with a chord bearing of N 17°39'49" E, with a chord length of 42.70 FEET;

N 62°54'00" E a distance of 290.36 FEET to a 1/2" SET IRON ROD for corner of said 60 foot strip;

Continuing with a curve to the right with an arc length of 94.30 FEET, with a radius of 60.00 FEET, with a chord bearing of S 27°01'20" W, with a chord length of 60.00 FEET;

S 42°34'40" W a distance of 204.16 FEET;

Continuing with a curve to the left with an arc length of 32.46 FEET, with a radius of 84.01 FEET, with a chord bearing of S 60°09'46" W, with a chord length of 27.21 FEET;

S 17°20'48" W a distance of 70.34 FEET;

Continuing with a curve to the right with an arc length of 10.38", with a radius of 60.00 FEET, with a chord bearing of S 27°01'20" W, with a chord length of 19.51 FEET;

S 62°54'00" W a distance of 149.14 FEET;

Continuing with a curve to the left with an arc length of 84.36 FEET, with a radius of 70.25 FEET, with a chord bearing of S 27°01'20" W, with a chord length of 79.25 FEET;

S 27°01'20" W a distance of 129.31 FEET;

Continuing with a curve to the right with an arc length of 43.11 FEET, with a radius of 70.25 FEET, with a chord bearing of S 17°39'49" E, with a chord length of 42.70 FEET;

S 09°21'41" W a distance of 89.34 FEET to a 1/2" SET IRON ROD located in the northeast S.O.M. of said highway, on well as being in the southeast line of said 41.813 acre tract and said rod, for the southeast corner of said 60 foot strip described herein;

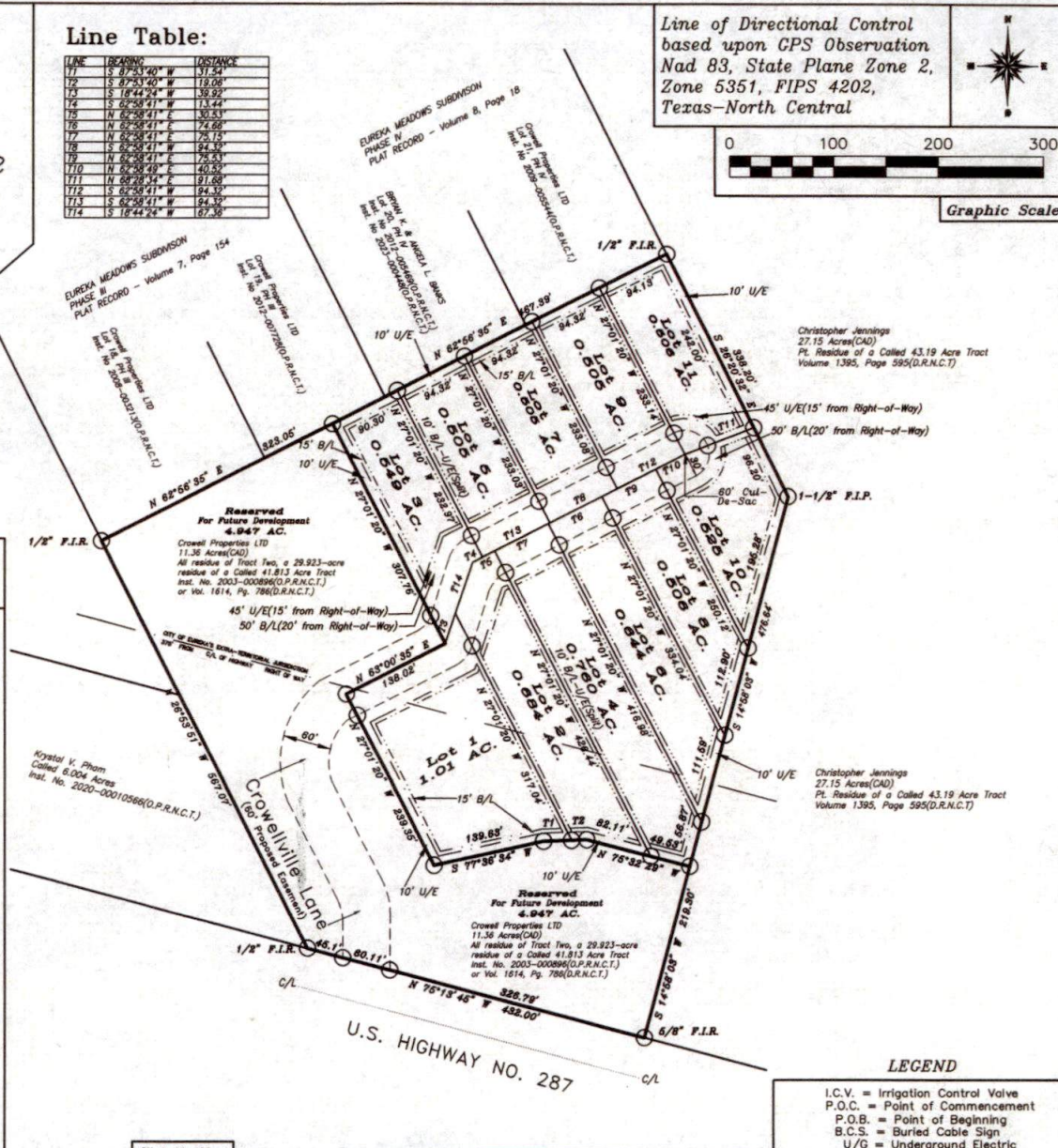
THENCE along the northeast S.O.M. of said highway, the southeast line of said 41.813 acre tract, and said rod, to the northeast corner of said 41.813 acre tract to the PLACE OF BEGINNING and containing 1.01 ACRES OF LAND within this description.

## Line Table:

LINE	BEARING	DISTANCE
12	S 87°31'40" W	15.54
13	S 87°31'40" W	15.66
14	S 87°31'40" W	15.92
15	S 87°31'40" W	16.18
16	N 62°56'35" E	30.31
17	N 62°56'35" E	30.43
18	N 62°56'35" E	30.55
19	N 62°56'35" E	30.67
20	N 62°56'35" E	30.79
21	N 62°56'35" E	30.91
22	N 62°56'35" E	31.03
23	N 62°56'35" E	31.15
24	N 62°56'35" E	31.27
25	N 62°56'35" E	31.39
26	N 62°56'35" E	31.51
27	N 62°56'35" E	31.63
28	N 62°56'35" E	31.75
29	N 62°56'35" E	31.87
30	N 62°56'35" E	31.99
31	N 62°56'35" E	32.11
32	N 62°56'35" E	32.23
33	N 62°56'35" E	32.35
34	N 62°56'35" E	32.47
35	N 62°56'35" E	32.59
36	N 62°56'35" E	32.71
37	N 62°56'35" E	32.83
38	N 62°56'35" E	32.95
39	N 62°56'35" E	33.07
40	N 62°56'35" E	33.19
41	N 62°56'35" E	33.31
42	N 62°56'35" E	33.43
43	N 62°56'35" E	33.55
44	N 62°56'35" E	33.67
45	N 62°56'35" E	33.79
46	N 62°56'35" E	33.91
47	N 62°56'35" E	34.03
48	N 62°56'35" E	34.15
49	N 62°56'35" E	34.27
50	N 62°56'35" E	34.39
51	N 62°56'35" E	34.51
52	N 62°56'35" E	34.63
53	N 62°56'35" E	34.75
54	N 62°56'35" E	34.87
55	N 62°56'35" E	34.99
56	N 62°56'35" E	35.11
57	N 62°56'35" E	35.23
58	N 62°56'35" E	35.35
59	N 62°56'35" E	35.47
60	N 62°56'35" E	35.59
61	N 62°56'35" E	35.71
62	N 62°56'35" E	35.83
63	N 62°56'35" E	35.95
64	N 62°56'35" E	36.07
65	N 62°56'35" E	36.19
66	N 62°56'35" E	36.31
67	N 62°56'35" E	36.43
68	N 62°56'35" E	36.55
69	N 62°56'35" E	36.67
70	N 62°56'35" E	36.79
71	N 62°56'35" E	36.91
72	N 62°56'35" E	37.03
73	N 62°56'35" E	37.15
74	N 62°56'35" E	37.27
75	N 62°56'35" E	37.39
76	N 62°56'35" E	37.51
77	N 62°56'35" E	37.63
78	N 62°56'35" E	37.75
79	N 62°56'35" E	37.87
80	N 62°56'35" E	37.99
81	N 62°56'35" E	38.11
82	N 62°56'35" E	38.23
83	N 62°56'35" E	38.35
84	N 62°56'35" E	38.47
85	N 62°56'35" E	38.59
86	N 62°56'35" E	38.71
87	N 62°56'35" E	38.83
88	N 62°56'35" E	38.95
89	N 62°56'35" E	39.07
90	N 62°56'35" E	39.19
91	N 62°56'35" E	39.31
92	N 62°56'35" E	39.43
93	N 62°56'35" E	39.55
94	N 62°56'35" E	39.67
95	N 62°56'35" E	39.79
96	N 62°56'35" E	39.91
97	N 62°56'35" E	40.03
98	N 62°56'35" E	40.15
99	N 62°56'35" E	40.27
100	N 62°56'35" E	40.39
101	N 62°56'35" E	40.51
102	N 62°56'35" E	40.63
103	N 62°56'35" E	40.75
104	N 62°56'35" E	40.87
105	N 62°56'35" E	40.99
106	N 62°56'35" E	41.11
107	N 62°56'35" E	41.23
108	N 62°56'35" E	41.35
109	N 62°56'35" E	41.47
110	N 62°56'35" E	41.59
111	N 62°56'35" E	41.71
112	N 62°56'35" E	41.83
113	N 62°56'35" E	41.95
114	N 62°56'35" E	42.07

Line of Directional Control based upon GPS Observation Nad 83, State Plane Zone 2, Zone 5351, FIPS 4202, Texas-North Central

Graphic Scale



I, Mark Ferris, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plot and notes of even date represent the results of an on the ground survey made under my direction and supervision. This the 12th Day of December, 2024.

PREPARATION OF PLAT: 1/22/2026

\*\*PRELIMINARY PLAT\*\*

Mark Ferris  
Registered Professional Land Surveyor  
Number 4373

**HEARN SURVEYING & ASSOCIATES**

Firm Number: 10019900  
108 W. Tyler St.  
Athens, Tx. 75751-2045  
(903) 675-2858  
800-432-7670

Use or reproduction of this Survey for any purpose by other parties is PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss resulting therefrom.



**SURVEY INFO.**

**JOB NO. 1078645294**

Scale: 1" = 100'  
Survey: J.C. JONES SURVEY, A-426  
County: Navarro  
Acreage: 11.36 Acres  
Description: Vol. 1614, Pg. 786(D.R.N.C.T.)  
Surveyed for: PHILIP CROWELL  
Drawn by: C.A.  
On the ground Field Tech: J.G. & B.N.(2 Trips)

**LEGEND**

- I.C.V. = Irrigation Control Valve
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- B.C.S. = Buried Cable Sign
- U/G = Underground Electric
- W/M = Water Meter
- C/L = Centerline of Highway
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- F.I.P. = Found Iron Pipe
- = 1/2" S.I.R. - unless otherwise noted
- B/L = Building Line(Setback)
- U/E = Utility Easement
- = Utility Easement
- = Building Line
- = Utility Easement & Building Line
- = Right-of-Way/Private Road Bounds



Lakeshore Area Zoning

40236

Eureka

**Crowell Properties, LTD**  
**8979 South Hwy 287**  
**Corsicana, Texas 75109**



Ph. # (903) 874-6166 Website; [www.crowellproperties.com](http://www.crowellproperties.com) E-mail; [info@crowellproperties.com](mailto:info@crowellproperties.com)

To Whom It May Concern,

Philip Crowell has been given approval for the construction of 10 residences to be constructed on the attached property description from Stanley Young (Navarro Planning & Development Director) and Eddie Perry (Navarro County Precinct 2 Commissioner).

Each residence will be constructed, outside the Eureka City Limits, on 10 of the 11 of the parcels of property surveyed by Hearn Surveying Associates of Athens Texas. (Attached Property Division Drawing) Each parcel of property will be greater than ½ acre, which is a requirement of the State of Texas for the construction of a individual sewer disposal system. It is a requirement of these Navarro County officials that each sewer system for these residences be designed by a Registered Professional Sanitarian registered in the State of Texas.

The undersigned officials of Navarro County have approved the referenced property divisions.

\_\_\_\_\_  
Navarro County Planning & Development Director

Date \_\_\_\_\_

\_\_\_\_\_  
Navarro County Precinct 2 Commissioner

Date \_\_\_\_\_

CROWELL PROPERTIES LTD TRACT  
11.63 ACRES

FIELD NOTES

JORDAN JONES SURVEY  
ABSTRACT 426

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jordan Jones Survey Abstract 426, Navarro County, Texas, and being the remainder of a called 41.813 acre tract described by deed as "Tract Two" and recorded in Volume 1614, Page 786 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 5/8" iron rod located in the northeast margin of U.S. Highway No. 287 for the southeast corner of this tract and the above mentioned 41.813 acre tract;

THENCE generally along fence North  $75^{\circ}13'45''$  West a distance of 432.00 feet to a found 1/2" iron rod for the southwest corner of this tract, the same being the southwest corner of a 6.004 acre tract, described by Deed recorded in Instrument No. 2020-00010566 of the Official Public Records of Navarro County, Texas;

THENCE generally along fence North  $26^{\circ}44'29''$  West a distance of 351.32 feet to a found 1/2" iron rod for angle corner of this tract located at the northwest corner of said 6.004 acre tract;

THENCE generally along fence North  $27^{\circ}09'08''$  West a distance of 215.75 feet to a 1/2" found iron rod for northwest corner of this tract, the same being the southwest corner of lot 18, Eureka Meadows PH III, as shown by plat recorded in Volume 7, Page 154 of the Plat Records of Navarro County, Texas;

THENCE generally along fence North  $62^{\circ}59'10''$  East a distance of 396.76 feet to a 1/2" I.R. for angle corner of this tract, the same being the southeast corner of lot 19 of Eureka Meadows PH III and being the southwest corner of lot 20, Eureka Meadows PH IV, as shown by plat recorded in Volume 8, Page 18 of said plat records;


THENCE generally along fence North  $62^{\circ}54'00''$  E a distance of 292.68 feet to a 1/2" I.R. for northeast corner of this tract, the same being the southeast corner of lot 21, Eureka Meadows PH IV;

THENCE generally along fence South  $26^{\circ}20'35''$  East a distance of 338.20 feet to a found 1 1/2" iron pipe for angle corner of this tract;

THENCE generally along fence South  $14^{\circ}58'04''$  West a distance of 695.94 feet to the place of beginning and containing approximately 11.63 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 24th day of October, 2024.

  
Mark Ferrell  
Registered Professional Land  
Surveyor Number 4373  
Firm No. 10019900



CROWELL PROPERTIES LTD TRACT  
7.72 ACRES

FIELD NOTES

JORDAN JONES SURVEY  
ABSTRACT 426

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jordan Jones Survey Abstract 426, Navarro County, Texas, and being part of a 11.63 acre tract described by deed recorded in Instrument No. XXXX-XXXXXX of the Official Public Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 1/2" iron rod located at the northwest corner of this tract, the same being the southwest corner of lot 18, Eureka Meadows PH III, as shown by plat recorded in Volume 7, Page 154 of the Plat Records of Navarro County, Texas;

THENCE generally along fence North 62°59'10" East a distance of 396.76 feet to a 1/2" I.R. for angle corner of this tract, the same being the southeast corner of lot 19 of Eureka Meadows PH III and being the southwest corner of lot 20, Eureka Meadows PH IV, as shown by plat recorded in Volume 8, Page 18 of said plat records;

THENCE generally along fence North 62°54'00" E a distance of 292.68 feet to a 1/2" I.R. for northeast corner of this tract, the same being the southeast corner of lot 21, Eureka Meadows PH IV;

THENCE generally along fence South 26°20'35" East a distance of 338.20 feet to a found 1 1/2" iron pipe for angle corner of this tract;


THENCE generally along fence South 14°58'04" West a distance of 396.23 feet to a point in fence for corner of this tract, being located in the north line of the City Limits of Eureka, Texas, and approximately 350 feet from the center of U.S. Highway No. 287;

THENCE along said city limits, staying approximately 350' from said highway's center, to a point in fence for southwest corner of this tract;

THENCE generally along fence North 27°09'08" West a distance of 163.01 feet to the place of beginning and containing approximately 7.72 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 24th day of October, 2024.

  
Mark Ferrell  
Registered Professional Land  
Surveyor Number 4373  
Firm No. 10019900



CROWELL PROPERTIES LTD TRACT  
3.91 ACRES

FIELD NOTES

JORDAN JONES SURVEY  
ABSTRACT 426

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jordan Jones Survey Abstract 426, Navarro County, Texas, and being part of a 11.63 acre tract described by deed recorded in Instrument No. XXXX-XXXXXX of the Official Public Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 5/8" iron rod located in the northeast margin of U.S. Highway No. 287 for the southeast corner of this tract and the above mentioned 41.813 acre tract;

THENCE generally along fence North 75°13'45" West a distance of 432.00 feet to a found 1/2" iron rod for the southwest corner of this tract, the same being the southwest corner of a 6.004 acre tract, described by Deed recorded in Instrument No. 2020-00010566 of the Official Public Records of Navarro County, Texas;

THENCE generally along fence North 26°44'29" West a distance of 351.32 feet to a found 1/2" iron rod for angle corner of this tract located at the northwest corner of said 6.004 acre tract;


THENCE generally along fence North 27°09'08" West a distance of 52.75 feet to a point in fence, said point being the northwest corner of this tract, located in the west line of said 11.63 acre tract and in the north line of the City Limits of Eureka, Texas, as well as being approximately 350 feet from the center of said highway;

THENCE along the north line of said city limits, staying approximately 350' from said highway's center, South 75°01'00" East a distance of 701.12 feet to a point in fence for northeast corner of this tract;

THENCE generally along fence South 14°58'04" West a distance of 695.94 feet to the place of beginning and containing approximately 3.91 acres of land.

SURVEYOR'S CERTIFICATE

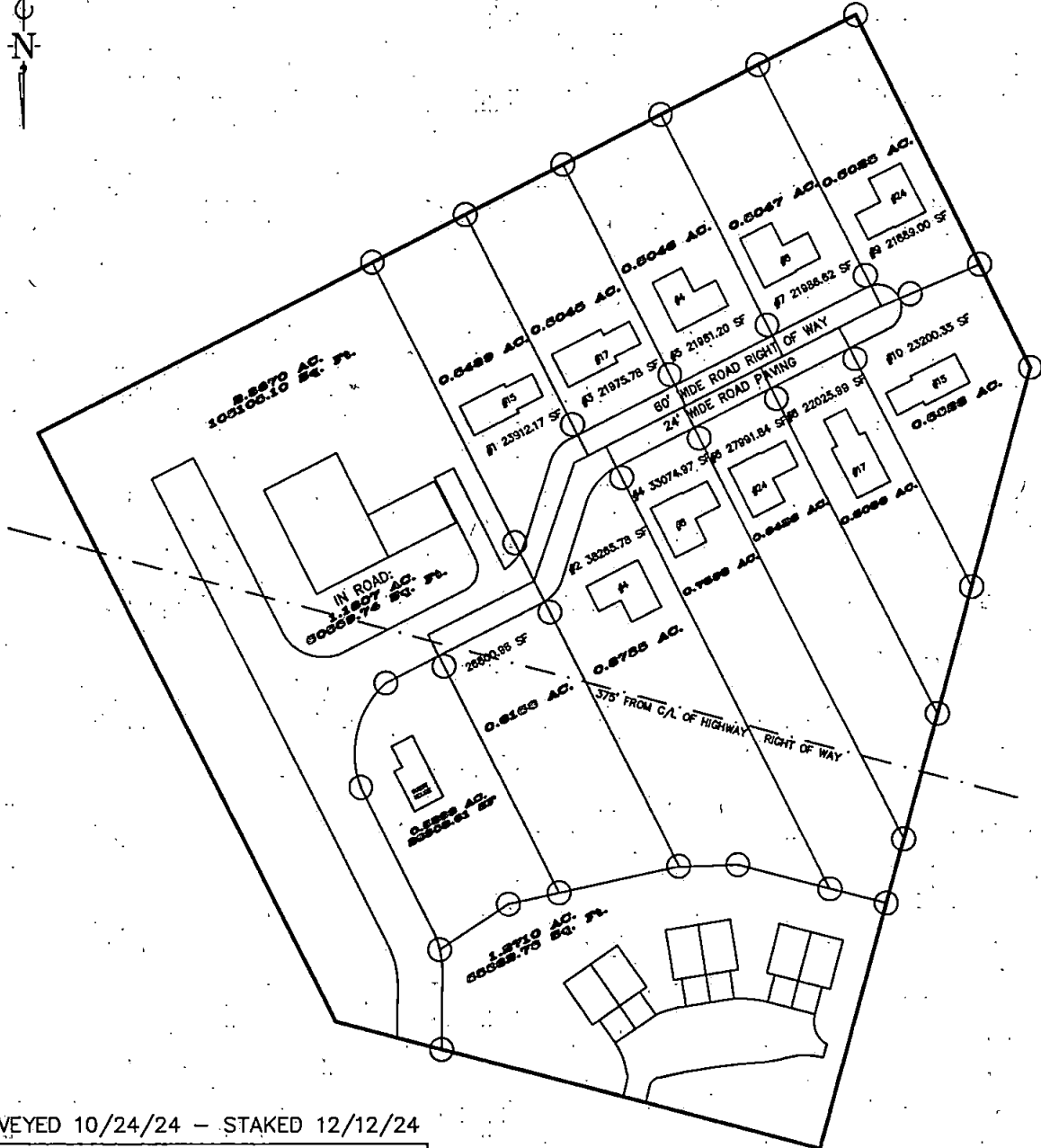
I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 24th day of October, 2024.

  
Mark Ferrell  
Registered Professional Land  
Surveyor Number 4373  
Firm No. 10019900



NOT TO SCALE

# CROWELLVILLE



SURVEYED 10/24/24 - STAKED 12/12/24

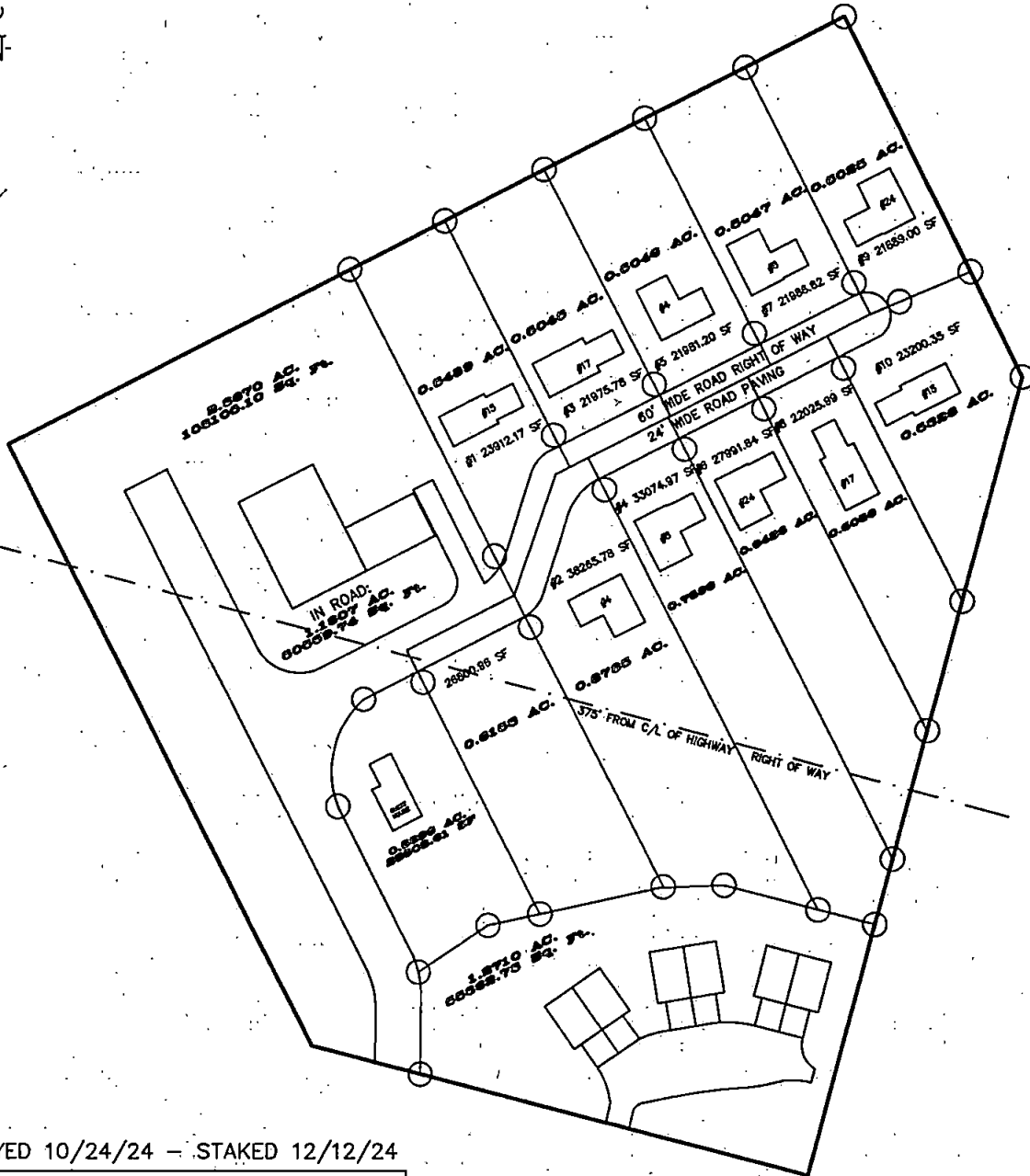
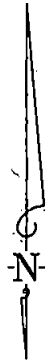
**HEARN SURVEYING ASSOCIATES**  
 FIRM NUMBER: 10019900  
 201 HWY. 175 W, SUITE 2  
 ATHENS, TX 75751  
 (903) 675-2858  
**1-800-432-7670**

THIS MAP IS NOT A SURVEY. IT IS NOT MEANT TO BE RECORDED, REFERENCED, OR OTHERWISE USED IN A WAY WHICH WOULD MAKE IT A LEGAL DOCUMENT.

○ = STAKED POINT

NOT TO SCALE

# CROWELLVILLE



SURVEYED 10/24/24 - STAKED 12/12/24

## HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900

201 HWY. 175 W, SUITE 2

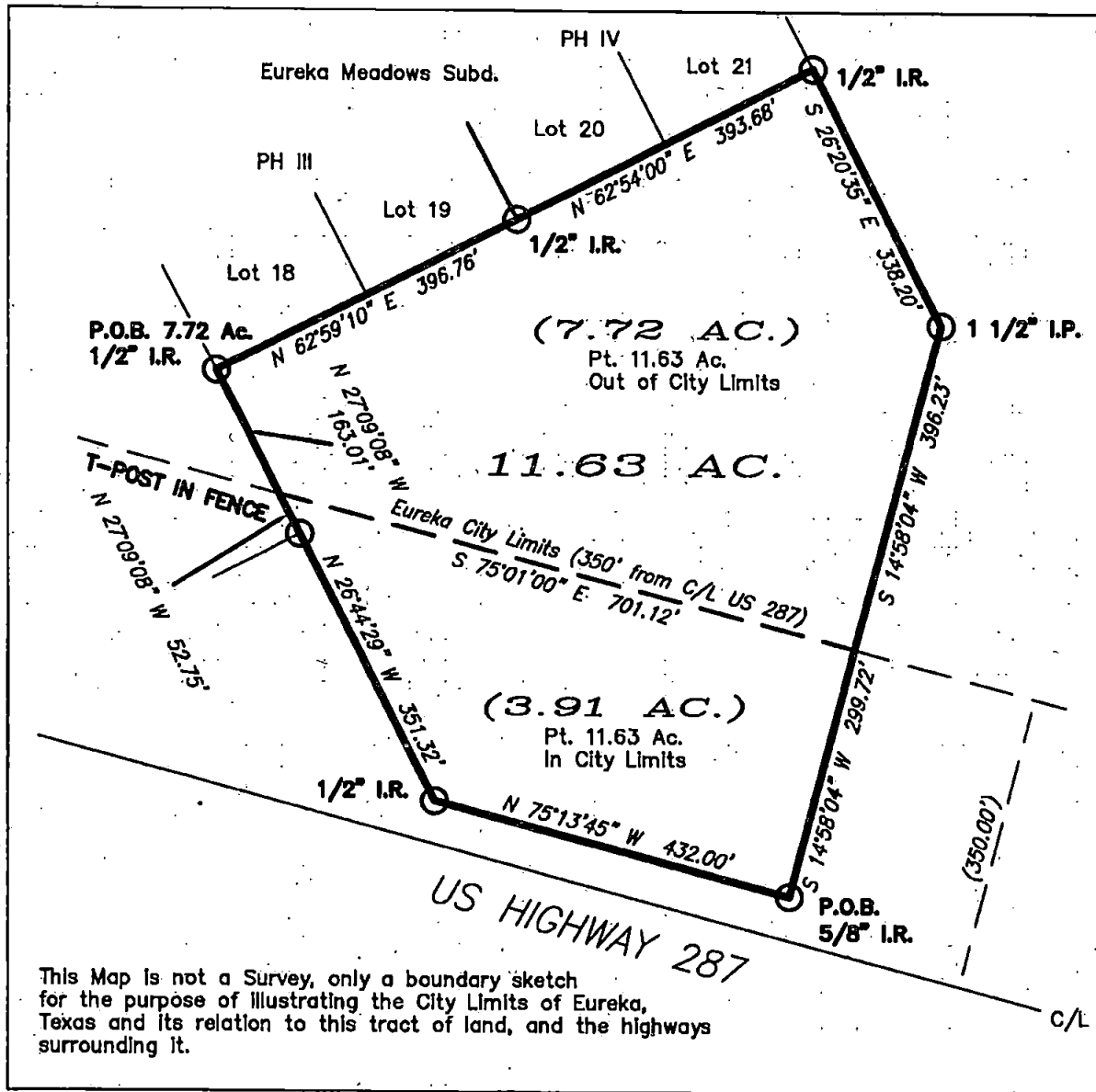
ATHENS, TX 75751

(903) 675-2858

1-800-432-7670

THIS MAP IS NOT A SURVEY. IT IS NOT MEANT TO BE RECORDED, REFERENCED, OR OTHERWISE USED IN A WAY WHICH WOULD MAKE IT A LEGAL DOCUMENT.

○ = STAKED POINT



This Map is not a Survey, only a boundary sketch  
 for the purpose of illustrating the City Limits of Eureka,  
 Texas and its relation to this tract of land, and the highways  
 surrounding it.

Outline for Land Development Report for Crowellville Estates Off Hwy 287 and Crowellville  
Lane Corsicana, Texas 75109  
Proposed 11 lots, each .503 to 1.01 acres in size

1. Overall Site Plan / Types of O.S.S.F. Systems / Drainage Considerations:
2. Location of Proposed Development
3. Topo Map of Proposed Development
4. 100 Year flood Plain Map
5. Soil Evaluation & Soil Survey Information



*Phillip Marlak*  
#2604  
SE#  
9819

1/23/26

**Phillip Marlar R.S.**  
**Registered Professional Sanitarian**  
**10499 County Road 4028 Kemp, Texas 75143**  
**Phone (214) 507-9521**

January 23, 2026  
Stanley Young (Designated Representative)  
Navarro County Authorized Agent

Regarding: Proposed Crowellville Subdivision - Overall site plan, drainage considerations, and types of O.S.S.F. systems that can be installed at the proposed land development at Hwy 287 and Crowellville Lane Corsicana, Texas 75109 (Approx. 11.36 acres)

Attn.: TRWD Designated Representative:

The enclosed soil evaluation report shows the soil at the proposed subdivision to be **Not Suitable** for conventional septic systems. The soil across the developments is clay based. The soil classification is class IV in regard to suitability for waste water application in accordance with TCEQ guidelines. The drainage across the proposed developments is adequate to good. The southern section of the development has a wooded gully that runs across the back of lots 1,2, and 4. Overall slope varies from 1 to 2 % across the proposed subdivision. The lot sizes will vary from .503 acre to 1.01 acre.

The only drainage considerations on any of the proposed lots will be the wooded gully. This will not preclude an aerobic spray disposal system from being designed for the lots in question. With the lots being at a minimum of .5-acre net and larger, there should be no limitations in maintaining the required setbacks with any on-site waste water systems. Each lot will be required to have a site-specific site evaluation and design for the future waste water system. The development has a public water supply.

Due to a class IV soil classification, only non-conventional type waste water systems will be installed. The waste water systems would be an alternative type OSSF. Three types of waste water systems will be suitable for the proposed development (1) Aerobic spray systems (2) Aerobic Drip systems (3) Low Pressure Dosing Systems.

A drip system can be installed within trees more easily and on more diverse topography than a LPD system.

Based on a house with 3 bedrooms and less than 2,500 square feet of living area, An aerobic spray system would require 5,333 square feet of disposal area, a drip system would require a minimum disposal area of 2,400 square



*Phillip Marlar*  
#2604  
1/23/26

**Phillip Marlar R.S.**  
**Registered Professional Sanitarian**  
**10499 County Road 4028 Kemp, Texas 75143**  
**Phone (214) 507-9521**

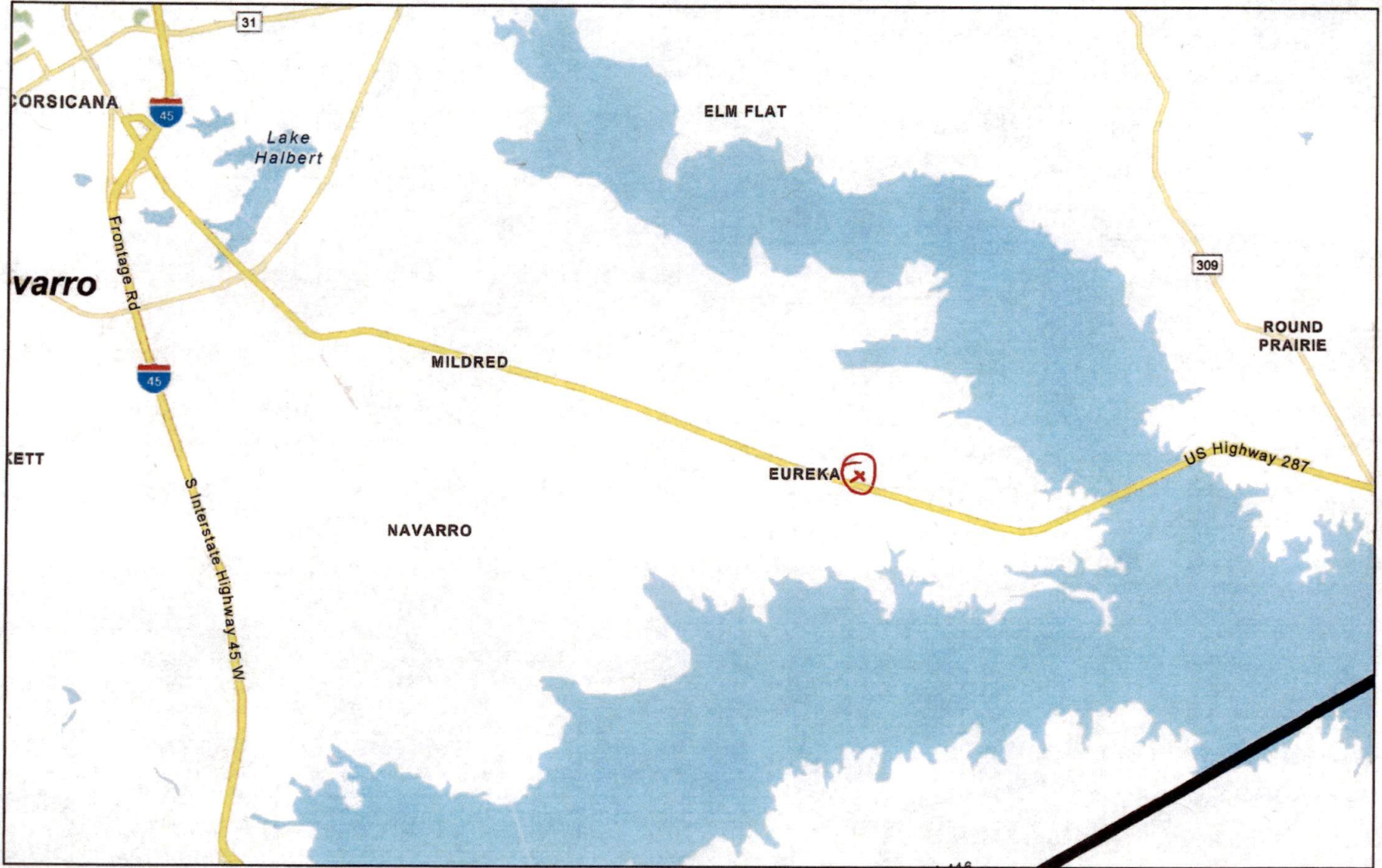
feet and a LPD would require an area of approximately 3,080 square feet with 4' spacing on lateral lines.

If you have any questions please call me at (214) 507-9521.  
Phillip Marlar R.S. # 2604





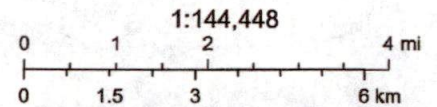
*Phillip Marlar*  
*#2604*  
*1/23/26*

# Navarro CAD Web Map



1/23/2026, 3:33:15 PM

-  Navarro County Boundary
-  Texas Counties



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Navarro County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



**PRELIMINARY PLAT OF  
"CROWELLVILLE"**

A SUBDIVISION of all of a  
Called 11.36 Acres Tract out of the  
J.C. JONES SURVEY, A-426 of  
NAVARRO COUNTY, TEXAS  
CREATING  
LOTS 1-11, BLOCK 1

**FLOOD STATEMENT:**

Note: This Property lies in Zone "X",  
areas of minimal flooding according to  
Firm Number 48349C0425D, dated 6/5/2012

Warning: If this property is not within Zone "A", the  
above flood statement does not imply that the  
property and/or structures thereon will be free  
from flooding or flood damage. On rare occasions,  
greater floods can and will occur and flood heights  
may be increased by man-made or natural causes.  
This flood statement shall not create any liability  
on the part of the land surveyor.

STATE OF TEXAS

COUNTY OF NAVARRO: Know all men by these presents:

That CROWELL PROPERTIES LTD., represented by and through its owner PHILIP CROWELL, is the  
owner of that certain tract of land, known as ALL of a certain 11.36 Acre tract, located in the  
J.C. JONES SURVEY, A-426 in Navarro County, Texas.

Now therefore be it known that the aforesaid do hereby adopt this plat designated as  
LOTS 1 - 11, B.L.K. 1, of CROWELLVILLE, and easements shown hereon are hereby  
designated for public use, in so far as our interest may appear.

WITNESS our hands on this \_\_\_\_\_ Day of \_\_\_\_\_ 2026.

PHILIP Crowell, Owner of CROWELL PROPERTIES LTD.  
5079 S US Highway 287  
Eureka, Texas 75109

STATE OF TEXAS

COUNTY OF NAVARRO: Know all men by these presents:

Before me, the undersigned authority, a Notary Public in and for said County  
and State, on this day appeared PHILIP CROWELL, known to me to be  
the person(s) whose subscribed to the foregoing, and acknowledged to me that the person(s)  
executed to the same for the purpose here in expressed.

WITNESS our hands on this \_\_\_\_\_ Day of \_\_\_\_\_ 2026.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF NAVARRO: Know all men by these presents:

Certificates of approval by the COMMISSIONERS COURT of Navarro County, Texas

APPROVED this date, the \_\_\_\_\_ Day of \_\_\_\_\_ 2026.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

STATE OF TEXAS

COUNTY OF NAVARRO: Know all men by these presents:

That I, COUNTY CLERK for the County of Navarro, do hereby certify that the foregoing Plat

WAS FILED in my office on this the \_\_\_\_\_ Day of \_\_\_\_\_ 2026.

County Clerk

STATE OF TEXAS

COUNTY OF NAVARRO: Know all men by these presents:

Certificates of approval by the PLANNING and ZONING COMMISSION  
of Navarro County, Texas

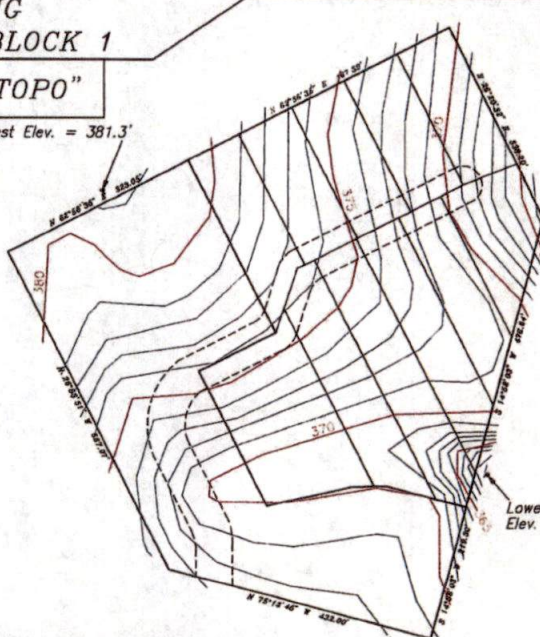
APPROVED this the \_\_\_\_\_ Day of \_\_\_\_\_ 2026.

Chairman

Vice Chairman

NOTE: This survey was prepared WITHOUT the benefit of a title commitment or title report.  
All apparent and observable utilities shown. Any pipelines or wells indicated by the Red Flood  
Commission GIS viewer to affect this tract are shown. All setbacks and easements prescribed  
by recorded deed restrictions since the creation of the plat are shown as described. There  
may be easements or encumbrances affecting this tract not shown on the recorded plat, not  
apparent upon ground observation, nor disclosed by previous occupants or owners since the  
creation of the plat. No 8-1-1 locate ticket exists for this project.

PREPARATION OF PLAT: 11/20/2025



-- SHEET 2 --

"TOPO"

(INTENDED FOR 18" X 24" SHEET)  
GRAPHIC SCALE  
SCALE: 1" = 100'

Highest Elev. = 381.3'

UTILITY easements: UTILITY easements of not less than ten feet (10')  
shall be provided on each side of the front or rear Tract lines  
as applicable, easements shall be clearly indicated on the preliminary  
and final plat. "Easements Rights" shall be defined and explained on  
the plat as follows:

The easements shown herein are hereby reserved for purposes as  
indicated. The utility easements shall be open to all public and  
private utilities for use in particular use. The maintenance of paving  
the utility easements is the responsibility of the property owner. The  
building, fences, trees, shrubs, or other improvements or growth  
shall be constructed, reconstructed or placed upon, over or across  
the easements as shown. Said easements being hereby reserved for the  
purpose and accommodation of all public utilities using and existing  
in use the same, and any such utility shall have the right to  
remove and keep removed all or parts of any buildings, fences, trees,  
shrubs, or other improvements or growth which in any way endanger or  
interfere with the construction, maintenance or efficiency of its  
respective system on the easements, and all public utilities shall at  
all times have the full right of ingress and egress to or from and  
over the said easements for the purpose of reconstructing, reconstructing,  
inspecting, repairing, maintaining and using to or to remove all or  
parts of the respective system without the necessity of any time of  
serving the parcelholder notice. Any public utility shall have the  
right of ingress and egress to traverse property for the purpose of  
reading meters and any maintenance and service lines are considered  
as being and necessary part of utility systems regardless of whether  
they were installed by the utility or the customer.

**SPECIAL NOTE FOR SETBACKS & EASEMENTS:**  
50' Building Setback in and along Crowellville Lane  
15' Building Setback along Rear Lines of Proposed Lots  
10' Building Setback along Side Lines of Proposed Lots  
45' Utility Easement in and along Crowellville Lane  
10' Utility Easement along Rear Lines of Proposed Lots  
10' Utility Easement along Side Lines of Proposed Lots

**SURVEY INFO.**

**JOB NO. 1078645294**  
Scale: 1" = 100'  
County: Navarro  
Acres: 11.36 Acres  
Survey: J.C. JONES SURVEY, A-426  
Description: Vol. 1814, Pg. 7860 (D.R.M.C.T.)  
Surveyed for: PHILIP CROWELL  
Drawn by: C.A.  
On the Ground Field Tech: B.M.

**HEARN SURVEYING ASSOCIATES**

Firm Number: 10019900  
108 W. 14th St.  
Arlington, TX 75751-2045  
(803) 675-2858  
800-432-7670

Use or reproduction of this Survey for any purpose by other  
parties IS PROHIBITED. Surveyor is NOT RESPONSIBLE for any  
existing boundaries.

**SPECIAL NOTE FOR PHOTOGRAPHIC FEATURES**  
The shown contours and features are generated  
using the 3D Elevation Program (3DEP), which is  
a component of the National Map published by  
the National Geographic Survey (NGS).

All shown features reflect the nature of  
the terrain at the time data was collected by  
the NGS. No physical topography has occurred  
at the time of creation of this preliminary plat.

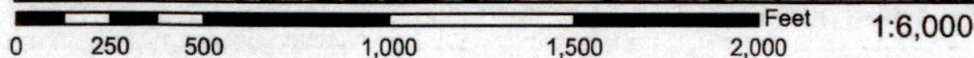
**DISCLAIMER**  
This Survey is being prepared solely for the use of the CLIENT HEREIN. No liability  
shall be assumed by the Surveyor for any errors or omissions in the Survey, or for  
any consequences arising therefrom, whether or not caused by negligence, unless  
such liability is specifically assumed by the Surveyor in writing.

NOTE: Development and/or divisions of real estate has  
regulations from the state, county and city. Anyone using  
this survey to develop and/or divide land should consult  
with the appropriate entity to see what regulations apply.  
Failure to do so could result in legal action being taken.

# National Flood Hazard Layer FIRMette



96°16'35"W 32°0'40"N



96°15'58"W 32°0'9"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, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone : |
|                                    |  | 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  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                                    |  | Effective LOMRs   |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard Zone  |
|                                    |  | Channel, Culvert, or Storm Sewer  |
|                                    |  | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |  | 20.2 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>                  |  | Digital Data Available  |
|                                    |  | No Digital Data Available   |
|                                    |  | Unmapped  |



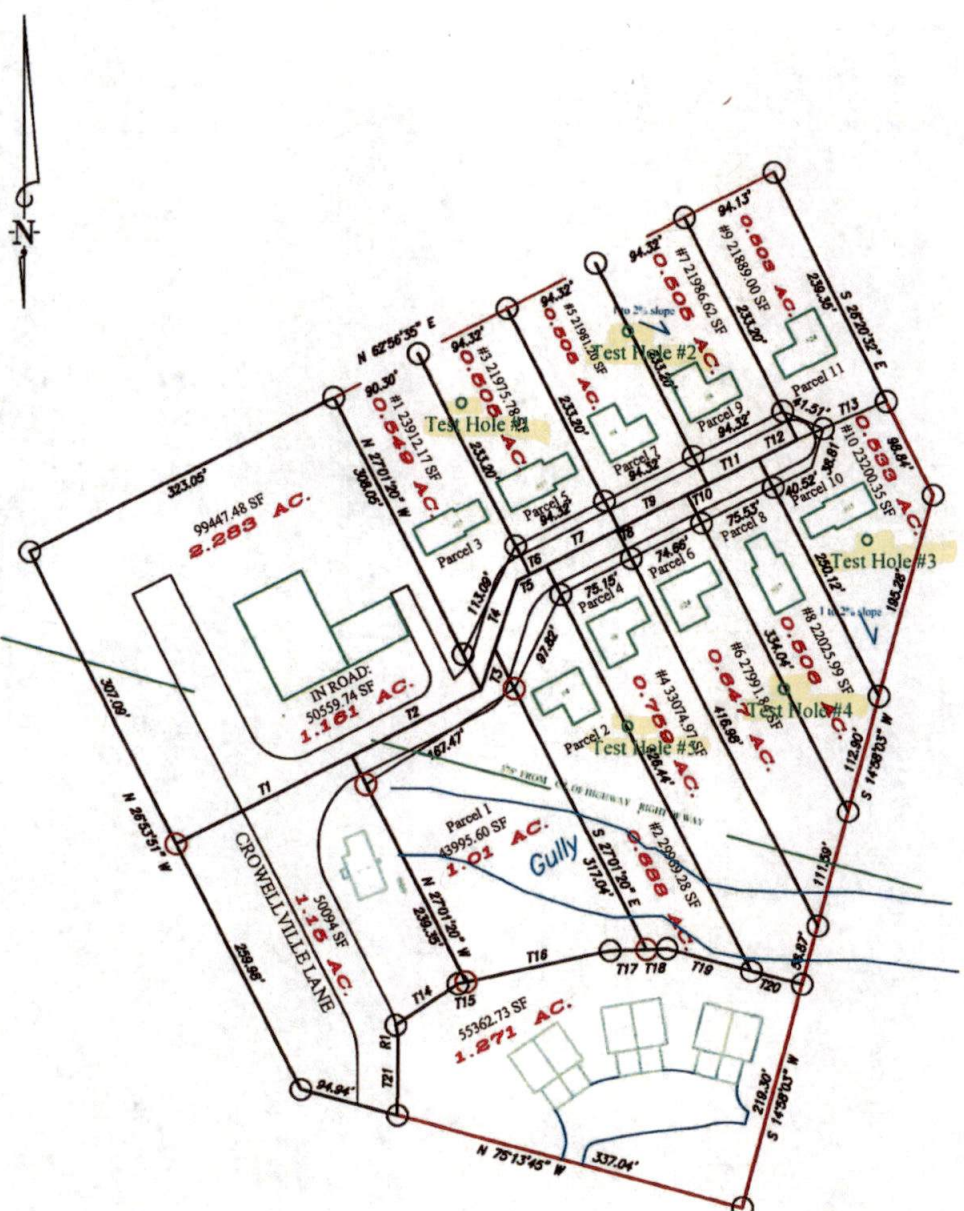
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 1/23/2026 at 9:37 PM 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.

**CROWELLVILLE**



Phillip Marlar  
 10499 CR 4028  
 Kemp, TX 75143  
 PH NO. (214) 507-9521  
 Email  
 phillipmarlar@gmail.com

STATE OF TEXAS  
 CERTIFICATE OF  
 REGISTRATION #:  
 RS2604 - SE9819

PROJECT NAME:  
**Crowellville Estates**

PROJECT ADDRESS:  
 Crowellville Lane  
 Corsicana, Texas  
 75109

NOTES:  
**Crowellville  
 Est. lots 11**

1.503 to 1.01  
 acre each

REVISIONS DATE:



DRAWN BY:

SCALE: 1"=40'

DATE: 1 / 23 / 26

SHEET #: 1

CURVE	ORDINATES	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
R1	180.27	119.16	118.14	N 06°29'04" W	15°41'30"

= STAKED POINTS

**HEARN SURVEYING ASSOCIATES**  
 FIRM NUMBER: 10019900  
 201 HWY. 175 W, SUITE 2  
 THIS MAP IS NOT A SURVEY. IT IS THE PROPERTY OF HEARN SURVEYING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, REFERENCED, OR OTHERWISE USED IN ANY MANNER WITHOUT WRITTEN PERMISSION.  
**1-800-432-7670**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
11	S 47°02'19" W	174.41	112	N 62°58'48" E	40.63
12	N 63°02'12" E	158.08	113	N 68°39'30" E	51.48
13	N 78°44'24" E	58.82	114	S 58°27'28" W	70.84
14	N 18°44'24" E	78.04	115	S 77°36'32" W	77.72
15	N 62°58'41" E	13.44	116	S 72°53'34" W	138.63
16	N 62°58'41" E	17.10	117	S 67°53'40" W	34.75
17	N 62°58'41" E	28.15	118	S 67°53'40" W	18.06
18	N 62°58'41" E	2.07	119	N 75°32'28" W	82.11
19	N 62°58'41" E	29.58	120	N 75°32'28" W	48.53
110	N 62°58'41" E	21.24	121	N 60°21'41" E	68.99
111	N 62°58'41" E	53.29			

SURVEYED 10/24/24 - STAKED 12/12/24 & 3/13/25

Phillip Marlar  
Registered Professional Sanitarian # 2604  
Certified Site Evaluator OS 9819  
10499 CR 4028 Kemp, Texas 75143  
Phone (214) 507-9521  
[phillipmarlar@yahoo.com](mailto:phillipmarlar@yahoo.com)  
**SOIL EVALUATION REPORT**

Date: January 15, 2026

Property Owner: Crowell Properties LTD

Property location / address: S Hwy 287 & Crowellville Lane

City: Corsicana

Subdivision: Crowellville

Section:                    Blk:                    Lot: 1-11

County: Navarro

Lot Sizes: .503 to 1.01 Acres

Water Supply:  Public     Private water well

**SOIL BORINGS**

	HOLE #1	Hole #2	Hole #3
Depth (inches)	0-10" SL II 10-48" Clay IV	0-8" SL II 8-48" Clay IV	0-11" SL II 11-48" Clay IV
Soil classification	IV	IV	IV
Textural Class	Clay	Clay	Clay
Presence of Mottling	No	No	No
Restrictive Horizon	No	No	No
Gravel Analysis	None Found, < 30%	None Found, < 30%	None Found, < 30%
Ground water	No	No	No
"FEMA" Flood Hazard	No	No	No
Upper water shed	No	No	No
Presence of ponds/streams/ water wells	No	No	No
Topography	1 to 2 %	1 to 2 %	1 to 2 %

Vegetation present in disposal area: Native Grasses & a tree or two

Soil currently supports & will support vegetative growth.

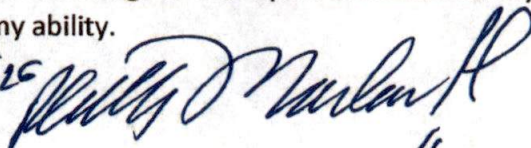
Site suitable for standard conventional OSSF: **NO**

Comments / Additional information: **See site design drawing for test hole locations.**

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Date: 1/23/26

Signature:



#2604  
SE#9819



Phillip Marlar  
Registered Professional Sanitarian # 2604  
Certified Site Evaluator OS 9819  
10499 CR 4028 Kemp, Texas 75143  
Phone (214) 507-9521  
[phillipmarlar@yahoo.com](mailto:phillipmarlar@yahoo.com)  
**SOIL EVALUATION REPORT**

Date: January 15, 2026

Property Owner: Crowell Properties LTD

Property location / address: S Hwy 287 & Crowellville Lane

City: Corsicana

Subdivision: Crowellville

Section:                    Blk:                    Lot: 1-11

County: Navarro

Lot Sizes: .503 to 1.01 Acres

Water Supply:  Public     Private water well

**SOIL BORINGS**

	HOLE #4	Hole #4	
Depth (inches)	0-8" SL II 8-48" Clay IV	0-7" SL II 7-48" Clay IV	
Soil classification	IV	IV	
Textural Class	Clay	Clay	
Presence of Mottling	No	No	
Restrictive Horizon	No	No	
Gravel Analysis	None Found, < 30%	None Found, < 30%	
Ground water	No	No	
"FEMA" Flood Hazard	No	No	
Upper water shed	No	No	
Presence of ponds/streams/ water wells	Gully across back of lot	Gully across back of lot	
Topography	1 to 2 %	1 to 2 %	

Vegetation present in disposal area: Native Grasses & Scattered Trees along gully

Soil currently supports & will support vegetative growth.

Site suitable for standard conventional OSSF: **NO**

Comments / Additional information: **See site design drawing for test hole locations.**

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Date: 1/23/26

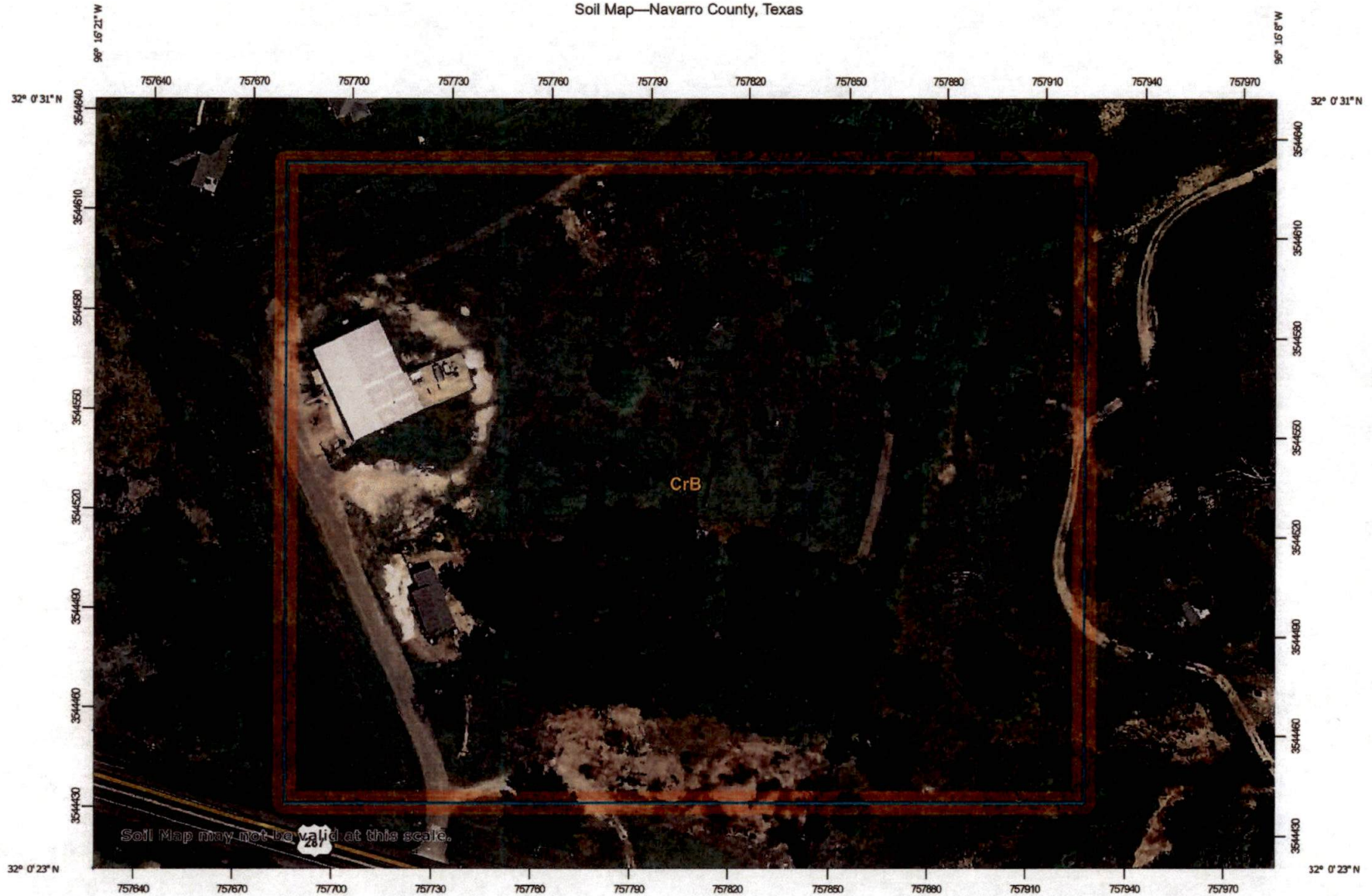
Signature:

*Phillip Marlar*  
#2604

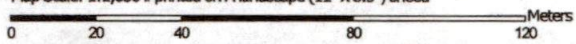
SE #9819



Soil Map—Navarro County, Texas



Map Scale: 1:1,630 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

## Navarro County, Texas

### CrB—Crockett fine sandy loam, 1 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2ssh8  
*Landscape:* Dissected plains  
*Elevation:* 200 to 810 feet  
*Mean annual precipitation:* 36 to 47 inches  
*Mean annual air temperature:* 63 to 68 degrees F  
*Frost-free period:* 239 to 276 days  
*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Crockett and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Crockett

##### Setting

*Landscape:* Dissected plains  
*Landform:* Ridges  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Interfluvium  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Parent material:* Loamy residuum weathered from shale of Cretaceous age

##### Typical profile

*A - 0 to 8 inches:* fine sandy loam  
*Btss - 8 to 25 inches:* clay  
*Btkss - 25 to 45 inches:* clay  
*Bck - 45 to 53 inches:* clay  
*Cdk - 53 to 72 inches:* clay loam

##### Properties and qualities

*Slope:* 1 to 3 percent  
*Depth to restrictive feature:* 43 to 60 inches to densic bedrock  
*Drainage class:* Moderately well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):*  
Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 30 percent  
*Gypsum, maximum content:* 2 percent  
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 10.0

*Available water supply, 0 to 60 inches:* Moderate (about 8.2 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C

*Ecological site:* R086AY004TX - Southern Claypan Prairie

*Hydric soil rating:* No

**Minor Components**

**Normangee**

*Percent of map unit:* 10 percent

*Landscape:* Inland dissected coastal plains

*Landform:* Ridges

*Landform position (two-dimensional):* Summit, shoulder

*Landform position (three-dimensional):* Interfluvium

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Ecological site:* R086AY004TX - Southern Claypan Prairie

*Hydric soil rating:* No

**Wilson**

*Percent of map unit:* 5 percent

*Landscape:* River valleys

*Landform:* Stream terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Concave

*Ecological site:* R086AY004TX - Southern Claypan Prairie





































*Hydric soil rating:* No

**Data Source Information**

Soil Survey Area: Navarro County, Texas

Survey Area Data: Version 21, Sep 5, 2025

### MAP LEGEND

- |  |  |   |
|--|--|---|
| <b>Area of Interest (AOI)</b>  |  Area of Interest (AOI) |  Spoil Area            |
| <b>Soils</b>   |  Soil Map Unit Polygons |  Stony Spot            |
|  |  Soil Map Unit Lines    |  Very Stony Spot       |
|  |  Soil Map Unit Points   |  Wet Spot              |
| <b>Special Point Features</b>  |  |  Other                 |
|  Blowout                |  |  Special Line Features |
|  Borrow Pit             | <b>Water Features</b>  |  Streams and Canals    |
|  Clay Spot              | <b>Transportation</b>  |  Rails                 |
|  Closed Depression      |  |  Interstate Highways   |
|  Gravel Pit             |  |  US Routes             |
|  Gravelly Spot          |  |  Major Roads           |
|  Landfill               |  |  Local Roads           |
|  Lava Flow              | <b>Background</b>  |  Aerial Photography    |
|  Marsh or swamp         |  |   |
|  Mine or Quarry         |  |   |
|  Miscellaneous Water   |  |   |
|  Perennial Water      |  |   |
|  Rock Outcrop         |  |   |
|  Saline Spot          |  |   |
|  Sandy Spot           |  |   |
|  Severely Eroded Spot |  |   |
|  Sinkhole             |  |   |
|  Slide or Slip        |  |   |
|  Sodid Spot           |  |   |

### 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 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
CrB	Crockett fine sandy loam, 1 to 3 percent slopes	11.6	100.0%
<b>Totals for Area of Interest</b>		<b>11.6</b>	<b>100.0%</b>

EXHIBIT "B"

RESTRICTIONS FOR CROWELLVILLE SUB-DIVISION

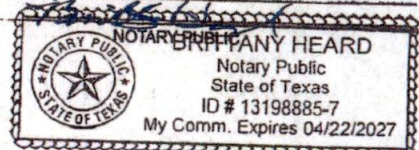
1. The property may be used for residential use only. All homes shall be site built. Only one dwelling will be allowed on the property, being no closer than 60' from front property line (centerline of Crowellville Lane) and 5' from each side property line. No commercial uses are allowed.
2. The purchased property may not be subdivided unless it is agreed upon in writing by the seller of the original piece of property.
3. No more than 1 storage building shall be allowed and it must be kept painted and in good repair. Storage building must be placed in the backyard.
4. No structure of a temporary character (tents, pop-up trailers, travel trailers, motor homes, mobile or modular homes) shall be used as a residence.
5. No above ground swimming pools shall be allowed.
6. No sale, display, or storage of junk or anything that might constitute a nuisance shall be permitted on said property. Property shall be maintained, lawn mowed regularly to keep grass less than 6" tall, and be free of rubbish, trash, or waste. All trash shall be kept in covered containers.
7. No swine shall be allowed on the property. No livestock shall be permitted on said property. Livestock consists of horses, cattle, sheep, goats, Guinea fowl, chickens, and any other farm animal not listed. No pet snakes of any kind are allowed on the property. Family pets such as cats or dogs are the only allowed animals. No animals shall be raised, bred or kept on property for any commercial purposes. No more than 3 total pets are allowed on each lot.
8. No junk yards, repair yards, or wrecking yards shall be located on property. Two or more vehicles in disrepair placed on the property more than two weeks shall constitute a junk yard. No lawn mowers that are in disrepair shall be allowed more than one month.
9. No noxious or offensive activity shall be carried on or conducted upon the property, nor shall anything be done on this property which shall or may be or become any annoyance or nuisance to the neighbors.
10. Any residence or building shall conform to the Navarro County Health Department regulations. Sanitary regulations shall consist of all toilets inside the residence, plumbed and operating to an approved septic system.
11. Fencing may be of wood, pipe, cable, wrought iron, chain link or any materials which are sound and of a neat appearance. No T-post or net wiring shall be allowed.
12. Buyer shall be liable for maintenance of roads or driveways on the purchased property until such time as the county assumes responsibility of the entry road.
13. Property owner agrees to maintain the residence and provide any painting or maintenance necessary so as not to depreciate the residence.

THESE COVENANTS RUN WITH THE LAND. IF THE OWNER OF THE TRACT, THEIR HEIRS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN ABOVE SET OUT, SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED WITHIN ONE-HALF MILE OF SUCH PROPERTY TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING SO AND TO RECOVER DAMAGES OR OTHER RELIEF DUE TO THEM FOR SUCH VIOLATIONS.

OWNER: CROWELL PROPERTIES, LTD.  
GENERAL PARTNER: CROWELL MANAGEMENT COMPANY, LLC

BY: [Signature]  
PARTNER: PHILIP CROWELL  
DATE: 1/20/25

STATE OF Texas  
COUNTY OF Navarro  
SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 20 DAY OF January, 2025  
BY: [Signature]



## ETJ RELEASE PETITION

We, the undersigned property owners located on the property described by "Navarro County Appraisal District as ABS A10426 J JONES ABST TRACT 2 11.363 ACRES", addressed as 8979 S US HWY 287 75109, and further described per the survey as "metes and bounds" in accordance with Texas SB 2038. The property owners located in the above-described property hereby do petition the City Council of Eureka, Texas to release the property at this location from the Extra-Territorial Jurisdiction (ETJ) of the City of Eureka, located in NAVARRO COUNTY TEXAS.

<u>Property Owners</u>	<u>Property Owner Signature</u>	<u>Address of Property Owner</u>	<u>Date Signed</u>
Crowell Properties, LTD	<i>Philip L Crowell</i>	8979 S US Hwy 287, Corsicana, TX 75109	11/1/24

This petition represents all the property owners of the subject property.

Note: The property owner, Crowell Properties, LTD is a Limited Partnership doing business in the State of Texas. Philip Crowell (Signer) is a limited partner and registered agent for Crowell Properties, LTD.

Crowell Management Company, LLC is the General Partner of Crowell Properties, LTD and Philip Crowell is the Registered Agent of Crowell Management Company, LLC.

THE STATE OF TEXAS \*

CITY OF EUREKA \*

This instrument was acknowledged before me on the 4<sup>th</sup> day of November, 2024  
Philip Crowell

*Susan Wisdom*  
CITY OF EUREKA SECRETARY



## **PUBLIC NOTICE OF PROPOSED SUBDIVISION**

Notice is hereby given that **Triple Ridge Investments, LLC** has submitted a proposal for the creation of a subdivision to be known as "**Wood Duck Landing**", to be located **ABS A10015 J AMMONS ABST TRACT 3 8.23 ACRES**, within the jurisdiction of Navarro County, Texas.

The proposed subdivision will consist of 8 Deed Restricted tracts, intended for residential development utilizing SE County Road 3300 in Precinct 2.

A public hearing to consider this proposal will be held before the Planning & Zoning Commission on:

**Date:** April 2<sup>nd</sup>, 2026  
**Time:** 5:00 P.M.  
**Location:** Navarro County Annex Building 601 N. 13<sup>th</sup> St. Corsicana, TX 75110

All interested persons are invited to attend the hearing and provide comments regarding the proposed subdivision. Written comments may also be submitted prior to the hearing to:

**Navarro County Planning & Development**  
**601 N. 13<sup>th</sup> Street, Suite #1**  
**Corsicana, Texas 75110**

A copy of the proposed subdivision plat and related documents is available for public inspection at Navarro County Planning & Development 601 N. 13<sup>th</sup> Street, Suite #1 Corsicana, Texas 75110 during regular business hours.

This notice is given in accordance with applicable laws and regulations of the State of Texas and Navarro County.

**Issued this 18 day of March, 2026.**

**Stanley Young**

**Director of Planning and Development**

TAX CERTIFICATE



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

Issued To:

CROWELL PROPERTIES LTD
8977 SO HWY 287
CORSICANA, TX 75109

Legal Description

ABS A10426 J JONES ABST TRACT 2 11.363
ACRES

Fiduciary Number: 23089

Parcel Address: 8979 S US HWY 287

Legal Acres: 11.3630

Account Number: 40236

Print Date: 01/20/2026 03:48:16 PM

Certificate No: 254304822

Paid Date: 01/20/2026

Certificate Fee: \$10.00 CASH

Issue Date: 01/20/2026

Operator ID: KBROOKS

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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

CROWELL PROPERTIES LTD
8979 S US HWY 287
CORSICANA, TX 75109
US

Table with 2 columns: Description and Amount. Rows include 2025 Value (914,660), 2025 Levy (\$13,939.42), 2025 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

- 2 NAVARRO CO REVOLVING&CLEARII
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
35 MILDRED ISD

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.

Handwritten signature of Mike Dowd



Reference (GF) No: CUST PAY

Issued By:

MIKE DOWD
NAVARRO COUNTY TAX ASSESSOR/ COLLECTOR
(903) 654-3080

Sec. 212.003. EXTENSION OF RULES TO EXTRATERRITORIAL JURISDICTION. (a) The governing body of a municipality by ordinance may extend to the extraterritorial jurisdiction of the municipality the application of municipal ordinances adopted under Section 212.002 and other municipal ordinances relating to access to public roads or the pumping, extraction, and use of groundwater by persons other than retail public utilities, as defined by Section 13.002, Water Code, for the purpose of preventing the use or contact with groundwater that presents an actual or potential threat to human health. However, unless otherwise authorized by state law, in its extraterritorial jurisdiction a municipality shall not regulate:

- (1) the use of any building or property for business, industrial, residential, or other purposes;
  - (2) the bulk, height, or number of buildings constructed on a particular tract of land;
  - (3) the size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of building floor space to the land square footage;
  - (4) the number of residential units that can be built per acre of land; or
  - (5) the size, type, or method of construction of a water or wastewater facility that can be constructed to serve a developed tract of land if:
    - (A) the facility meets the minimum standards established for water or wastewater facilities by state and federal regulatory entities; and
    - (B) the developed tract of land is:
      - (i) located in a county with a population of 2.8 million or more; and
      - (ii) served by:
        - (a) on-site septic systems constructed before September 1, 2001, that fail to provide adequate services; or
        - (b) on-site water wells constructed before September 1, 2001, that fail to provide an adequate supply of safe drinking water.
- (b) A fine or criminal penalty prescribed by the ordinance does not apply to a violation in the extraterritorial jurisdiction.
- (c) The municipality is entitled to appropriate injunctive relief in district court to enjoin a violation of municipal ordinances or codes applicable in the extraterritorial jurisdiction.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 822, Sec. 6, eff. Sept. 1, 1989; Acts 2001, 77th Leg., ch. 68, Sec. 1, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 731, Sec. 3, eff. Sept. 1, 2003.



Stan Young <[syoung@navarrocounty.org](mailto:syoung@navarrocounty.org)>

---

**(no subject)**

2 messages

---

**Eddie Perry** <[eperry@navarrocounty.org](mailto:eperry@navarrocounty.org)>  
To: Stan Young <[syoung@navarrocounty.org](mailto:syoung@navarrocounty.org)>

Mon, Dec 9, 2024 at 9:49 AM

Variance request granted for 1/2 acre for septic system purposes for Crowell Properties

—  
Eddie Perry  
Navarro County Commissioner Precinct 2  
903 654-3032 office  
903 879-5989 cell  
903 396-2862 Kerens Barn  
903 654-6053 fax

---

**syoung@navarrocounty.org** <[syoung@navarrocounty.org](mailto:syoung@navarrocounty.org)>  
To: Philip@crowellproperties.com

Mon, Dec 9, 2024 at 10:09 AM

Sent from my iPhone

Begin forwarded message:

**From:** Eddie Perry <[eperry@navarrocounty.org](mailto:eperry@navarrocounty.org)>  
**Date:** December 9, 2024 at 9:49:45 AM CST  
**To:** Stan Young <[syoung@navarrocounty.org](mailto:syoung@navarrocounty.org)>

[Quoted text hidden]

# 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: 1/14/2026

RE: CROWELLVILLE

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,



M.E.N. Water Supply  
PO Box 3019  
Corsicana, TX 75151  
Phone/Fax (903)872-1899

To Whom it may Concern:

Philip Crowell has paid for the lines and services to all 11 lots in his Crowellville Subdivision. All 11 lots have water available. If there are any questions or concerns please feel free to contact our office.

M.E.N.WSC  
PO Box 3019  
Corsicana, TX 75151  
(903)872-1899  
[menwater.amanda@gmail.com](mailto:menwater.amanda@gmail.com)