

PRECINCT #1



NAVARRO COUNTY

Stanley Young – Director

syoung@navarrocounty.org

601 N. 13th Street Suite 1
Corsicana, Texas 75110
Ph. 903-875-3312
Fax 903-875-3314

APPLICATION FOR RE-PLAT

Fee: \$300.00

General Location of Property: 6617 NW CR 1120 Corsicana Tx 75110

Name of Subdivision: High Meadows Estate

Number of existing lots owned: 2 Proposed number of new lots: 3

Name of Owner: Stephen Jenkins

Mailing Address: 6617 NW CR 1120 Corsicana Tx 75110

Phone Number: 903-641-6013 Email: Stephen.Jenkins.2053@yahoo.com

Owner Signature: _____

Surveyor preparing plat: Address Surveying

Mailing Address: PO Box 767 Athens Tx 75751

Phone Number: 903-904-5043 Email: rca@addresssurveying.com

This box only pertains to requests in which the owner will not be available to make the meeting.

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: _____

Signature of Authorized Representative: _____

714
Restrictions - High Meadow Estates
164

THE STATE OF TEXAS |
COUNTY OF NAVARRO | KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gentry D. Smith, Trustee, is the owner of High Meadow Estates, a Sub-Division in Navarro County, Texas, a plat of said addition being of record in the Plat Records, Navarro County, Texas, and special reference is hereby made to said plat and its record for a complete description of said sub-division;

AND WHEREAS, it is desired by said owner to adopt and publish certain protective covenants applying to said High Meadow Estates, a sub-division to Navarro County, Texas;

NOW THEREFORE, in consideration of the premises I, the said Gentry D. Smith, Trustee, owner of said sub-division, do hereby adopt and publish the following protective covenants to said sub-division:

1. No residential dwelling containing less than 1250 square feet of floor space shall be permitted. Such square footage is meant to be only that amount of area contained in the dwelling space.
2. No structure shall have tar paper, roll-brick siding or similar material on the outside walls. All Building exteriors or improvements must be completed as to finish and appearance within six (6) months from the date construction commences.
3. House trailers, mobile homes, pre-fab and modular homes may be moved onto the premises, provided however, that they are of recent model and are properly underpinned with an appropriate material and provided that they were originally constructed for the purpose and intentions of being a permanent residential dwelling unit.
4. No portion of the premises may be used for the storage of junk, abandoned automobiles, rubbish, or any material which might detract from the general appearance and attractiveness of the surroundings.
5. Each habitable structure on the premises shall be equipped with sanitary and toilet facilities connected to a public sewer system or an approved septic system of sufficient size and capacity to meet all tests of the County of Navarro and State of Texas.
6. No Buildings or structures of any nature may be built within fifty (50) feet of any street or upon or over any easement.

- 7. Lot owners may keep cattle and horses for personal use provided that barns and stables relative to their use are maintained in a clean, orderly and sanitary manner, and are built in such a manner as not to be unsightly and which may not detract from the general appearance and attractiveness of the surrounding property, however, there shall be no keeping or raising of hogs, pigs or swine for any purpose.
- 8. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages.
- 9. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.
- 10. These restrictions, unless otherwise waived or terminated, will automatically cease and terminate at the end of twenty-five (25) years from January 1, 1975.

WITNESS MY HAND THIS 10th DAY OF JANUARY, A.D. 1975.

Gentry D. Smith

 Gentry D. Smith, Trustee

THE STATE OF TEXAS }
 COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, in and for Dallas County, Texas, on this day personally appeared Gentry D. Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of January, A. D. 1975.

Paula D. Siegler

 Notary Public in and For
 Dallas County, Texas



THE STATE OF TEXAS }
 COUNTY OF NAVARRO }

I, H. CLYVE RIDDELS, Clerk of the County Court in and for Navarro County, Texas, do hereby certify that this Instrument was FILED AND RECORDED at 10:45 o'clock A.M. Jan. 13 1975, in volume 845 Page 714 of the Records of Navarro County.

H. Clive Riddels

 County Clerk, Navarro County, Texas

TAX CERTIFICATE



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

Issued To:

STEPHEN HAROLD JENKINS
6617 NW CR 1120
CORSICANA, TX 75110

Legal Description

H0190 HIGH MEADOWS ESTATE SUBDIVISION
LOT 5 9.406 ACRES

Fiduciary Number: 28384637

Parcel Address: 6621 NW CR 1120

Legal Acres: 9.4060

Account Number: 39853

Print Date: 05/27/2026 01:24:02 PM

Certificate No: 254655218

Paid Date: 05/27/2026

Certificate Fee: \$10.00 CASH

Issue Date: 05/27/2026

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:

JENKINS STEPHEN HAROLD
6617 NW CR 1120
CORSICANA, TX 75110
US

Table with 2 columns: Description and Amount. Rows include 2025 Value (\$171,860), 2025 Levy (\$2,908.56), 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&CLEARI
3 NAVARRO COLLEGE
4 ROAD AND BRIDGE
7 NAV FLOOD CONTROL
30 BLOOMING GROVE 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: Kell Brook

Reference (GF) No: CUST PAY

Issued By:

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

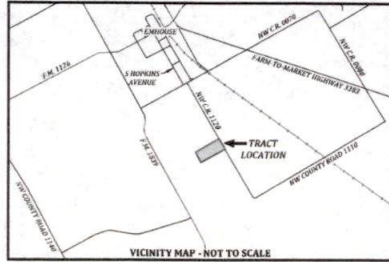
SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (FP95 4202).
- NO EFFORT WAS MADE BY THE SURVEYOR TO LOCATE POSSIBLE UNDERGROUND GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY RESULT OR ACCIDENT THEREOF.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, ENCUMBRANCES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON AS A RESULT.
- EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON A PLAT RECORDED IN VOLUME 4, PAGE 69 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.).
- ADDRESS SURVEYING, LLC PROJECT NO. 2023-0038 DRAFTED BY J.K.M. (04/16/2024)

SURVEYOR'S CERTIFICATE:

I, ROSS C. ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN APRIL OF 2024 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.

GIVEN UNDER MY HAND AND SEAL, THIS THE 16TH DAY OF APRIL, 2024.



FLOOD / FEMA NOTE:

THIS PROPERTY APPEARS TO BE IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48340175D, EFFECTIVE DATE JUNE 5, 2012.

COMMISSIONER'S COURT APPROVAL:

APPROVED BY THE NAVARRO COUNTY, TEXAS COMMISSIONER'S COURT ON THIS THE _____ DAY OF _____, 2024.

ROSS C. ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464
ADDRESS SURVEYING, LLC
PO BOX 747 ATHENS, TEXAS 75751 (903) 904-5043
TBPELS FIRM NUMBER: 10194120

COUNTY JUDGE, NAVARRO COUNTY, TEXAS

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, STEPHEN JENKINS, OWNER OF THE HEREIN SHOWN LOTS, DO HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN PROPERTY AS "TRACT 5-A, TRACT 5-B AND TRACT 5-C, OF HIGH MEADOWS ESTATES", A SUBDIVISION OF NAVARRO COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN SO FAR AS MY INTEREST MAY APPEAR.

THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF NAVARRO COUNTY AND THE STATE OF TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2024.

COMMISSIONER, PRECINCT #1, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #2, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #3, NAVARRO COUNTY, TEXAS

COMMISSIONER, PRECINCT #4, NAVARRO COUNTY, TEXAS

NOTARIZATION:

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR NAVARRO COUNTY, TEXAS, ON THIS DAY APPEARED STEPHEN JENKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FOR THE PURPOSES HEREIN EXPRESSED.

SUBSCRIBED TO AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS ON THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC, IN AND FOR NAVARRO COUNTY, TEXAS

CHAIRMAN, PLANNING AND ZONING COMMISSION

VICE CHAIRMAN, PLANNING AND ZONING COMMISSION

TARRANT REGIONAL WATER DISTRICT APPROVAL:

THIS PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE AND DISPOSAL FACILITIES TO BE LICENSED BY THE TARRANT REGIONAL WATER DISTRICT.

APPROVED ON THIS THE _____ DAY OF _____, 2024.

AUTHORIZED REPRESENTATIVE, TARRANT REGIONAL WATER DISTRICT

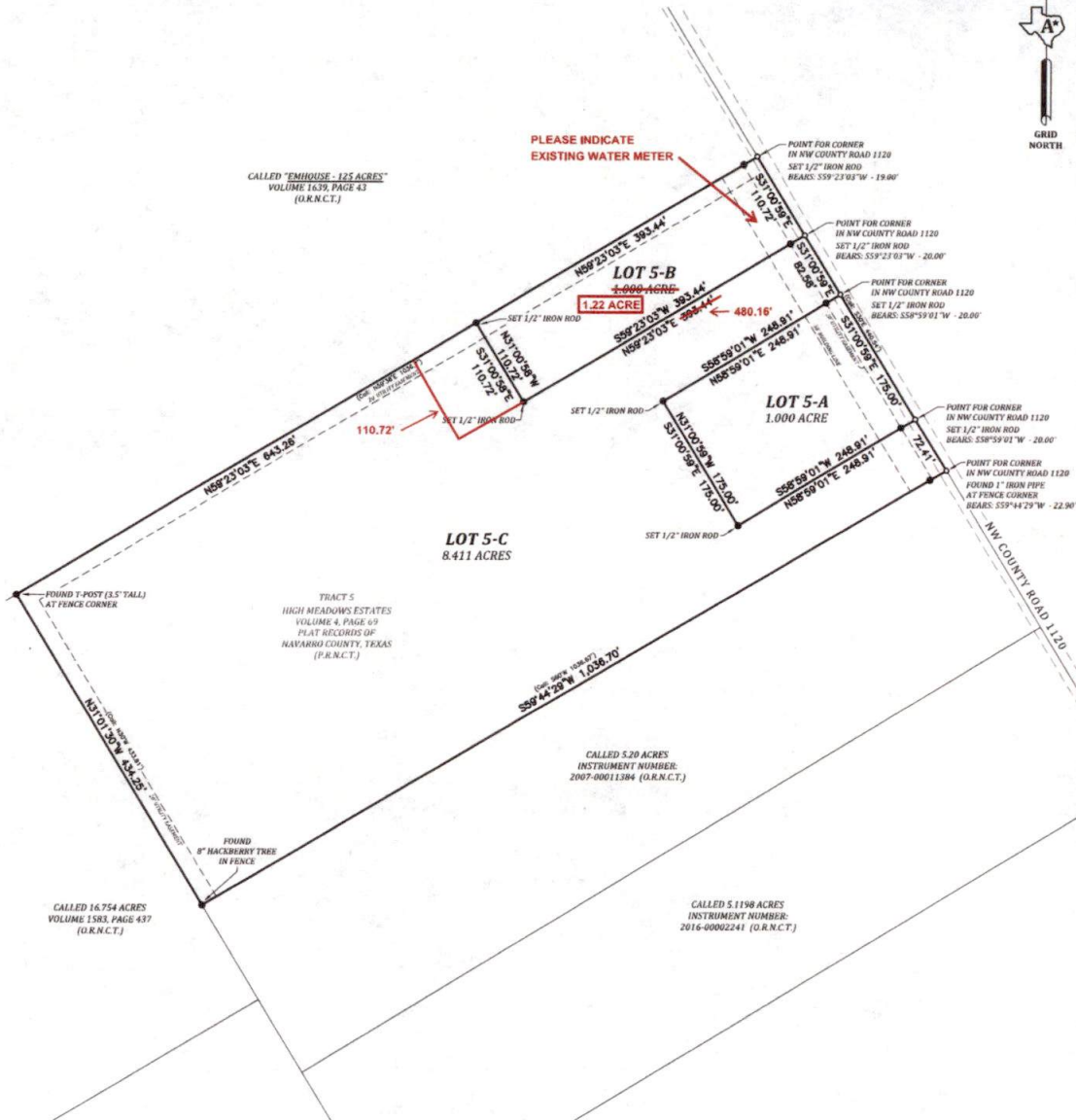
CLERK'S OFFICE ACCEPTANCE:

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 _____, 2024.

COUNTY CLERK, NAVARRO COUNTY TEXAS

ADDRESS SURVEYING, LLC
PO Box 767 - Athens, Texas 75751
Phone: (903) 904-5043 | AddressSurveying.com
TBPELS Firm Number: 10194120

FILED FOR RECORD IN VOLUME _____ PAGE _____
PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.)



REPLAT
OF
TRACT 5
OF
HIGH MEADOWS ESTATES
CREATING
TRACT 5-A, TRACT 5-B AND TRACT 5-C
OF
HIGH MEADOWS ESTATES
C.W. PETERS SURVEY, ABSTRACT NUMBER 99
NAVARRO COUNTY, TEXAS
1" = 100'

BEING ALL OF TRACT 5 OF HIGH MEADOWS ESTATES RECORDED IN VOLUME 4, PAGE 69 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.)

