

APPROXIMATE LIMITS FLOOD ZONE "A"
(PER GRAPHIC SCALING)

ZONE "A"

AUGUSTIN VIESCA SURVEY, A-77
WILLIAM H. SHADBURN SURVEY, A-529

REMAINDER OF A
CALLED 91.276 ACRES
DREW SLACK MANAGEMENT CORP. INC.
VOL. 2100, PG. 854, O.R.P.C.T.

WILLIAM H. SHADBURN SURVEY, A-529

PORTION OF
HT VII TEXAS, LP
CALLED 855.550 ACRES
MO 1233
VOL. 1478, PG. 831, O.R.P.C.T.

MARY C. SWINNEY SURVEY, A-531
WILLIAM F. RENFROE SURVEY, A-508

VOYAGER GROUP LTD
CALLED 241.44 ACRES
VOL. 2087, PG. 503, O.R.P.C.T.

HEZEKIAH WILLIAMS 1/3 LEAGUE
SURVEY, A-596

SPRINGWOOD TIMBERLANDS LLC
TRACT 322
CALLED 1465.5 ACRES
VOL. 1191, PG. 342, D.R.P.C.T.

**BLUEWATER SUBDIVISION
SECTION 2**

BEING A SUBDIVISION OF 358.573 ACRES, COMPRISED OF A PORTION
OF A CALLED 1465.5 ACRE TRACT, KNOWN AS TRACT 322 AND A
PORTION OF A CALLED 416.12 ACRES KNOWN AS TRACTS 294 & 295,
BEING SITUATED IN THE WILLIAM H. SHADBURN SURVEY, A-529,
HEZEKIAH WILLIAMS 1/3 LEAGUE, A-596, RECORDED IN VOLUME 1549,
PAGE 1, OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS

MAY, 2018

PURPOSE OF PLAT IS TO CREATE 32
RESIDENTIAL LOTS IN 3 BLOCKS

Line Table

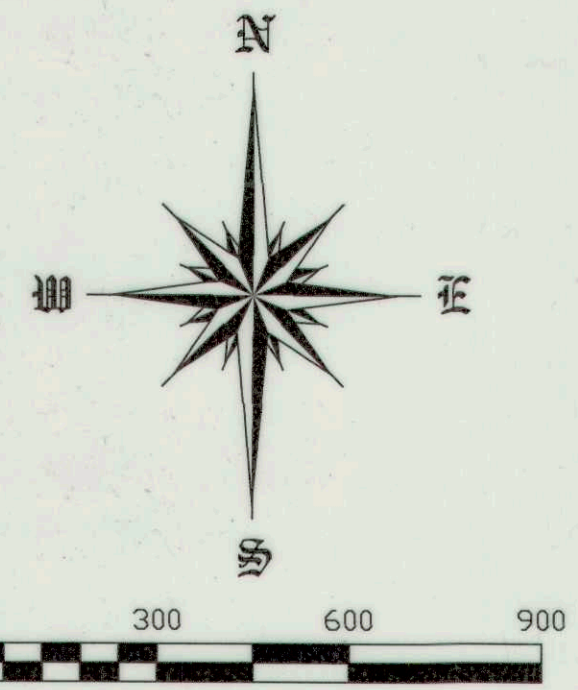
LINE	BEARING	DISTANCE
L1	N 83°42'13" E	236.93'
L2	N 88°32'30" E	44.11'
L3	N 50°35'56" E	39.06'
L4	N 46°34'34" E	207.01'
L5	N 83°54'58" E	139.03'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1949.86	1604.01'	47°07'30"	S 78°32'13" W	1559.16'
C2	1362.39	702.32'	28°54'00"	S 89°25'13" W	694.90'
C3	1472.92	742.67'	28°53'22"	S 89°25'13" W	734.83'
C4	1869.86	1538.19'	47°07'59"	N 78°32'13" E	1498.19'
C5	457.93	47.81'	5°58'56"	N 38°22'43" E	47.79'
C6	144.68	35.76'	14°09'38"	N 54°05'20" E	35.67'
C7	3409.13	1627.94'	10°33'12"	N 58°10'24" E	1627.05'
C8	1949.86	1604.01'	2°32'08"	N 79°19'52" W	97.62'
C9	1949.86	687.74'	20°12'32"	S 89°07'48" W	684.18'
C10	1949.86	454.02'	13°20'28"	S 72°21'18" W	452.99'
C11	1949.86	364.62'	10°42'51"	S 60°19'39" W	364.09'
C12	1869.86	824.90'	25°16'24"	N 67°36'29" E	818.13'
C13	1869.86	464.19'	14°13'25"	N 87°21'19" E	463.00'
C14	1869.86	249.21'	7°38'10"	S 81°42'53" E	249.03'
C15	1052.85	1625.36'	34°01'56"	N 62°53'37" E	616.21'

MATCHLINE SHEET 1
SHEET 2

LOT 15
22.826 Acres
89416.687 Sq. Ft.



WILLIAM H. SHADBURN SURVEY, A-529

LOT 13
16.731 Acres
728797.091 Sq. Ft.

LOT 14
15.532 Acres
876572.626 Sq. Ft.

LOT 15
22.826 Acres
994516.627 Sq. Ft.

JERRY GRIFFIN
CALLED 11.67 ACRES
VOL. 1098, PG. 427, O.R.P.C.T.

LLOYD GRIFFIN
CALLED 33.08 ACRES
TRACT 5
VOL. 1098, PG. 427, O.R.P.C.T.

NOLA GRIFFIN
CALLED 15.58 ACRES
TRACT 6
VOL. 1098, PG. 427, O.R.P.C.T.

DAVID M. & APRIL L. JAMES
CALLED 11.87 ACRES
VOL. 1521, PG. 970, O.R.P.C.T.

FRANCIS MARVIN JAMES
CALLED 40 ACRES
TRACT 3
VOL. 1171, PG. 89, O.R.P.C.T.

LOUIS GRIFFIN
CALLED 11.67 ACRES
TRACT 3
VOL. 1098, PG. 427, O.R.P.C.T.

TED GRIFFIN
CALLED 11.67 ACRES
TRACT 3
VOL. 1098, PG. 427, O.R.P.C.T.

DON GRIFFIN
CALLED 21.40 ACRES
TRACT 1
VOL. 1098, PG. 427, O.R.P.C.T.

LOT 9
19.380 Acres
844200.888 Sq. Ft.

GRIFFIN ROAD
(COUNTY MAINTAINED
PRESCRIPTIVE R.O.W.)

LOT 1
5.742 Acres
260102.709 Sq. Ft.

LOT 2
7.568 Acres
329071.710 Sq. Ft.

LOT 8
5.530 Acres
240877.622 Sq. Ft.

LOT 7
7.296 Acres
317261.096 Sq. Ft.

LOT 6
14.980 Acres
626216.309 Sq. Ft.

JIMMIE TAYLOR
VOL. 2085, PG. 235, O.R.P.C.T.

BLOCK 3

LOT 1
5.742 Acres
260102.709 Sq. Ft.

LOT 2
7.568 Acres
329071.710 Sq. Ft.

LOT 3
9.340 Acres
406888.888 Sq. Ft.

LOT 4
12.862 Acres
562088.822 Sq. Ft.

LOT 5
20.227 Acres
881078.519 Sq. Ft.

STEPHANIE OWENS
CALLED 17.000 ACRES
VOL. 2116, PG. 642, O.R.P.C.T.

SPRINGWOOD TIMBERLANDS LLC
TRACT 322
CALLED 1465.5 ACRES
VOL. 1191, PG. 342, D.R.P.C.T.

PORTION OF
RMS TEXAS TIMBERLANDS I, L.P.
CALLED 1465.5 ACRES
TRACT 322
VOL. 1549, PG. 1, D.R.P.C.T.
(CALLED 1436 ACES, FIRST TRACT,
VOL. 81, PG. 314, D.R.P.C.T.)

**HEZEKIAH WILLIAMS 1/3 LEAGUE
SURVEY, A-596**

**HEZEKIAH WILLIAMS 1/3 LEAGUE SURVEY, A-596 |
J.S. MC ADA SURVEY, A-420**

**BLUEWATER SUBDIVISION
SECTION 2**

BEING A SUBDIVISION OF 358.573 ACRES, COMPRISED OF A PORTION
OF A CALLED 1465.5 ACRE TRACT, KNOWN AS TRACT 322 AND A
PORTION OF A CALLED 416.12 ACRES KNOWN AS TRACTS 294 & 295,
BEING SITUATED IN THE WILLIAM H. SHADBURN SURVEY, A-529,
HEZEKIAH WILLIAMS 1/3 LEAGUE, A-596, RECORDED IN VOLUME 1549,
PAGE 1, OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS

MAY, 2018

PURPOSE OF PLAT IS TO CREATE 32
RESIDENTIAL LOTS IN 3 BLOCKS

MATCHLINE SHEET 1
SHEET 2

I, Andrew Slack, owner of Drew Slack Management Corp., Inc., owner of the property subdivided in the above and foregoing map of Bluewater Subdivision Section 2, do hereby make subdivision of said property for and on behalf of of said Drew Slack Management Corp., Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Bluewater Subdivision Section 2, located in the William H. Shadburn Survey, A-529, Polk County, Texas, and on behalf of said Drew Slack Management Corp., Inc.; and dedicate to public use, as such, the streets, alleys, parks, and easement shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that Andrew Flack, owner of Drew Slack Management Corp., Inc., owner of the property subdivided in the above and foregoing map of Bluewater Subdivision Section 2 have complied or will comply with the regulations heretofore on file with Polk County.

Drew Slack Management Corp., Inc., acknowledge that it bears the responsibility, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including but not limited to, the endangered species act, state aquifer regulations, and municipal watershed ordinances.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, Drew Slack Management Corp., Inc., do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Polk County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Polk County, by Polk County or any citizen thereof, by injunction, as follows:

(1) That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

(2) Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We, hereby covenant and agree with Polk County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than fifteen thousand (15,000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot, or site; and in no case shall any dwelling be constructed upon a lot, plot, or site of less area than five thousand (5,000) square feet or with less street building line frontage than fifty (50) feet.

IN TESTIMONY WHEREOF, the Drew Slack Management Corp., Inc., has caused these presents to be signed by Andrew Slack its Owner, thereunto authorized, its common seal hereunto affixed this _____ day of _____, 2018.

Drew Slack Management, Inc.

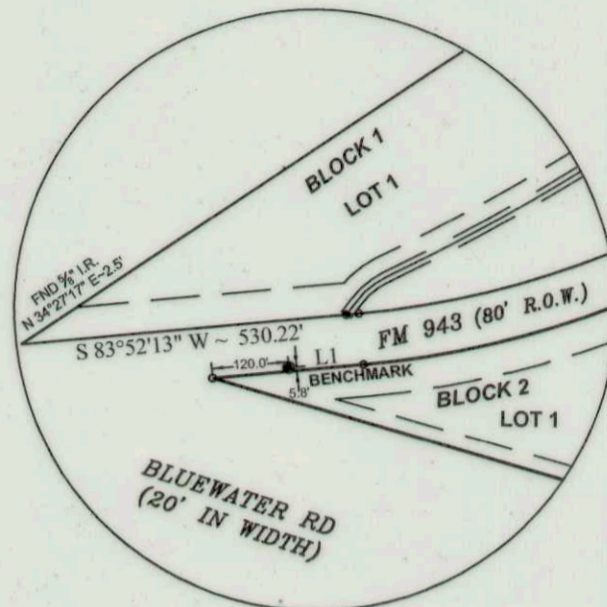
By: Andrew Flack
Andrew Flack
Owner

STATE OF TEXAS
COUNTY OF POLK

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Slack, Owner, 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 considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day _____ of _____, 2018.

Notary Public in and for Polk County, Texas.



-BENCH MARK-
3" BRASS DISK SET IN CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED
FLUSH WITH NATURAL GROUND
STAMPED: BWS2
ELEVATION: 223.63'
NAVD88 GEOID09 TEXAS CENTRAL ZONE

GENERAL NOTES:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) W.L.E. INDICATES "WATER LINE EASEMENT"
- 3) B.L. INDICATES "BUILDING LINE"
- 4) VOL. INDICATES "VOLUME"
- 5) PG. INDICATES "PAGE"
- 6) R.O.W. INDICATES "RIGHT-OF-WAY"
- 7) D.R.P.C.T. INDICATES "DEED RECORDS POLK COUNTY TEXAS"
- 8) O.R.P.C.T. INDICATES "OFFICIAL RECORDS POLK COUNTY TEXAS"
- 9) ● INDICATES "1/2" IRON ROD SET WITH TPS CAP"
- 10) ○ INDICATES "1/2" IRON ROD FND" UNLESS OTHERWISE NOTED
- 11) The benchmark shown hereon is referenced to NGS Monument L 1149, Elev: 167.5' (NAVD 88).
- 12) Coordinates and Bearings shown hereon are referenced Texas State Plane Coordinate System, Central Zone (4203)(NAD83) and may be converted to grid by multiplying by the combined scale factor of 0.999904399.
- 13) Subject property shown hereon is located in Zone "X" does not appear to lie within the 100 year floodplain per graphic scaling, according to the FEMA Community Panel 48373C0625C, with an effective date of 09/03/10.
- 14) All public roadways and easements as shown on this plat are free of liens.
- 15) Polk County will never accept or maintain the roads unless they meet the county standards in effect on the dated the roads are accepted.
- 16) Property may be subject to 60' Easement to Plychamp Corporation and U.S. Plywood-Champion Paper, Inc. per Vol. 230, Pg. 497, D.R.P.C.T.

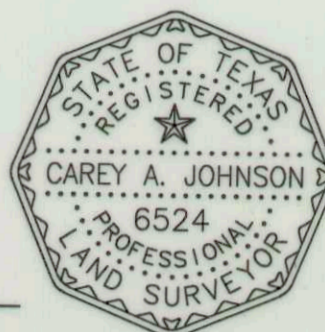
HEALTH DEPARTMENT APPROVAL

Based upon the representations of the engineer and surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the Water Regulations, the Polk County Flood Plain Regulations, and the Rules of Polk County for On-Site Sewage Facilities. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Polk County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

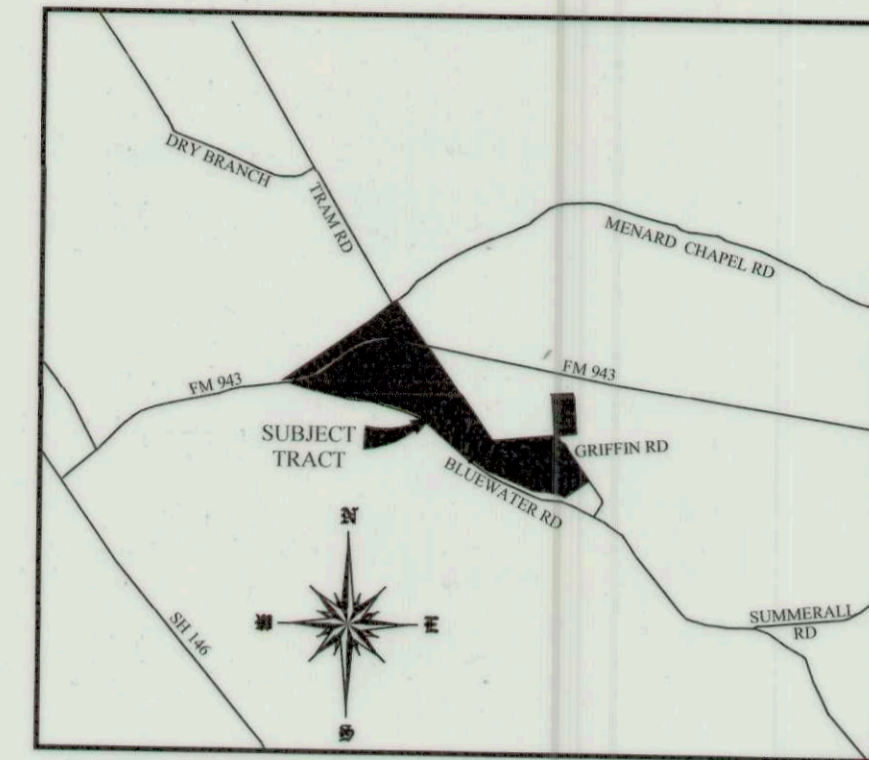
Rebecca Maulou
Permit Inspector

Surveyor's Certification

This is to certify that the undersigned, a registered professional land surveyor of the State of Texas, has platted the above subdivision from an actual survey on the ground; that this plat correctly represents the survey; and that all boundary corners, angle points and points of curvature or tangency are properly monumented as required by the applicable regulations of Polk County, Texas and the Texas Board of Professional Surveying.



Name: Carey A. Johnson
Texas Registration No. 6524



VICINITY MAP
(NOT TO SCALE)

BLUEWATER SUBDIVISION
SECTION 2

BEING A SUBDIVISION OF 358.573 ACRES, COMPRISED OF A PORTION OF A CALLED 1465.5 ACRE TRACT, KNOWN AS TRACT 322 AND A PORTION OF A CALLED 416.12 ACRES KNOWN AS TRACTS 294 & 295, BEING SITUATED IN THE WILLIAM H. SHADBURN SURVEY, A-529, HEZEKIAH WILLIAMS 1/3 LEAGUE, A-596, RECORDED IN VOLUME 1549, PAGE 1, OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS

MAY, 2018

PURPOSE OF PLAT IS TO CREATE 32
RESIDENTIAL LOTS IN 3 BLOCKS

OWNER

DREW SLACK
MANAGEMENT CORP., INC.

1600 NORMAL PARK DR.
HUNTSVILLE, TX 77340

SURVEYOR

TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No. 100834-00

3032 NORTH FRAZIER
CONROE, TEXAS 77303

APPROVED BY THE Commissioners' Court of Polk County, Texas, this day of
June 26, 2018.

[Signature]
COMMISSIONER, PRECINCT #1

[Signature]
COMMISSIONER, PRECINCT #2

[Signature]
COUNTY JUDGE

Absent
COMMISSIONER, PRECINCT #3

[Signature]
COMMISSIONER, PRECINCT #4

STATE OF TEXAS
COUNTY OF POLK

I, Schelana Hock, Clerk of the County Court of Polk County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on June 26, 2018, at 11:17 o'clock A. M., and duly recorded on 626, 2018, at 11:17 o'clock A. M., and in Volume 13, Page 043, of record of said county.

WITNESS my hand and seal of office, at Livingston, Texas the date last above written.

FILED FOR RECORD
2018 JUN 26 AM 11:17

Schelana Hock
POLK COUNTY CLERK

Schelana Hock Clerk,
County Court of Polk County, Texas

By: [Signature]
Deputy