

# SANTA FE SECTION TWO

2422 LOTS 36 BLOCKS 46 RESERVES

A SUBDIVISION OF 1446.805 ACRES OF LAND, BEING A PORTION OF A CALLED 4394.368 ACRES TRACT LOCATED IN THE JAMES T. BURMAN SURVEY, ABSTRACT NO. 167, W. McWILKINSON SURVEY, ABSTRACT NO. 317, HT&L R.R. CO. SURVEY, ABSTRACT NO. 1443 AS RECORDED UNDER CLERK'S FILE NO. 2018-013974 OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS.

THE STATE OF TEXAS  
COUNTY OF LIBERTY

KNOW ALL MEN BY THESE PRESENTS, That Colony Ridge Development, L.L.C., by T-Rex Mgt., Inc., managed by John Harris, President, a corporation organized and existing under the laws of the State of Texas, with its home address at 1712 North Frazier, Ste. 216 Corcor, Texas, owner of 4394.368 acres of land out of the James T. Burman Survey, Abstract No. 167, H.L.&B.R.R. Co. Survey, Abstract No. 443, H.T.A.B. R.R. Co. Survey, Abstract No. 525, W. McWILKINSON SURVEY, Abstract No. 317, Charles Smith Survey, Abstract No. 336, B.B.S. & C. Survey, Abstract No. 152, William H.B. Whitman Survey, Abstract No. 395, and the James Duran Survey, Abstract No. 175, Liberty County, Texas, as conveyed to me by deed dated August 15, 2016, and recorded under County Clerk's File No. 2016-013974, Official Public Records, 0325 HERDLEY SUBDIVISION 1446.805 ACRES, and the James T. Burman Survey, Abstract No. 167, W. McWILKINSON SURVEY, Abstract No. 317 and the H.L.&B.R.R. Co. Survey, Abstract No. 443, Liberty County, Texas, to be known as Santa Fe, Section 2, in accordance with the plat shown hereon, subject to any and all assessments or restrictions hereto here granted and do hereby dedicate to the public the streets and easements shown hereon. The total area of all right of way dedicated to the use of the public is 192,308 acres.

IN WITNESS WHEREOF the said Colony Ridge Development, L.L.C., by T-Rex Mgt., Inc., managed by John Harris, President, has caused these presents to be executed by its President, thereunto duly authorized.

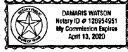
*John Harris*  
John Harris, President

THE STATE OF TEXAS  
COUNTY OF LIBERTY

BEFORE ME, the undersigned authority, on this day personally appeared John Harris, known to me to be the person whose name is subscribed to the foregoing instrument as Colony Ridge Development, L.L.C., by T-Rex Mgt., Inc., managed by John Harris, President, and acknowledged to me that he executed the same in such capacity as the act and deed of said corporation for purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of February, 2018.

*Thomas W. O'Brien*  
NOTARY PUBLIC in and for Liberty County, Texas



APPROVED BY Commissioners Court of Liberty County, Texas this 13 day of February, 2018.

*Bruce Karbowski*      *Greg Arthur*  
Commissioner, Precinct 1      Commissioner, Precinct 2  
Bruce Karbowski      Greg Arthur

*Joy H. Knight*  
County Judge  
Joy H. Knight

*James Neunes*      *Leon Wilson*  
Commissioner, Precinct 3      Commissioner, Precinct 4  
James Neunes      Leon Wilson

*Carry A. Johnson*  
Commissioner, Precinct 5  
Carry A. Johnson

*Carry A. Johnson*  
Commissioner, Precinct 6  
Carry A. Johnson

*Carry A. Johnson*  
Commissioner, Precinct 7  
Carry A. Johnson

*Carry A. Johnson*  
Commissioner, Precinct 8  
Carry A. Johnson

*Carry A. Johnson*  
Commissioner, Precinct 9  
Carry A. Johnson

*Carry A. Johnson*  
Commissioner, Precinct 10  
Carry A. Johnson

*Carry A. Johnson*  
Commissioner, Precinct 11  
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Commissioner, Precinct 12  
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Commissioner, Precinct 13  
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Commissioner, Precinct 14  
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Commissioner, Precinct 15  
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Commissioner, Precinct 16  
Carry A. Johnson

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Commissioner, Precinct 17  
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Commissioner, Precinct 26  
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Commissioner, Precinct 27  
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Commissioner, Precinct 34  
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Commissioner, Precinct 41  
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Commissioner, Precinct 42  
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Commissioner, Precinct 43  
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Commissioner, Precinct 44  
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Commissioner, Precinct 45  
Carry A. Johnson

*Carry A. Johnson*  
Commissioner, Precinct 46  
Carry A. Johnson

*Carry A. Johnson*  
Commissioner, Precinct 47  
Carry A. Johnson

STATE OF TEXAS  
COUNTY OF LIBERTY

I, Paulette Shivers Williams, County Clerk of Liberty County, Texas, do hereby certify that on the 14th day of February, A.D. 2018, the Commissioners Court of Liberty County, Texas passed an order authorizing the filing of record of this plat, and said order has been duly recorded in the office of the said Court under County Clerk's file no. #2018003496.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of February, A.D. 2018.

*Paulette Shivers Williams*  
Paulette Shivers Williams, County Clerk  
Liberty County, Texas



STATE OF TEXAS  
COUNTY OF LIBERTY

I, Paulette Shivers Williams, County Clerk of Liberty County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14th day of February, 2018, at 2:54 o'clock P.M., and duly recorded on the 14th day of February, 2018, at 2:54 o'clock P.M..

In the Plat Records of Liberty County, Texas, under County Clerk's file no. #2018003496

*Paulette Shivers Williams*  
Paulette Shivers Williams, County Clerk  
Liberty County, Texas



KNOW ALL MEN BY THESE PRESENTS: I, Carry A. Johnson, a Texas Registered Professional Land Surveyor certify that this plat has been in accordance with Subdivision Regulations of Liberty County.

*Carry A. Johnson*  
Carry A. Johnson, P.L.S. No. 6524

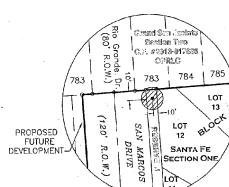


Final Plat Engineer's Certifications

Street locations and dimensions, as set forth and laid out on this Final Plat, are in accordance with Liberty County's Rules for Subdivisions and Development.

Drainage structure locations and approximate areas, as set forth on this Final Plat, are in accordance with Liberty County's Road and Drainage Specifications.

*Paul J. Moss, P.E.*  
Paul J. Moss, P.E.  
Texas PE #116731  
Landon Engineering, P.A.



NOTES:

There is a 5' building line, utility easement, drainage easement and multipurpose easement located along all side lot lines unless otherwise shown or noted.

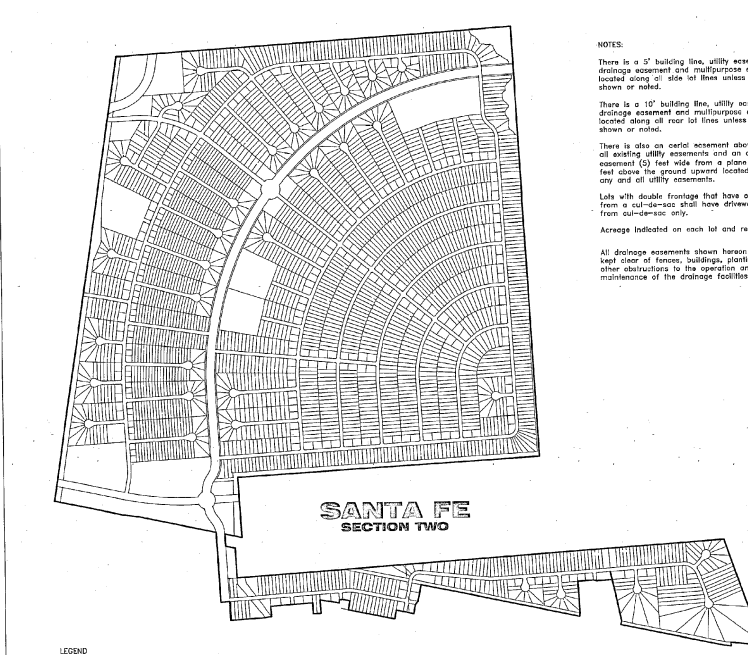
There is a 10' building line, utility easement, drainage easement and multipurpose easement located along all rear lot lines unless otherwise shown or noted.

There is also an aerial easement above any and all existing utility easements and an aerial easement (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to any and all utility easements.

Lots with double frontage that have one access from a cul-de-sac shall have driveway access from out-demarc only.

Acres indicated on each lot and reserve.

All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.



NOTES:

No construction or other development within this subdivision may begin until all Liberty County development requirements have been met.

This subdivision lies within the area of extrajurisdictional jurisdiction of the City of Plum Grove.

This subdivision is within the boundaries of the Cleveland Independent School District.

This subdivision is within the boundaries of Liberty County and Cleveland Independent School District taxing districts.

Electric utility service will be provided by Sam Houston Electric Corporation.

Telephone utility service will be provided by AT&T.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system, which has been approved and permitted by Liberty County.

No structure in this subdivision shall be occupied until connected to an individual water supply or state approved community water system.

This subdivision has a minimum lot size area of 0.21 acres (9147.60 sq. ft.).

No more than one single family dwelling shall be allowed on each lot.

This subdivision allows for residential and non residential uses.

There are currently no arrangements in place to bring natural gas into this subdivision.

All pipeline easements are shown within the limits of this subdivision.

Reserves are designated for drainage, well sites, waste water treatment plant, commercial, common areas, vegetation buffers or access easements.

Utilities Investment, Inc., an approved public water supply system, has adequate quantity to supply the subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water system.

Shannon March  
Water Supply Representative

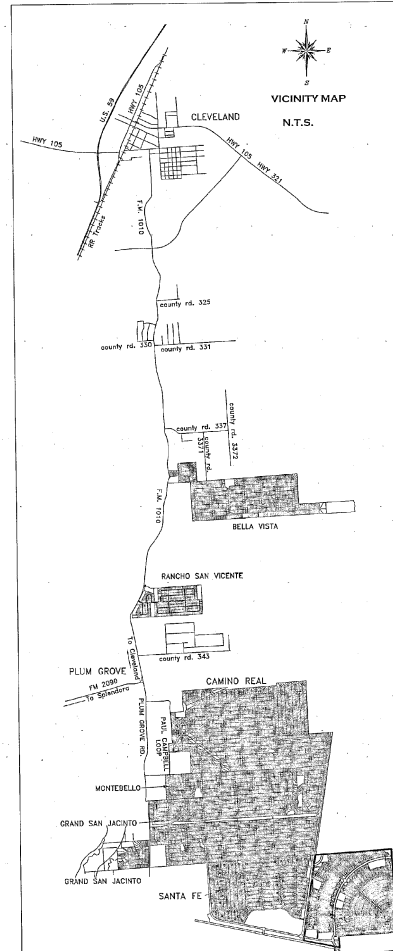
NOTES:

NOTE: All bearings based on Texas Coordinate System of 1983, Central Zone.

Subject property shown hereon is located in Zone AE and Zone X, areas inside and outside the 100-year flood plain, according to the F.E.M.A. Insurance Rate Map, Community Panel 48291C 0275 C, effective May 2, 2008.

All lot corners, angle points, points of curvature and tangency within the subdivision shall be monumented with iron rods having a diameter of not less than one half of an inch (1/2") and a length of not less than one and a half feet (1-1/2') unless otherwise noted.

SEPTEMBER 2017



OWNER:  
Colony Ridge Development, L.L.C.  
1712 North Frazier, Ste. 216  
Corcor, Texas 77301

SURVEYOR:  
Texas Professional Surveying, L.L.C.  
3032 N. Frazier St., Suite A  
Corcor, Texas 77303

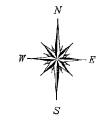
Title Data, Inc. OR TDI53020 LI M201803496.001



# SANTA FE SECTION TWO

2422 LOTS 35 BLOCKS 45 RESERVES

A SUBDIVISION OF 1448.800 ACRES OF LAND, BEING A PORTION OF A CALLED 4324.368 ACRE TRACT LOCATED IN THE JAMES T. DUNHAM SURVEY, ABSTRACT NO. 167, W. MCWILKINSON SURVEY, ABSTRACT NO. 317, H. G. & R. C. CO. SURVEY, ABSTRACT NO. 443 AS RECORDED UNDER CLERK'S FILE NO. 2016-013974 OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS.



NOTE:  
No construction or other development within this subdivision may begin until all Liberty County development requirements have been met.

NOTES:  
No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system, which has been approved and permitted by Liberty County.

No structure in this subdivision shall be occupied until connected to an individual water supply, state approved community water system, or engineered rainwater collection system.

NOTES:  
All drainage easements shown herein shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.

NOTES:  
There is a 5' building line, utility easement, drainage easement and multipurpose easement located along all side lot lines unless otherwise shown or noted.

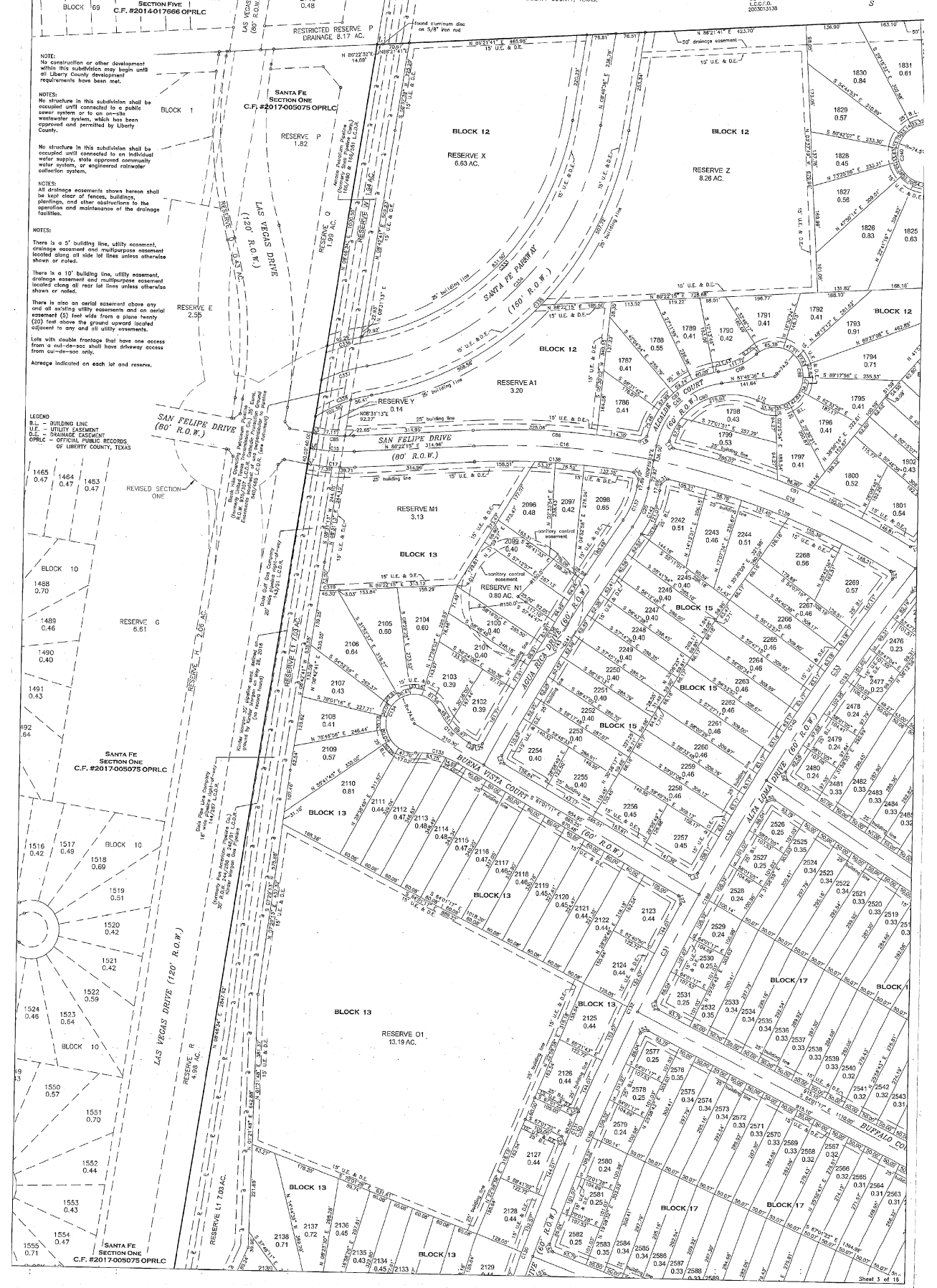
There is a 10' building line, utility easement, drainage easement and multipurpose easement located along all rear lot lines unless otherwise shown or noted.

There is also an aerial easement above any and all existing utility easements and an aerial easement (5) feet wide from a above twenty (20) feet above the ground upward located adjacent to any and all utility easements.

Lots with double frontage that have one access from a cul-de-sac shall have driveway access from said cul-de-sac only.

Areaage indicated on each lot and reserve.

LEGEND  
B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
M.P.E. - MULTIPURPOSE EASEMENT  
O.P.R.C. - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS



# SANTA FE SECTION TWO

2422 LOTS 35 BLOCKS 45 RESERVES

A SUBDIVISION OF 1445.605 ACRES OF LAND, BEING A PORTION OF A CALLED 4394.258 ACRE TRACT LOCATED IN THE JAMES T. DUNNAN SURVEY, ABSTRACT NO. 167, W. MONTAGUES SURVEY, ABSTRACT NO. 317, H.T. & R.R. CO. SURVEY, ABSTRACT NO. 443 AS RECORDED UNDER CLERK'S FILE NO. 2076-013974 OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS.

NOTE: No construction or other development within this subdivision may begin until all Liberty County development requirements have been met.

NOTE: No structure in this subdivision shall be occupied until connected to a public sewer system or an approved wastewater system, which has been approved and permitted by Liberty County.

No structure in this subdivision shall be occupied until connected to an individual water supply system, approved by the engineer, or approved water collection system.

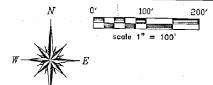
NOTE: All drainage easements shown herein shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.

There is a 5' building line, utility easement, drainage easement and easement located along all 100' lot lines unless otherwise shown or noted.

There is a 10' building line, utility easement, drainage easement and easement located along all 150' lot lines unless otherwise shown or noted.

There is also an aerial easement above any and all existing utility easements and an aerial easement (5) feet wide from a plane heavy (20) feet above the ground several feet below to any and all utility easements.

LEGEND  
B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
A.E. - AERIAL EASEMENT  
OFFIC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS



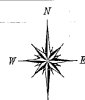
# SANTA FE

## SECTION TWO

2422 LOTS 38 BLOCKS 45 RESERVES

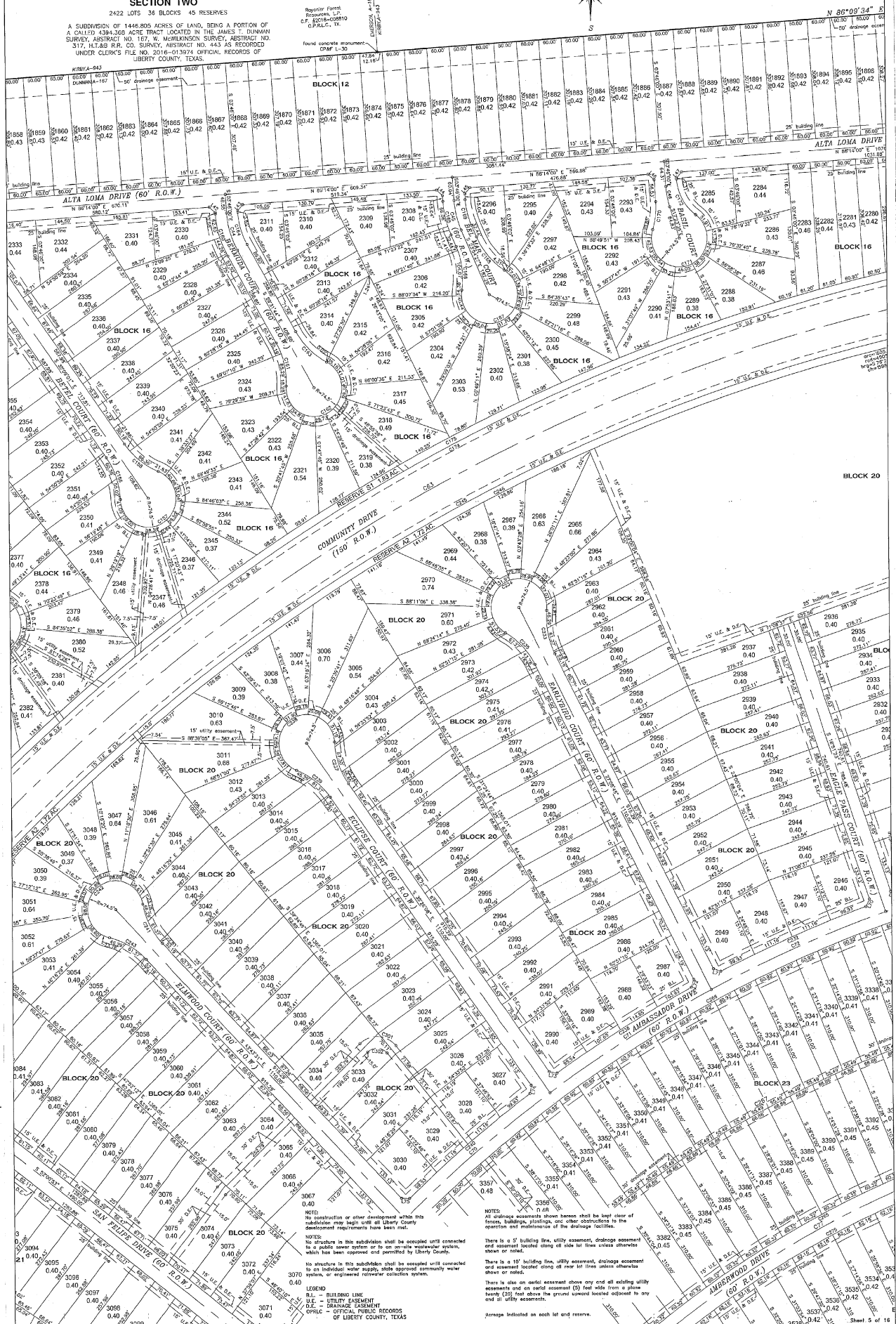
A SUBDIVISION OF 1446.803 ACRES OF LAND, BEING A PORTION OF A CALLED 3384.268 ACRES TRACT LOCATED IN THE JAMES T. RUNWAY SURVEY, ABSTRACT NO. 167, W. McWIKKINSON SURVEY, ABSTRACT NO. 317, H.L. & B. CO. SURVEY, ABSTRACT NO. 443 AS RECORDED UNDER CLERK'S FILE NO. 2016-013974 OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS.

Register Form  
Resources, L.L.  
C.P. 2016-013974  
C.P. R.L.C., TX.  
found concrete monument  
C.P. 1-30



0 100' 200'

Scale 1" = 100'  
Society Water Meter, LP.,  
NO. 1204  
L.C.C.F. #000303128

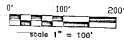


# SANTA FE SECTION TWO

2422 LOTS 36 BLOCKS 45 RESERVES

A SUBDIVISION OF 1446.805 ACRES OF LAND, BEING A PORTION OF A CALLED 4394.368 ACRE TRACT LOCATED IN THE JAMES T. DUNNAN SURVEY, ABSTRACT NO. 157, W. HARRISBURG SURVEY, ABSTRACT NO. 317, H.T. & B.R. CO. SURVEY, ABSTRACT NO. 443 AS RECORDED UNDER CLERK'S FILE NO. 2016-013974 OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS.

Trinity Survey (Encher, LP)  
NO 1354  
L.C.C.F. #200301138



**NOTES:**  
No construction or other development within this subdivision may begin until all Liberty County development requirements have been met.

**NOTES:**  
No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system, which has been approved and permitted by Liberty County.

**NOTES:**  
No structure in this subdivision shall be occupied until connected to an individual water supply, slots approved community water system, or engineered rainwater collection system.

**NOTES:**  
All drainage easements shown herein shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.

**NOTES:**  
There is a 5' building line, utility easement, drainage easement and multipurpose easement located along all side lot lines unless otherwise shown or noted.

**NOTES:**  
There is a 10' building line, utility easement, drainage easement and multipurpose easement located along all rear lot lines unless otherwise shown or noted.

**NOTES:**  
There is also an easement shown above any and all existing utility easements and an easement (S) that wide from a plane twenty (20) feet above the ground upward located adjacent to any and all utility easements.

**NOTES:**  
Lots with double frontage shall have area access from a cul-de-sac shall have driveway access from cul-de-sac only.

**NOTES:**  
Average indicated on each lot and reserve.

**LEGEND**  
B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
O.P.R.C. - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS

# SANTA FE

## SECTION TWO

2422 LOTS 36 BLOCKS 45 RESERVES  
A SUBDIVISION OF 1448.805 ACRES OF LAND,  
BEING A PORTION OF A CALLED 4394.338 ACRE  
TRACT LOCATED IN THE JAMES T. DUNHAM  
SURVEY, ABSTRACT NO. 187, W. HAMILTON  
SURVEY, ABSTRACT NO. 317, HILAB R.C. CO.  
SURVEY, ABSTRACT NO. 443 AS RECORDED UNDER  
CLERK'S FILE NO. 2018-033774 OFFICIAL  
RECORDS OF LIBERTY COUNTY, TEXAS.

SANTA FE  
SECTION ONE  
C.F. #2017005075 OPRLC

NOTE:  
No construction or other development within this  
subdivision may begin until all Liberty County  
development requirements have been met.

NOTE:  
No structure in this subdivision shall be  
occupied until connected to a public sewer  
system or to an on-site wastewater system,  
which has been approved and permitted by  
Liberty County.

NOTE:  
No structure in this subdivision shall be  
occupied until connected to an individual  
water supply, with approved community  
water system, or engineered on-site  
water supply system.

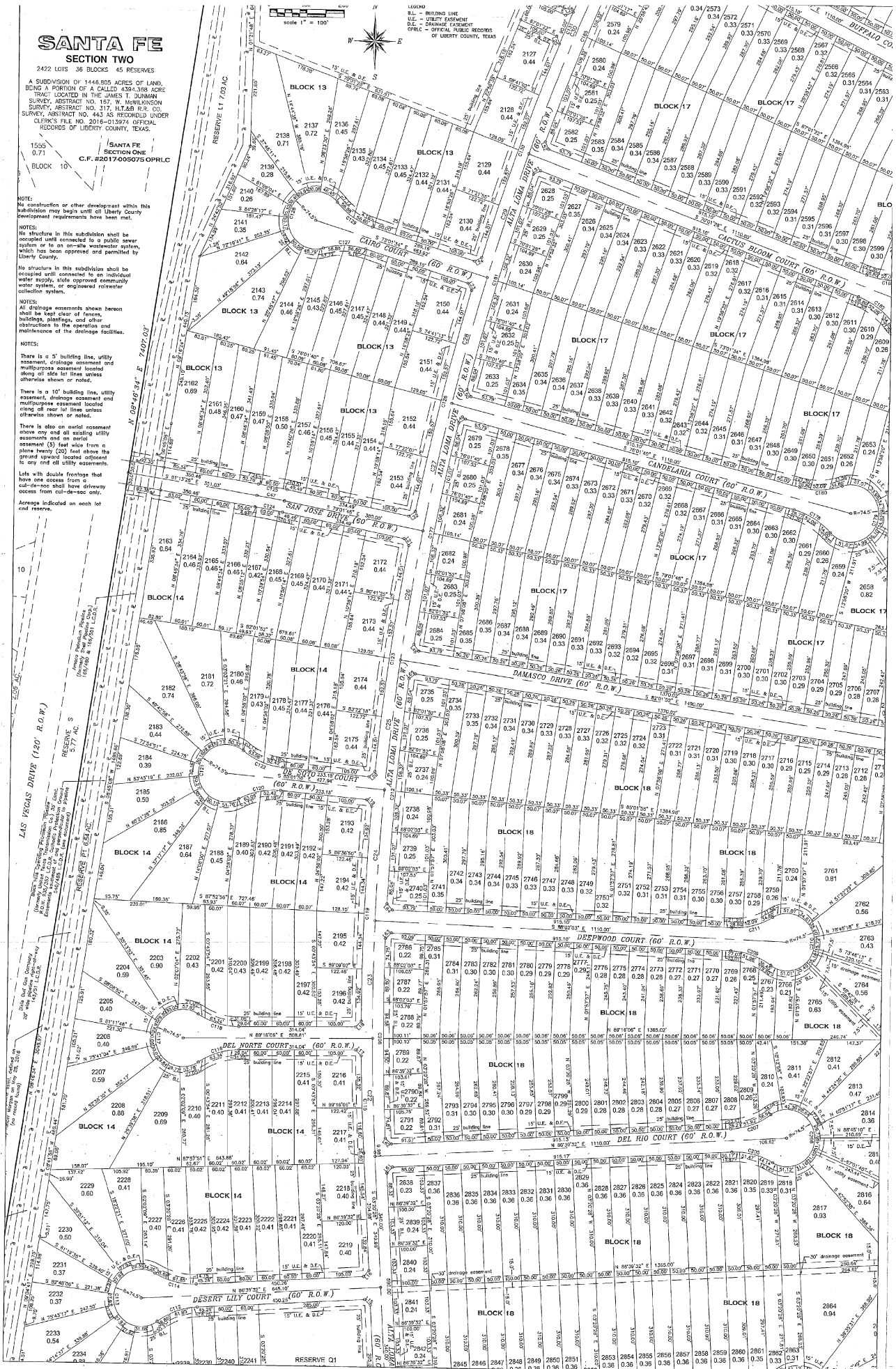
NOTE:  
All drainage easements shown herein  
shall be kept clear of fences, buildings,  
plantings, and other obstructions to the  
flow of water, and shall be maintained to  
the satisfaction of the drainage facilities.

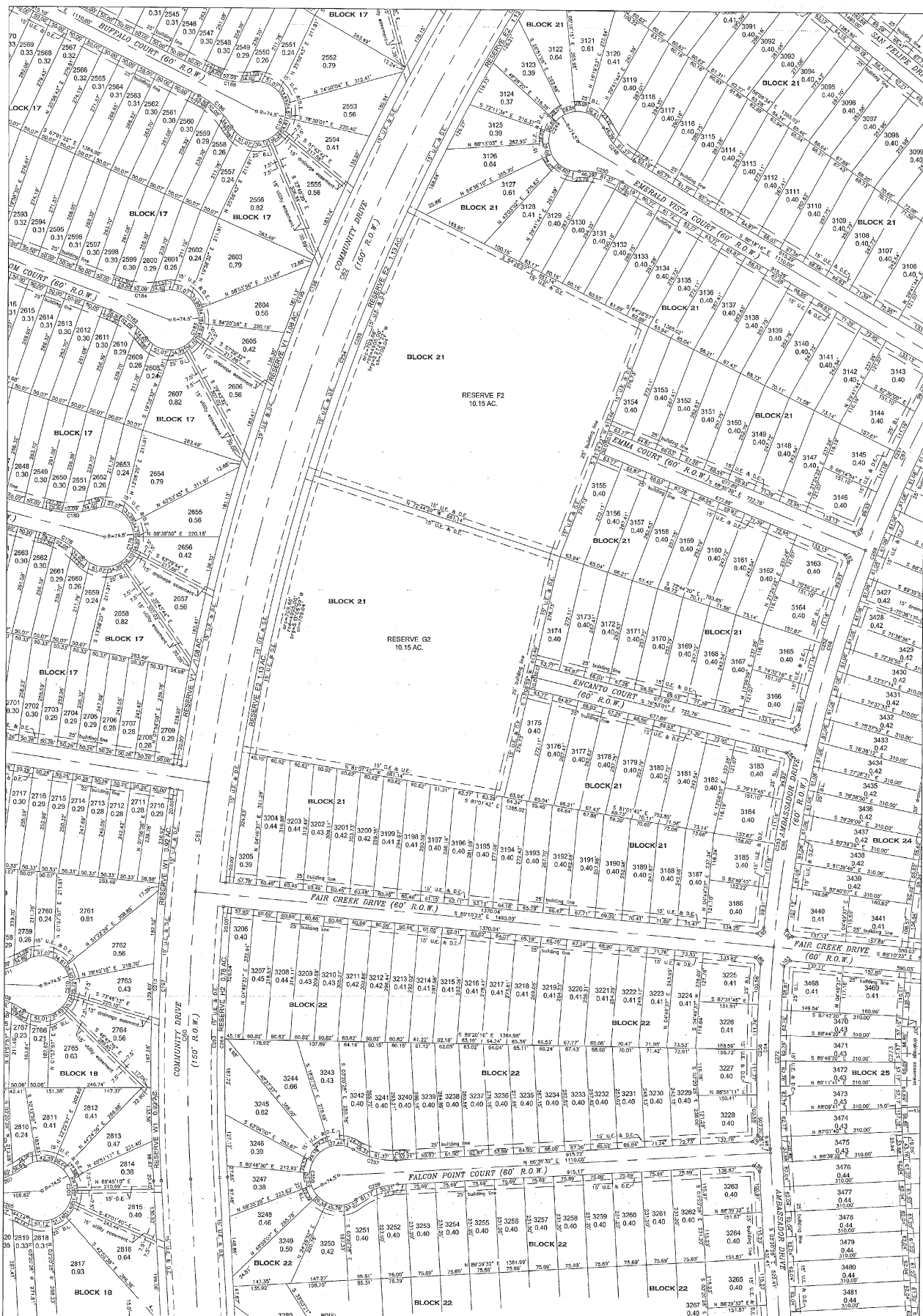
NOTE:  
There is a 7' building line, utility  
assessment, drainage assessment and  
multipurpose easement located along all  
sides of lots unless otherwise shown or  
noted.

NOTE:  
There is a 10' building line, utility  
assessment, drainage assessment and  
multipurpose easement located along all  
sides of lots unless otherwise shown or  
noted.

NOTE:  
There is also an aerial easement  
shown on and all existing utility  
assessments and an aerial  
assessment (S) feet wide from a  
plane twenty (20) feet above the  
ground upward located adjacent to  
any and all utility easements.

NOTE:  
Lots with double frontage that  
have one access from  
cut-decks shall have driveway  
access from cut-deck only.  
Access indicated on each lot  
and reserve.





**SANTA FE**  
SECTION TWO

2422 LOTS 36 BLOCKS 45 RESERVES  
A SUBDIVISION OF 1448.805 ACRES OF LAND, BEING A PORTION OF A CALLED 4324.366 ACRE TRACT LOCATED IN THE JAMES T. DUNHAM SURVEY, ABSTRACT NO. 162, W. McCOMBSON SURVEY, ABSTRACT NO. 317, T11.7AB R.R. CO. SURVEY, ABSTRACT NO. 443 AS RECORDED UNDER CLERK'S FILE NO. 2018-312974 OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS.

NOTE:  
No construction or other development within this subdivision may begin until all Liberty County development requirements have been met.

NOTES:  
No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system, which has been approved and permitted by Liberty County.

No structure in this subdivision shall be occupied until connected to an individual water supply, cistern approved community water system, or engineered surface collection system.

NOTES:  
All drainage easements shown herein shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.

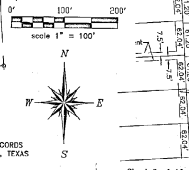
NOTE:  
There is a 5' building line, utility easement, drainage easement and multipurpose easement located along all side lot lines unless otherwise shown or noted.

There is a 10' building line, utility easement, drainage easement and multipurpose easement located along all rear lot lines unless otherwise shown or noted.

There is also an easement above any and all existing utility easements and an easement (5) feet wide from a pipe trench (20) feet above the ground covered located adjacent to any and all utility easements.

Lots with double frontages that have one access from a cul-de-sac shall have driveway access from cul-de-sac only.

Acreage indicated on each lot and reserve.



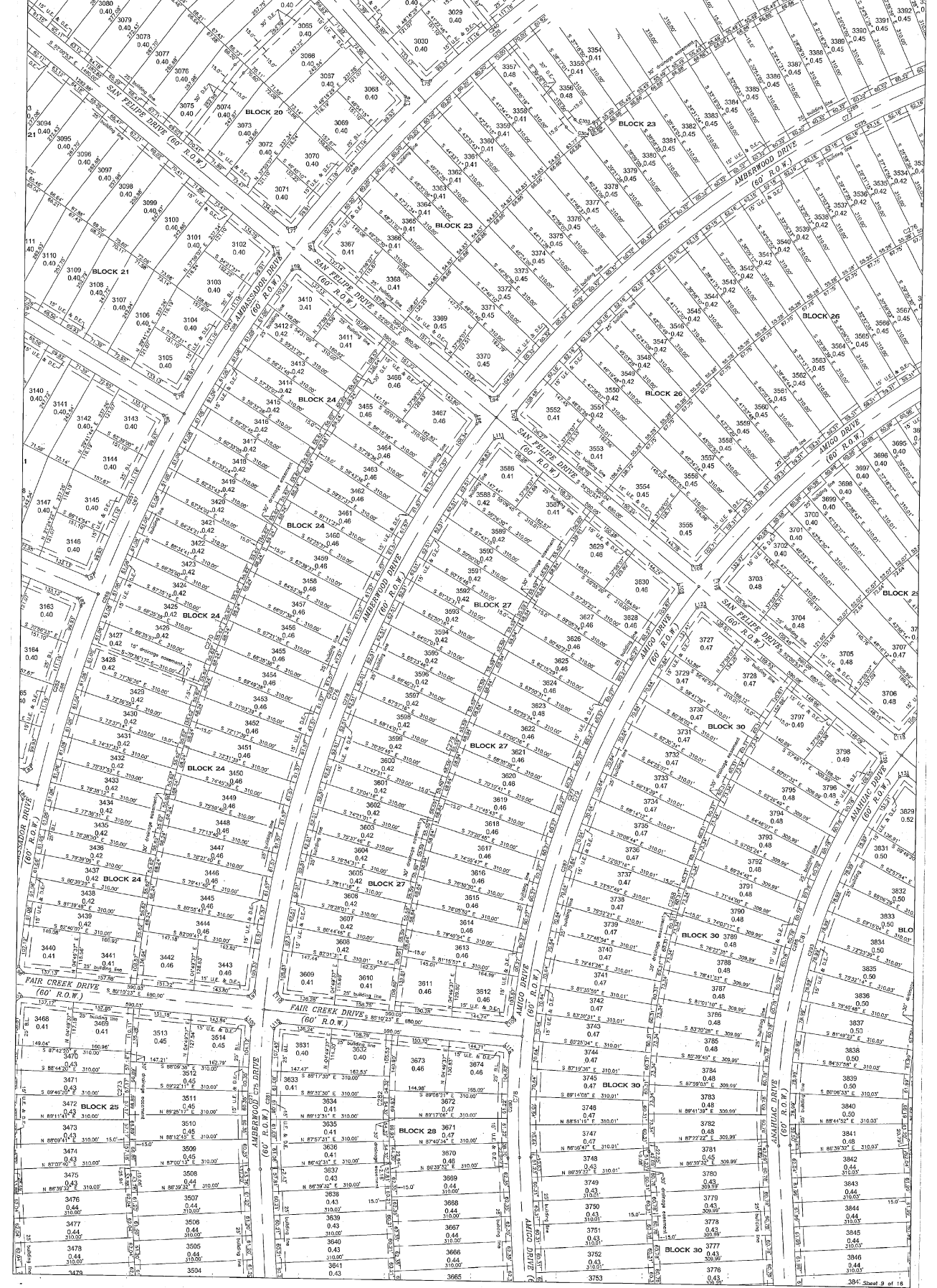
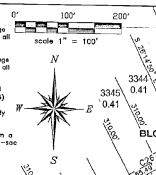


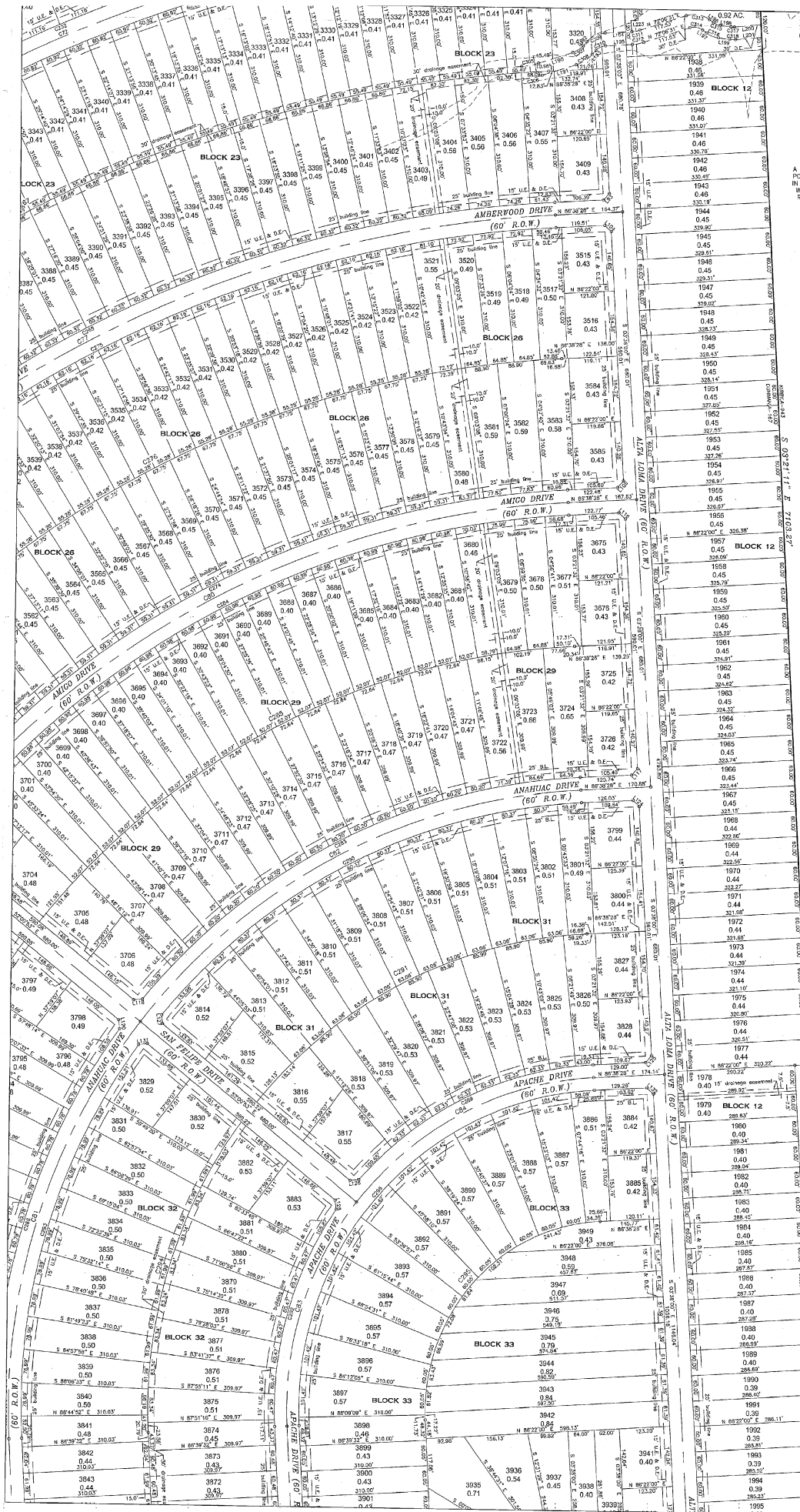
# SANTA FE SECTION TWO

7422 LOTS 38 BLOCKS 45 RESERVES  
A SUBDIVISION OF 1446.805 ACRES OF LAND, BEING A PORTION OF A  
CALLED 4384.388 ACRE TRACT LOCATED IN THE JAMES T. DUNHAM  
SURVEY, RESTRICT NO. 157, IN NEW MEXICO SURVEY, ABSTRACT NO.  
317, HT. & B. R.R. CO. SURVEY, ABSTRACT NO. 443 AS RECORDED  
UNDER CLERK'S FILE NO. 2016-013974 OFFICIAL RECORDS OF  
LIBERTY COUNTY TEXAS

NOTES:  
No construction or other development within this  
subdivision may begin until all Liberty County  
development requirements have been met.  
No structure in this subdivision shall be  
erected and connected to a public sewer  
which has been approved and serviced by  
Liberty County.  
No structure in this subdivision shall be  
erected until connected to an individual water  
supply, such as approved community water  
system, or engineered rainwater collection  
system.  
All drainage easements shown herein shall be  
occupied until connected to an individual water  
supply, such as approved community water  
system, or engineered rainwater collection  
system.  
Lots with double frontages that have one access from a  
street shall have driveway access from cul-de-sac  
only.  
Acreage indicated on each lot and reserve.

NOTES:  
There is a 12' building line, utility easement, drainage  
easement and multipurpose easement located along an  
180' lot line unless otherwise shown or noted.  
There is a 12' building line, utility easement, drainage  
easement and multipurpose easement located along all  
lot lines unless otherwise shown or noted.  
There is also an aerial easement shown on and all  
existing utility easements and on aerial easement (5)  
feet wide from a plane level (20) feet above the  
ground upward located adjacent to any and all utility  
easements.  
Lots with double frontages that have one access from a  
street shall have driveway access from cul-de-sac  
only.  
Acreage indicated on each lot and reserve.





Zone A/E  
 100 year flood plain  
 based on elevation

## SANTA FE

### SECTION TWO

2422 LOTS 36 BLOCKS 45 RESERVES

A SUBDIVISION OF 1448.805 ACRES OF LAND, BEING A PORTION OF A CALLED 4304.388 ACRE TRACT LOCATED IN THE JAMES T. DUNHAM SURVEY, ABSTRACT NO. 167, W. McWILKINSON SURVEY, ABSTRACT NO. 443 AS RECORDED R.R. CO. SURVEY, ABSTRACT NO. 443 AS RECORDED UNDER CLERK'S FILE NO. 3215-01324 ORIGINAL RECORDS OF LIBERTY COUNTY, TEXAS.

Trinity Water Tower, LP,  
 L.C.E.P. #200301310

**NOTE:**  
 No construction or other development within this subdivision may begin until all Liberty County Development requirements have been met.

**NOTE:**  
 No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system, which has been approved and permitted by Liberty County.

**NOTE:**  
 No structure in this subdivision shall be occupied until connected to an individual water supply, state-approved community water system, or engineered rainwater collection system.

**NOTES:**  
 All drainage easements shown herein shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.

**NOTES:**  
 There is a 5' building line, utility easement, drainage easement, and multipurpose easement located along all side lot lines unless otherwise shown or noted.

There is a 10' building line, utility easement, drainage easement, and multipurpose easement located along all rear lot lines unless otherwise shown or noted.

There is also an easement above any and all existing utility easements and an easement (5) feet wide from a plaza twenty (20) feet above the ground upward located adjacent to any and all utility easements.

Lots with double frontage that have one access from a cul-de-sac shall have driveway access from main-road only.

Acreage indicated on each lot and reserve.

**LEGEND**  
 B.L. - BUILDING LINE  
 U.E. - UTILITY EASEMENT  
 D.E. - DRAINAGE EASEMENT  
 C.P. - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS

