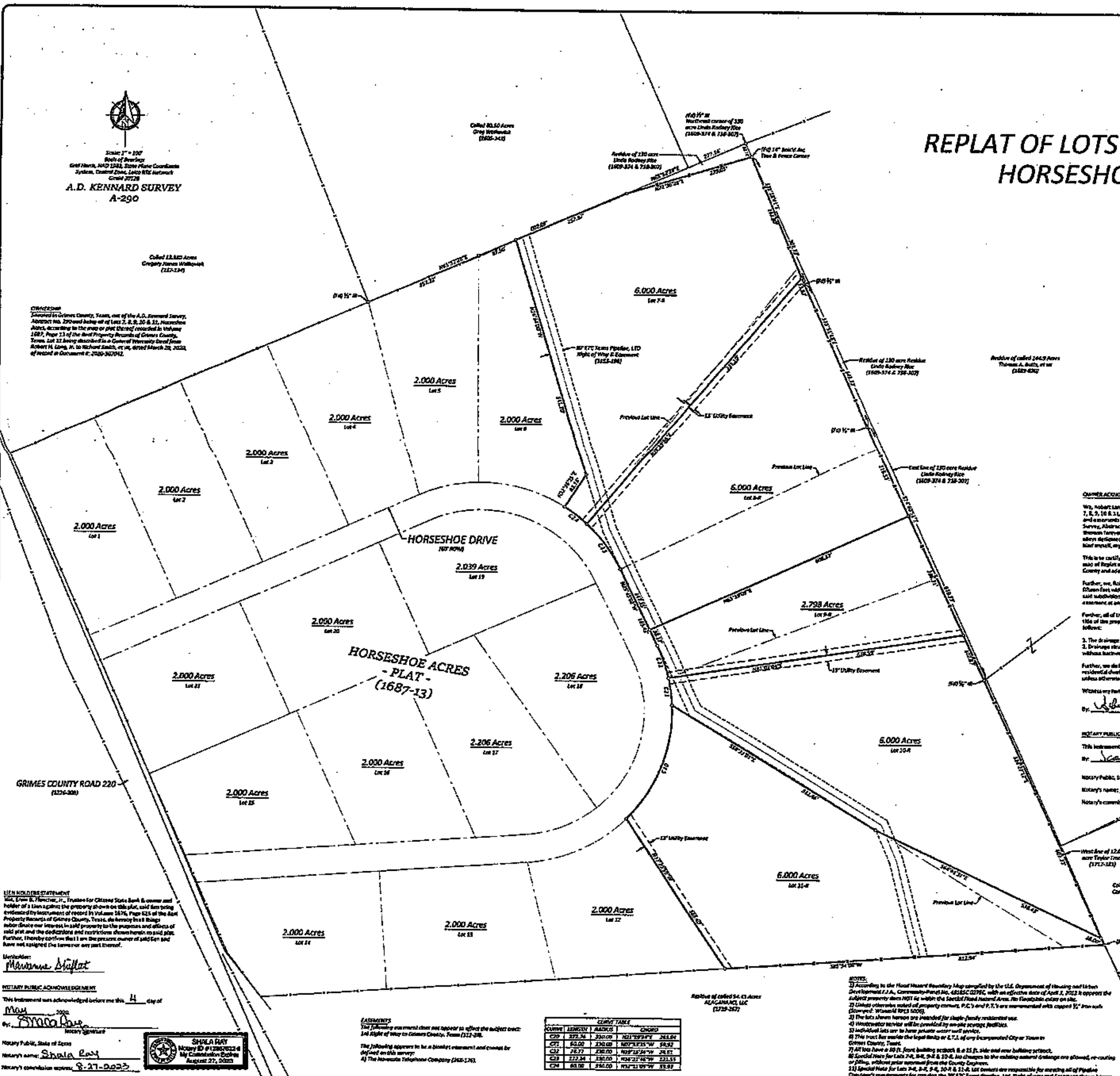
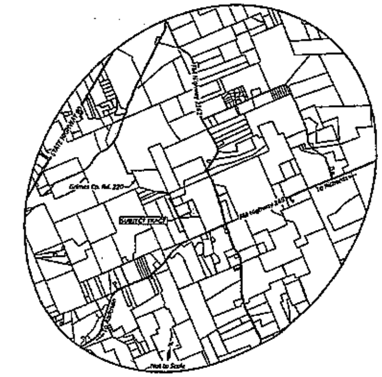
REPLAT OF LOTS 7, 8, 9, 10 & 11
HORSESHOE ACRES



VICINITY MAP



OWNERSHIP
Situated in Grimes County, Texas, out of the A.D. Kennard Survey, Abstract No. 290 and being all of Lots 7, 8, 9, 10 & 11, Horseshoe Acres, according to the map or plat thereof recorded in Volume 1687, Page 13 of the Real Property Records of Grimes County, Texas. Lot 11 being described in a General Warranty Deed from Robert H. Lang, Jr. to Richard Smith, et ux, dated March 23, 2020, of record in Document #: 2020-307042.

OWNER ACKNOWLEDGMENT AND DEDICATION

We, Robert Lang, Jr., Richard Smith and Rebecca Smith, owners of the property replatted in the above and foregoing map of Replat of Lots 7, 8, 9, 10 & 11, Horseshoe Acres, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Replat of Lots 7, 8, 9, 10 & 11, Horseshoe Acres, in the A.D. Kennard Survey, Abstract No. 290, Grimes County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements 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 myself, my heirs and assigns to warranty and forever defend the title to the land so dedicated.

This is to certify that we, Robert Lang, Jr., Richard Smith and Rebecca Smith, owners of the property subdivided in the above and foregoing map of Replat of Lots 7, 8, 9, 10 & 11, Horseshoe Acres, have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Grimes County.

Further, we, Robert Lang, Jr., Richard Smith and Rebecca Smith, do hereby dedicate forever to the public a strip of land a minimum of fifteen feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Grimes County and/or other public agencies the right to enter upon said easement at any and all times for the purposes of construction and/or maintaining drainage work and/or structure.

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 of the property, and shall be enforceable, at the option of Grimes County by Grimes County or any citizen thereof, by injunction as follows:

1. The 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 (eighteen inch (18") diameter pipe culvert.)

Further, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

Witness my hand in Navasota, Grimes County, Texas, this 4 day of May, 2020.

By: [signature]
Robert Lang, Jr.

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this 4 day of May, 2020.

By: [signature]

Notary Public, State of Texas
Notary's name: Jeannie Inez Burns
Notary's commission expires: March 19, 2023

JEANNIE INEZ BURNS
Notary Public
STATE OF TEXAS
My Comm. Exp. Mar. 19, 2023

Witness my hand in Navasota, Grimes County, Texas, this 6 day of May, 2020.

By: [signature]
Richard Smith

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this 6 day of May, 2020.

By: [signature]
Notary Signature

Notary Public, State of Texas
Notary's name: Jeannie Burns
Notary's commission expires: March 19, 2023

JEANNIE INEZ BURNS
Notary Public
STATE OF TEXAS
My Comm. Exp. Mar. 19, 2023

Witness my hand in Navasota, Grimes County, Texas, this 6 day of May, 2020.

By: [signature]
Rebecca Smith

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this 6 day of May, 2020.

By: [signature]
Notary Signature

Notary Public, State of Texas
Notary's name: Jeannie Burns
Notary's commission expires: March 19, 2023

JEANNIE INEZ BURNS
Notary Public
STATE OF TEXAS
My Comm. Exp. Mar. 19, 2023

COMMISSIONERS COURT ACKNOWLEDGEMENT

APPROVED by the Commissioners Court of Grimes County, Texas, this 13th day of May, 2020.

[signature]
County Judge

[signature] Commissioner, Precinct 1 | [signature] Commissioner, Precinct 2
[signature] Commissioner, Precinct 3 | [signature] Commissioner, Precinct 4

I, David Pasket, County Clerk in and for said County, hereby certify that the foregoing instrument with its certificate of authentication was filed in my office the 13th day of May, 2020, A.D., at 11:59 o'clock A. m. and duly recorded the 13th day of May, 2020, A.D., at 11:59 o'clock A. m. of record in Document #: 3U7870 of the Real Property Records of Grimes County, Texas.

Witness my hand and seal of the County Court of the said County, at office in Anderson, Texas.

Vanessa Burzynski
County Clerk
Grimes County, Texas

By: [signature]
Deputy County Clerk

SURVEYORS CERTIFICATION

THE STATE OF TEXAS
COUNTY OF GRIMES

I, Steven Wisnoski, Registered Professional Land Surveyor No. 6006, of the State of Texas, have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 1st day of May, 2020.

By: [signature]
Steven Wisnoski

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STEVEN M. WISNOSKI
6006

Plat prepared by:
Wisnoski Land Surveying, LLC
PO Box 1766
Navasota, Texas 77868

Owner of Property:
Robert H. Lang, Jr.
4065 CR 219
Anderson, Texas 77830

Owner of Property:
Richard & Rebecca Smith
PO Box 256
Anderson, Texas 77830

Job #:
2020-13-28-01
Dated: 04-30-2020

LIEN HOLDERS STATEMENT

We, Ernest B. Fletcher, Jr., Trustee for Citizens State Bank & owner and holder of a Lien against the property shown on this plat, said lien being evidenced by instrument of record in Volume 1476, Page 625 of the Real Property Records of Grimes County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Lienholder:
[signature]

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this 4 day of May, 2020.

By: [signature]
Notary Signature

Notary Public, State of Texas
Notary's name: Shala Ray
Notary's commission expires: 8-27-2023

SHALA RAY
Notary ID # 128670224
My Commission Expires
August 27, 2023

EASEMENTS
The following easements does not appear to affect the subject tract:
1a) Right of Way to Grimes County, Texas (112-28).

The following appears to be a blanket easement and cannot be defined on this survey:
4) The Navasota Telephone Company (263-176).

CURVE TABLE				
CURVE	LENGTH	RADIUS		CHORD
C20	272.36	350.00	N21°39'34"E	263.04
C21	60.00	330.00	N07°53'35"W	59.92
C22	74.77	230.00	N09°18'34"W	74.51
C23	272.34	330.00	N36°21'46"W	221.55
C24	60.00	350.00	N32°11'09"W	59.83

NOTES:
1) According to the Flood Hazard Boundary Map compiled by the U.S. Department of Housing and Urban Development F.I.A., Community-Panel No. 48185C 0275C, with an effective date of April 2, 2012 it appears the subject property does NOT lie within the Special Flood Hazard Area. No Floodplain exists on site.
2) Unless otherwise noted all property corners, P.C.'s and P.T.'s are monumented with capped 1/2" iron rods (Stamped: Wisnoski RPLS 6006).
3) The lots shown hereon are intended for single-family residential use.
4) Wastewater service will be provided by on-site sewage facilities.
5) Individual lots are to have private water well service.
6) This tract lies outside the legal limits or E.T.J. of any incorporated City or Town in Grimes County, Texas.
7) All lots have a 50 ft. front building setback & a 15 ft. side and rear building setback.
8) Special Note for Lots 7-R, 8-R, 9-R & 10-R. No changes to the existing natural drainage are allowed, re-routing or filling, without prior approval from the County Engineer.
11) Special Note for Lots 7-R, 8-R, 9-R, 10-R & 11-R. Lot owners are responsible for meeting all of Pipeline Company's requirements for crossing the 30' ETC Texas Pipeline, Ltd. Right of way and Easement shown hereon.

REPLAT OF LOTS 7, 8, 9, 10 & 11
HORSESHOE ACRES

Containing 1
Block & 5 lots

A.D. Kennard Survey, A-290
Grimes County, Texas