GRAND PRAIRIE, TEXAS SHARON C. LEE 2707 LAKEWAY **DEVELOPERS**

LOTS

9

17.00 TOTAL

ACRES

NHOL

TYLER SURVEY, A-455

GRIMES

COUNTY,

TEXAS

NAVASOTA, TEXAS 4149 HWY 105

SAM H. COOK II

OWNERS STATEMENT THE STATE OF TEXAS COUNTY OF GRIMES

WE, SHARON C. LEE & SAM H. COOK II, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP DESIGNATED AS LOTS 1-6, OF LEGACY ESTATES SUBDIVISION, GRIMES COUNTY, TEXAS, DO HEREBY PLAT SAID 17.00 ACRES PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, LOCATED IN THE JOHN TYLER SURVEY, A-455, GRIMES COUNTY, TEXAS AND DEDICATE TO PUBLIC USE, AS THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY 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 HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

SAM H. COOK II

RECORDED IN VOLUME 1363, PAGE 223

BOTH OF THE REAL PROPERTY RECORDS OF GRIMES

COUNTY, TEXAS

PART OF A 15.00 ACRE TRACT
SHARON C. LEE
RECORDED IN VOLUME 1363, PAGE 210

THERE IS ALSO DEDICATED FOR UTILITIES, A 10 FT. EASEMENT ALONG ROADS AND AT THE SIDES & BACK OF LOTS, A 25 FT. BUILDING LINE ALONG FRONT OF ALL LOTS AND FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS. THIS IS TO CERTIFY THAT WE, SHARON C. LEE AND SAM H. COOK II., HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF GRIMES COUNTY, TEXAS.

JRTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING PLAT SHALL BE RESTRICTED IN ITS USE WHICH RESTRICTIONS SHALL RUN WITH HE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF GRIMES COUNTY, BY GRIMES COUNTY, OR WITH ANY CITIZEN, THEREOF, BY JUNCTION.

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF ATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS, (1 3/4) SQUARE FEET (18 INCH DIAMETER PIPE CULVERT);

URTHER, WE DO HEREBY DECLARE THAT PARCELS OF LAND DESIGNATED AS LOTS 2-6 ON THE PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF ESIDENTIAL DWELLING UNITS THE PARCEL OF LAND DESIGNATED AS LOT 1 MAY BE USED FOR EITHER COMMERCIAL OR RESIDENTIAL PURPOSES AT THE ISCRETION OF THE OWNER AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, INLESS OTHERWISE NOTED.

CCESS TO LOT 1 IS VIA CR 410. DIRECT ACCESS FROM LOT 1 TO STATE HIGHWAY 105 IS PROHIBITED.

WITNESS MY HAND IN Dallas Dallas (county) SIH ō DAY, OF

NOTARY'S NAME: OTARY PUBLIC, ST Deba FTEXAS

Stanley 8/7/2023

H. G.

NOWLEDGED THIS DAY

OTARY PUBLIC, STATE OF TEXAS
OTARY'S NAME: DEAMIC T. BUCK
OTARY'S COMMISSION EXPIRES: 3 - 19 - 2023

Burns

THIS INSTRUMENT WAS ACKNOWLEDGED THIS 12th DAY OF Marc

COUNTY JUDGE

COMMISSIONERS COURT ACKNOWLEDGEMENT;

CALLED 2.27 ACRES
VOLUME 1742, PAGE 229

W "14'18'80 N

LOT 6
1,00 ACRES
ALL OF
SAMH. COOK
LLED 5.00 ACRES
UME 1363, PAGE 22:

COUNTY ROAD 410

LOT 1

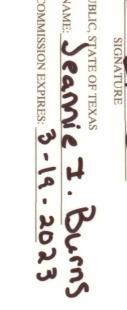
LOT 1 2.00 ACRE

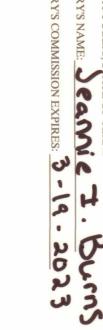
S 01°15'51" W 220.66'

10 FT. BUILD LINE

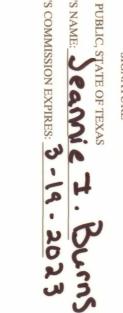
10 FT. BUILD LINE

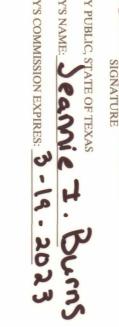
S 00°18'50" W 644.50

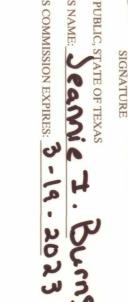


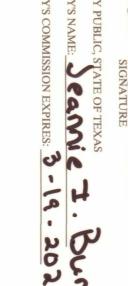




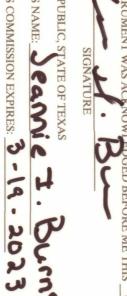


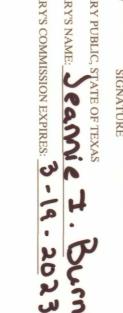


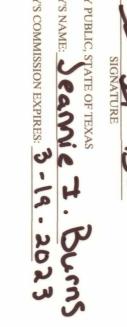


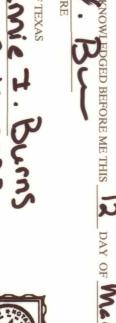


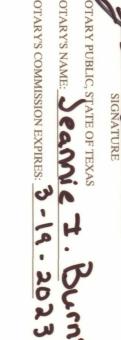


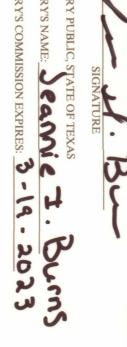


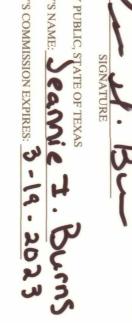


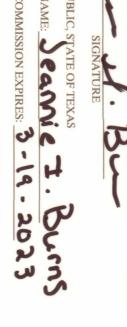




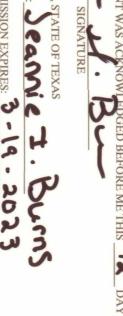


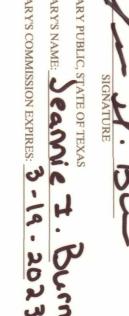


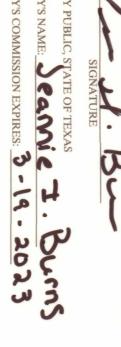


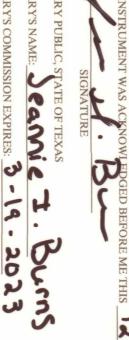


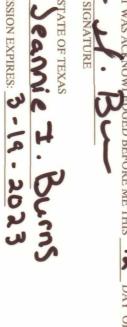


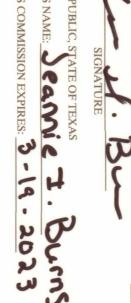


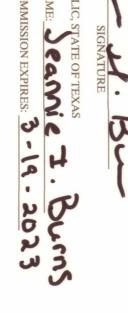


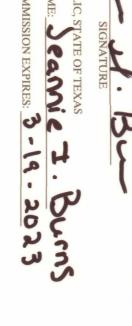


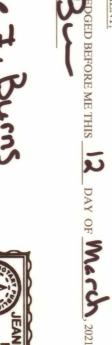


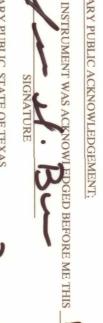


































LOT 2 2.00 ACRES OUT OF SHARON C. LEE SHARON C. LEE CALLED 15.00 ACRES COLLUME 1363, PAGE 2

(UNSPECIFIED RIGHT OF WAY WIDTH)

LOT

LOT 3

DGED BEFORE ME THIS 10 DAY OF March , 2021

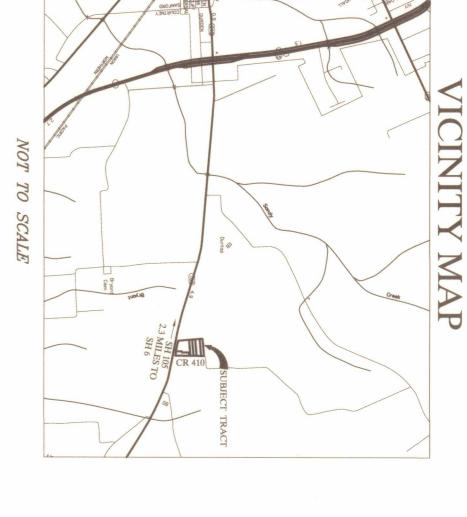
3. THE DEVELOPERS HAVE DEDICATED ADDITIONAL ACREAGE ALONG THE EAST LINE OF THE SUBDIVISION TO ALLOW FOR A 60 FOOT RIGHT OF WAY (30' FROM THE EXISTING CENTERLINE) ALONG COUNTY ROAD NO. 410.

SHARON C. LEE

10 FT. BUILD LINE 17.00 ACRES TOTAL LOT 5
2.00 ACRES
2.00 TOF
SHARON C. LEE
SHAR LOT 4
3.00 ACRES
OUT OF SHARON C. LEE SHARON C. LEE CALLED 15.00 ACRES VOLUME 1963, PAGE 21



S 00°40'43" W 314.96'



1'' = 100'

30' WIDE R.O.W DEDICATION

1. SETBACK LINES WILL COMPLY WITH ALL GRIMES COUNTY SUBDIVISION RULES. GENERAL NOTES:
BEARINGS SHOWN HEREON ARE HONORING THE DEED RECORDED IN VOLUME 1363, PAGE 210 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

A. 10 FT SET BACK / BUILDING LINES ON THE BACK AND SIDES OF ALL TRACTS; B. 25 FT. BUILDING LINES ALONG THE FRONT OF ALL TRACTS;

2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48185C0435 C, EFFECTIVE DATE: APRIL 3, 2012.

3. COORDINATES ANNOTATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE SUBDIVISION ARE NAD 83 TEXAS CENTRAL ZONE 4203

"No road, street or passageway set aside in this Plat shall be maintained by Grimes County, Texas in the absence of an express Order of the Commissioners' Court entered of record in the minutes of the Commissioners' Court of Grimes County, Texas specifically accepting such road, street or passageway for county maintenance."

METES & BOUNDS 17.00 ACRE PARENT TRACT

ACRES OF LAND IN THE JOHN TYLER SURVEY, A-355, GRIMES COUNTY, TEXAS, COMPRISED OF ALL OF A COOK II, RECORDED IN VOLUME 1363, PAGE 223, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, COMPRISED IN A DEED TO SHARON C, LEE, RECORDED IN VOLUME 1363, PAGE 210, OF THE R.P.R.G.C.T.,

NING AT ½ INCH IRON ROD FOUND ON THE NORTHERLY RIGHT OF WAY, (R.O.W.) LINE OF STATE HIGHWAY 105, MARKING THE SOUTHEAST CORNER OF A CALLED 2.27 ACRE OF LAND DESCRIBED IN A DEED TO JASON SUYDAM, RECORDED IN VOLUME 1742, PAGE 229 OF THE R.P.R.G.C.T., AND THE SOUTHWEST CORNER AND POINT OF NING OF THE HEREIN DESCRIBED TRACT;

N 03°21'41" W, FOR A DISTANCE OF 94.86 FEET TO A $\frac{1}{2}$ INCH

NCE: N 05°10'13" W, AT A DISTANCE OF 192:08 FEET PASS A ½ INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID SAM COOK 5.00 ACRE TRACT, AT 709.77 T PASS THE NORTHEAST CORNER OF SAID SUYDAM TRACT, CONTINUING FOR A **TOTAL DISTANCE OF 799.52 FEET** TO A ½ INCH IRON ROD SET MARKING THE NORTHWEST. RNER OF THE HEREIN DESCRIBED TRACT; NCE: N 85°01′18" E, ACROSS AND THROUGH SAID 15.00 ACRE SHARON C. LEE PARENT TRACT FOR A DISTANCE OF 726.51 FEET TO A ½ INCH IRON ROD FOUND ON THE UPIED WEST R.O.W. OF COUNTY ROAD 410, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

ICE: ALONG THE OCCUPIED WEST R.O.W. OF COUNTY ROAD 410, WITH THE EAST LINE OF THE HE

S 00°40'43" W, FOR A DISTANCE OF 314.96 FEET TO A 1/2 INCH IRON ROD:

S 01°15'51" W, FOR A DISTANCE OF 220.66 FEET TO A CONCRETE MON OF THE HEREIN DESCRIBED TRACT;

N 77°46'57" W, FOR A DISTANCE OF 419.35 FEET TO THE POINT OF BEGINARCH OF 2021.

N 81°51'19" W, FOR A DISTANCE OF 213.14 FEET TO A CONCRETE MONUMENT FOUND:

(VARIABLE RIGHT OF WAY WIDTH)

STATE HIGHWAY 105

R.H. BONDS R.P.L.S. 5559 ANDERSON, TEXAS

30 FT.

0.W.

DEDICATION PREPARED BY

BONDS MPANY

138 WEST APALONIA AVENUE

Clerk, County Court,
Grimes County, Texas

Juspaci

R.H. BONDS
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5559

VESS MY HAND AND

THE STATE OF TEXAS

CKNOWLEDGMENT STATEMENT

SIONER PRECINCT 4

COMMISSIONER PRECINCT 3

VANESSA BURZYNSKI

Clerk of the County Court of Grimes County, Texas, do hereby riffy that the within instrument with its certificate of authentication was filed for registration in my office, MARCH 17, 2021, at 12.03 o'clock, P.M., and duly recorded on MARCH 17, 2021, 12.03 o'clock, P.M. in Document No. 314736, of record of REAL PROPERTY

SURVEYORS ACKNOWLEDGEMENT:

il: RHBSURVEYING@GMAIL.com 936-873-2800

P.O. BOX 404 ANDERSON, TEXAS 77830