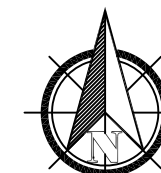


ANDERSON RIDGE

PHASE ONE & TWO

Leonard W. Groce Survey, A-24
Grimes County, Texas



Scale: 1" = 200'
BASIS OF BEARINGS & DISTANCES
Grid North, State Plane Coordinate System
of 1983, Central Zone, Geoid 2012B,
Convergence Angle: 2'15"30"

VICINITY MAP



LINE	BEARING	LENGTH
L-1	N14°08'57"W	19.64

CURVE	RADIUS	ARC	CHORD
C1	330.00	282.06	N49°24'12"W 273.55
C2	300.00	256.41	N49°24'12"W 248.68
C3	270.00	230.77	N49°24'12"W 223.81
C4	270.00	199.75	S46°06'41"E 195.22
C5	300.00	221.94	S46°06'41"E 216.91
C6	330.00	244.14	S46°06'41"E 238.61
C7	370.00	301.07	N89°23'03"E 292.83
C8	400.00	325.48	N89°23'03"E 316.57
C9	430.00	350.00	S74°56'40"E 344.32
C10	430.00	325.22	N81°44'41"E 232.30
C11	60.00	62.83	S36°04'19"W 60.00
C12	60.00	62.83	N83°55'54"W 60.00
C13	60.00	62.84	N23°55'48"W 60.01
C14	60.00	125.66	N66°04'25"E 103.92
C15	330.00	186.83	N22°02'21"W 184.35
C16	270.00	142.25	N20°54'46"W 140.61
C17	270.00	182.27	S25°09'34"E 178.83
C18	330.00	222.78	S25°09'34"E 218.57
C19	330.00	67.16	N38°39'37"W 67.14
C20	270.00	55.03	N38°39'36"W 54.94

LEGEND

- Telephone Box
- Guy Wire

FM HIGHWAY 149
(100' ROW - (112-28))

ELEVATION BENCHMARK
Set 1/2" IR buried 4'41"
Elevation = 413.34'
Northing = 10,176,513.0'
Easting = 3,675,387.9'

Apparent location of
Gulf States Utilities Co. Easement
(185-540)

OWNER ACKNOWLEDGMENT AND DEDICATION

I, JAKT LP, owner of the property subdivided in the above and foregoing map of Anderson Ridge, 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 Anderson Ridge, in the Leonard W. Groce Survey, Abstract No. 24, 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 I, JAKT LP, owner of the property subdivided in the above and foregoing map of Anderson Ridge, 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, I, JAKT LP, 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:

- The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- 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, I 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 _____, Grimes County, Texas, this _____ day of _____, 2019.

By: _____
Owner

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this _____ day of _____, 2019.

Notary Public, State of Texas

By: _____
Printed Name

Notary's Signature: _____

Notary's commission expires: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this _____ day of _____, 2019.

Notary Public, State of Texas

By: _____
Printed Name

Notary's Signature: _____

Notary's commission expires: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this _____ day of _____, 2019.

Notary Public, State of Texas

By: _____
Printed Name

Notary's Signature: _____

Notary's commission expires: _____

LIEN HOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

I, Richard H. Hereford, Trustee for First National Bank of Anderson & owner and holder of a Lien against the property shown on this plat, said lien being evidenced by instrument of record in Volume 1730, Page 787 of the Deed 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: _____

I, Vanessa Burzynski, County Clerk in and for said County hereby certify that the foregoing instrument with its certificate of authentication was filed in my office the _____ day of _____, 2019, A.D., at _____ o'clock _____ m. and duly recorded the _____ day of _____, 2019, A.D., at _____ o'clock _____ m. of record in Volume _____, Page _____ 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: _____
Deputy County Clerk

COMMISSIONERS COURT ACKNOWLEDGEMENT

APPROVED by the Commissioners Court of Grimes County, Texas, this _____ day of _____, 2019.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 3

Commissioner, Precinct 2

Commissioner, Precinct 4

NOTES:

- All deed references are of the Deed Records of Grimes County, Texas.
- The subject tract does not appear to be located within Zone "A" of FEMA's FIRM Map No. 48185C 0275C, dated April 3, 2012.
- All coordinates & distances are grid and can be converted to surface by multiplying by a combined scale factor of 1.00009777.
- The Gulf States Utilities Company Easement (185-540) has an unspecified width and does not appear to be described where the existing aerial electric lines are located.
- According to the plat (Exhibit "A") attached to the Entergy Texas, Inc. Right of Way (1596-481), all existing aerial electric lines shown hereon are located in the Right of Way. The Deed reference of the parent tract in said Right of Way conveyance refers to a called 158.01 acres in (652-761). The instrument (652-761) describes a 5.0 acre tract that is not apart of the subject tract.
- The lots shown hereon are intended for single-family residential use.
- 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).
- Wastewater service will be provided by on-site sewage facilities.
- Individual lots are to have private water well service.
- This tract lies outside the legal limits or E.T.J. of any incorporated City or Town in Grimes County, Texas.
- The area being subdivided totals 93.15 acres into 17 Lots.
- The shown elevations were determined by GPS observations in relation to NGS Benchmark Designated 368 with a PID of 8L1485 and having a published elevation of 368.8 ft.
- All lots have a 30 ft. front building setback along Grimes County Road 222 and FM Highway 149, a 26 ft. front building setback along Anderson Ridge Lane & a 15 ft. side and rear building setback.
- 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.

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF GRIMES

I, Steven Wisnoski, Registered Professional Land Surveyor No. 6006, of the State of Texas, have plotted 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 _____ day of _____, 2019.

By: _____
Steven Wisnoski, RPLS 6006

FINAL PLAT OF ANDERSON RIDGE - PHASE ONE & TWO -

Containing 17 Lots
Gross Acreage = 93.15

Leonard W. Groce Survey, A-24
Grimes County, Texas

Surveyor: Wisnoski Land Surveying LLC
TBPLS Firm #: 10065300
PO Box 1744
Navasota, Texas 77868

Owner: JAKT, LP
11563 SH 90 N
Bedias, Texas 77831

Job #: 2019-09-07-01
Dated: 06-13-2019