

THE STATE OF TEXAS  
COUNTY OF GRIMES

THIS IS TO CERTIFY THAT WE, J. & H. NAVASOTA DEVELOPMENT, LLC, ARE THE LEGAL OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US BY DEED DATED AND RECORDED IN VOLUME 1677 PAGE 31 AND VOLUME 1711 PAGE 676 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND DESIGNATED HEREIN AS PECAN LAKES ESTATES PHASE 3 SECTION 2 IN THE CITY OF NAVASOTA, TEXAS.

FURTHER, WE, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES AND PUBLIC IMPROVEMENT SHOWN ON THIS PLAT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

J. & H. NAVASOTA DEVELOPMENT, LLC

*James C. Hassell*  
JAMES C. HASSELL, MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES C. HASSELL, MEMBER, 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 STATED, AND AS THE ACT AND DEED OF SAID J. & H. NAVASOTA DEVELOPMENT, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF May, 2021.

*Elizabeth Balshine*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Elizabeth Balshine  
MY COMMISSION EXPIRES: 7/2/2024

I, JAMES C. HASSELL, MEMBER OF J. & H. NAVASOTA DEVELOPMENT, LLC BEING THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY DESIGNATE MY BEHALF IN ALL MATTERS PERTAINING TO THE PLATTING OF THIS PROPERTY.

*James C. Hassell*  
JAMES C. HASSELL, MEMBER

IN ACCORDANCE WITH THE SUBDIVISION DEVELOPMENT ORDINANCE OF THE CITY OF NAVASOTA, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF PECAN LAKES ESTATES PHASE 3 SECTION 2, SUBDIVISION, J. & H. NAVASOTA DEVELOPMENT, LLC, DOES HEREBY WAIVE, RELEASE, AND INDEMNIFY THE CITY OF NAVASOTA FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

J. & H. NAVASOTA DEVELOPMENT, LLC

*James C. Hassell*  
JAMES C. HASSELL, MEMBER

RESTRICTION, CONDITION, AND COVENANT RUNNING WITH THE LAND

THIS PLAT HAS BEEN APPROVED BY THE CITY OF NAVASOTA PURSUANT TO THE CITY'S SUBDIVISION, PLATTING AND DEVELOPMENT REGULATORY AUTHORITY APPLICABLE IN THE CORPORATE LIMITS OF THE CITY AND THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) IN EFFECT ON THE APPROVAL DATE WITH THE FOLLOWING RESTRICTION, CONDITION AND COVENANT WHICH IS HEREBY AGREED TO BY THE DEVELOPER OF THIS SUBDIVISION AS WELL AS ANY OTHER PRESENT PROPERTY OWNER IN SAID SUBDIVISION. IN THE EVENT THE UNDERSIGNED DEVELOPER OR ANY PERSON, FIRM OR CORPORATION WHO SHALL ACQUIRE PROPERTY IN THIS SUBDIVISION SUBSEQUENT TO THIS DATE, SHALL REQUEST ADDITIONAL IMPROVEMENTS TO BRING SUCH SUBDIVISION OR ANY PART THEREOF UP TO SUBDIVISION STANDARDS REQUIRED WITHIN THE CORPORATE LIMITS OF THE CITY OR UP TO GREATER STANDARDS THAN ARE REQUIRED FOR A SUBDIVISION IN THE ETJ OF THE CITY, THEN ONE HUNDRED PERCENT (100%) OF THE COST OF SUCH IMPROVEMENTS SHALL BE BORNE BY THE THEN PROPERTY OWNERS OF SAID SUBDIVISION AND THIS OBLIGATION REGARDING THE COST OF THE ADDITIONAL IMPROVEMENTS TO SAID PROPERTY OF THIS SUBDIVISION SHALL BE CONSIDERED A RESTRICTION, CONDITION, AND COVENANT RUNNING WITH THE LAND OF ALL PROPERTY OR PROPERTIES IN SAID SUBDIVISION TO BIND THE THEN OWNERS OF THE PROPERTY IN SAID SUBDIVISION. ANY FUTURE CONVEYANCE OF PROPERTY IN THIS SUBDIVISION SHALL REFERENCE A STATEMENT IN SAID CONVEYANCE SETTING OUT THE AFORESAID RESTRICTION, CONDITION, AND COVENANT RUNNING WITH THE LAND.

ENGINEER'S STATEMENT OF ACCURACY AND COMPLIANCE

I, CHARLES ANTHONY CHARLES ANTHONY DESIGN SERVICES, LLC, AN INDIVIDUAL OR FIRM OFFERING ENGINEERING SERVICES TO THE PUBLIC, HAVE BEEN DESIGNATED BY THE OWNERS TO DESIGN AND PREPARE PLANS AND SPECIFICATIONS FOR THE PHYSICAL IMPROVEMENTS TO THE SUBDIVISION KNOWN AS PECAN LAKES ESTATES PHASE 3 SECTION 2, LOCATED IN THE CITY OF NAVASOTA, TEXAS, OR WITHIN ITS EXTRATERRITORIAL JURISDICTION.

THE UNDERSIGNED CERTIFIES THAT SUCH PERSON HAS REVIEWED THE AS-BUILT DRAWINGS, REPORTS OF TEST RESULTS AND INSPECTIONS, AND THE ACCOMPANYING ENGINEERING DOCUMENTS AND CERTIFICATIONS. ENGINEERING COMPUTATIONS HAVE BEEN MADE TO ADJUST AND/OR CONFIRM THE CAPACITIES OF THE AS-BUILT DRAINAGE SYSTEM AND THE ADEQUACY OF THE PHYSICAL IMPROVEMENTS (AND ARE AVAILABLE FOR PHYSICAL EXAMINATION IN THE OFFICE OF THE DEVELOPER) TO ASSURE THAT THE MINIMUM REQUIREMENTS OF THE APPLICABLE PROVISIONS OF THE CITY OF NAVASOTA'S CODES, ORDINANCES AND REGULATIONS HAVE BEEN ACHIEVED.

THE UNDERSIGNED FURTHER RECOMMENDS THAT THIS SUBDIVISION KNOWN AS PECAN LAKES ESTATES PHASE 3 SECTION 2, BE APPROVED AND ACCEPTED BY THE CITY OF NAVASOTA, TEXAS.

*Charles T. Anthony*  
CHARLES ANTHONY, P.E.

DATE: 5-28-21  
9/16/26

TEXAS REGISTRATION  
FIRM NAME: CHARLES ANTHONY DESIGN SERVICES, LLC F-11940  
BUSINESS ADDRESS: 402 ACORN LANE, PORTER, TEXAS 77365

KNOW ALL MEN BY THESE PRESENTS

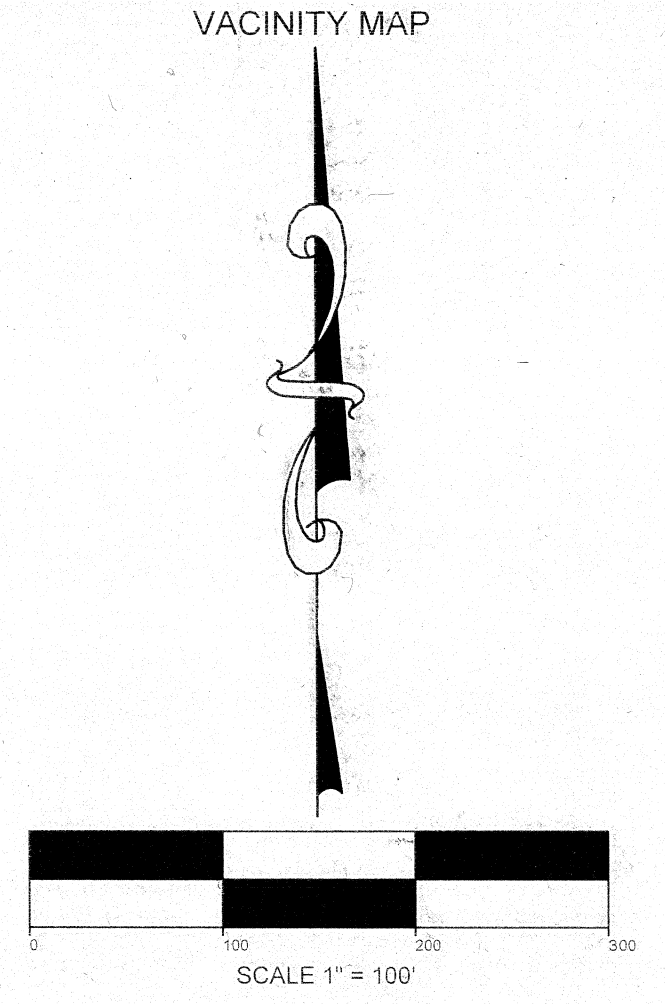
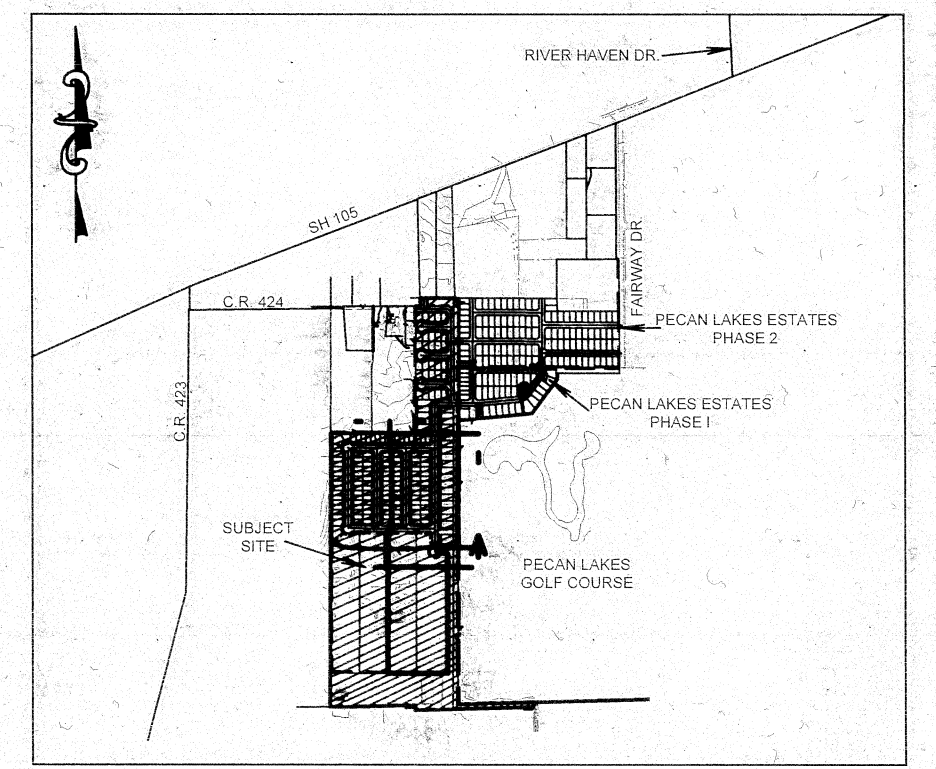
THAT I, ALBERT E. HALL, R.P.L.S., DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING INSTRUMENT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION DEVELOPMENT ORDINANCE OF THE CITY OF NAVASOTA, TEXAS.

*Albert E. Hall*  
ALBERT E. HALL, R.P.L.S.  
TEXAS REGISTRATION NO. 377

THE STATE OF TEXAS  
COUNTY OF GRIMES

I, VANESSA BURZYNSKI, CLERK OF THE COUNTY OF GRIMES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE 17th DAY OF JUNE, 2021, AT 4:22 O'CLOCK, P. M., AND DULY RECORDED IN DOC# 317203 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

*Vanessa Burzynski*  
VANESSA BURZYNSKI, COUNTY CLERK  
GRIMES COUNTY, TEXAS



GENERAL NOTES:

1. PLATTED AREA IS WITHIN THE CITY LIMITS OF THE CITY OF NAVASOTA, TEXAS AND IS ZONED AS P.U.D.
2. ALL STREETS WITHIN THIS PLAT ARE RESIDENTIAL COLLECTOR STREETS AND WILL BE 28' WIDE CONCRETE PAVING.
3. PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY OF INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OF OR PRECLUDE THE PLANTING OF STREET TREES.
4. \* FENCING F, STRICTIONS M\* APPLY TO THIS LOT.
5. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SINGLE FAMILY RESIDENTIAL LOTS UNLESS OTHERWISE NOTED.
6. IT HAS BEEN DETERMINED, BY GRAPHIC SCALING ONLY, THAT THE SUBJECT PROPERTY DOES LIE IN ZONE "X" WITHIN THE 100 YEAR FLOOD PLAIN, AND IN ZONE "X" OUTSIDE THE 100 YEAR FLOOD PLAIN AS INDICATED BY FLOOD BOUNDARY AND FLOODWAY MAPS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBERS ARE: 480303 & 480304, AND HUNTER COUNTY PANEL NO. 48117 (GRIMES COUNTY). BOTH MAPS DATED APRIL 3, 2012.
7. THE MONUMENT BENCH MARK HAVING AN ELEVATION OF 224.42, AND 85 NAVD 86 WAS USED FOR ALL ELEVATIONS AND CONTOURING. THIS MONUMENT WILL BE REFERRED FOR ALL CONSTRUCTION PURPOSES. SAID MONUMENT IS A STAINLESS STEEL ROD IN SLEEVE APPROXIMATELY 12" IN DEPTH, BEING LOCATED WITHIN THE NAVASOTA MUNICIPAL IMPROVEMENT DISTRICT WEST OF THE CENTERLINE OF THE RUNWAY, 11.5' SOUTH OF THE CENTERLINE OF THE TAXWAY, AND 99.7' WEST-NORTHWEST OF A TAXWAY INDICATOR BENCH.

LEGEND

1. A.	"ABSTRACT"
2. AC.	"ACRES"
3. B.L.	"BUILDING LINE"
4. C.F.	"CURVE TABLE NUMBER REFERENCE"
5. D.E.	"DRAINAGE EASEMENT"
6. E.M.S.T.	"EASEMENT"
7. F.I.D.	"FENCED IN"
8. I.R.	"IRON ROD"
9. I.R.C.	"IRON ROD WITH CAP"
10. L.	"LENGTH OF CURVE"
11. L.F.	"LINE TABLE NUMBER REFERENCE"
12. P.	"PAGE"
13. P.D.	"POINT OF BEGINNING"
14. P.U.E.	"PUBLIC UTILITY EASEMENT"
15. R.A.	"RADIUS OF CURVE"
16. R.O.W.	"RIGHT-OF-WAY"
17. S.F.P.R.C.	"SANITARY SEWER RECORDS GRIMES COUNTY"
18. SAN. SEW.	"SANITARY SEWER"
19. S.F.	"SQUARE FEET"
20. STA.	"STATION"
21. U.E.	"UTILITY EASEMENT"
22. VOL.	"VOLUME"

LINE TABLE

Id	Bearing	Distance
L1	S 45°06'49" W	21.21
L2	S 89°48'53" E	20.00
L3	N 89°53'11" W	20.00
L4	N 89°53'11" W	18.67
L5	N 44°53'11" W	21.21
L6	N 45°06'49" E	21.21
L7	S 44°53'11" E	21.21
L8	N 45°06'49" E	21.21
L9	N 44°53'11" W	21.21
L10	N 45°06'49" E	21.21
L11	S 89°53'11" E	38.33
L12	S 44°53'11" E	21.21
L13	S 00°06'49" W	20.00

CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	46°11'13"	15.00	12.09	11.77	N 23°12'25" E
C2	46°11'13"	15.00	12.09	11.77	S 22°58'48" E
C3	90°00'00"	20.00	31.42	28.28	N 44°53'11" W

TOTAL AREA = 37.5299 AC. OR 1,634,800.84 SF  
ROAD R.O.W. AREA = 4.9909 AC. OR 178,198.81 SF  
RESERVE AREA = 1.0754 AC. OR 72,879.05 SF  
TOTAL LOT AREA = 31.7836 AC. OR 1,383,823.18 SF  
TOTAL NUMBER OF DWELLING UNITS = 70  
GROSS RESIDENTIAL DENSITY BY HOUSING TYPE = 4.44 DWHA

RESERVE TABLE

RESERVE	SQUARE FEET	USE
RESTRICTED RESERVE "H"	2,426.80	RESTRICTED TO DRAINAGE AND UTILITIES
RESTRICTED RESERVE "U"	2,400.25	RESTRICTED TO EMERGENCY INGRESS AND EGRESS.
RESTRICTED RESERVE "L"	8,092.00	RESTRICTED TO SANITARY SEWER LIFT STATION AND ACCESS

FINAL PLAT  
PECAN LAKES ESTATES PHASE 3 SECTION 2

A SUBDIVISION OF A 37.5299 ACRE TRACT,  
1,634,800.84 SQUARE FEET  
IN THE JAMES WHITESIDE SURVEY, A-62  
CITY OF NAVASOTA  
GRIMES COUNTY, TEXAS

CONTAINING  
70 - LOTS    3 - RESERVES    4 - BLOCKS

MAY 2021

OWNER  
J & H DEVELOPMENT, LLC.    2025 EAGLEVIEW DRIVE  
NAVASOTA, TEXAS 77868  
(713)-254-2571

SURVEYOR  
ALBERT E. HALL, P.E., RPLS    P.O. BOX 66  
WORTHAM, TEXAS 76693  
(817)-229-5366

APPLICANT  
JAMES C. HASSELL    2025 EAGLEVIEW DRIVE  
NAVASOTA, TEXAS 77868  
(713)-254-2571