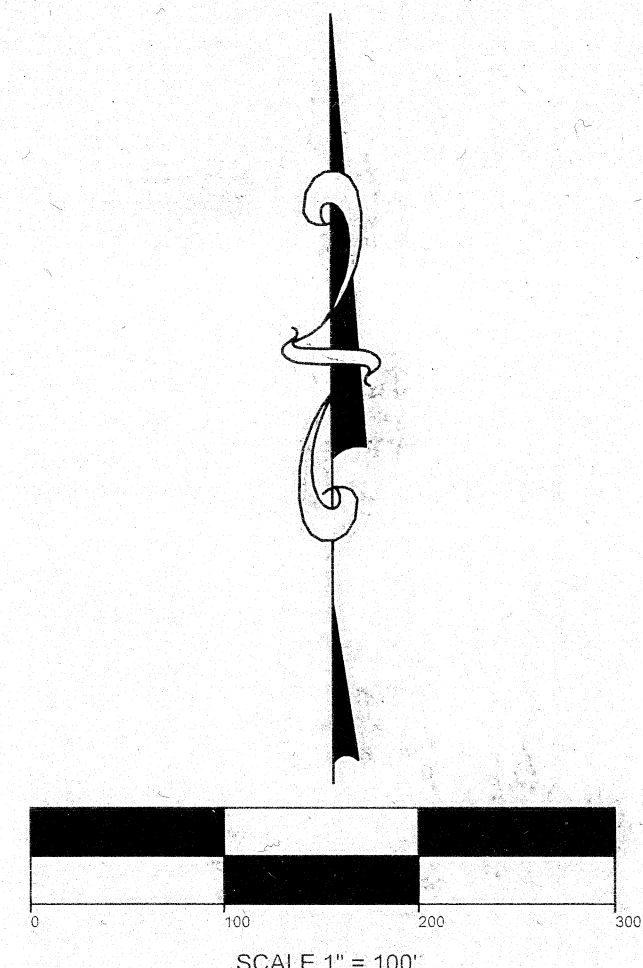


VACINITY MAP



- GENERAL NOTES:
1. PLATTED AREA IS WITHIN THE CITY LIMITS OF THE CITY OF NAVASOTA, TEXAS AND IS ZONED AS F.U.D.
 2. ALL STREETS WITHIN THIS PLAT ARE RESIDENTIAL COLLECTOR STREETS AND WILL BE 20' 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 RESTRICTIONS MAY 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 NOT LIE IN ZONE "A" 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 (FEMA) MAP NUMBERS 481850420C & 481850430C, AND IS UNDER COMMUNITY PANEL NO. 48173 (GRIMES COUNTY), BOTH MAPS DATED APRIL 3, 2012.
 7. THE NGS MONUMENT FROM 1108 HAVING AN ELEVATION OF 224.45' AND EL NAVD 88 WAS USED FOR ALL ELEVATIONS AND CONTOURING. THIS MONUMENT WILL BE REFERENCED FOR ALL CONSTRUCTION PURPOSES. SAID MONUMENT IS A STAINLESS STEEL ROD IN ELEVATION APPROXIMATELY 10' IN DEPTH, BEING LOCATED WITHIN THE NAVASOTA MUNICIPAL AIRPORT, 100.7' WEST OF THE CENTERLINE OF THE RUNWAY, 11.8' SOUTH OF THE CENTERLINE OF THE TAXWAY, AND 59.7' WEST-NORTHWEST OF A TAXWAY INDICATOR SIGN.

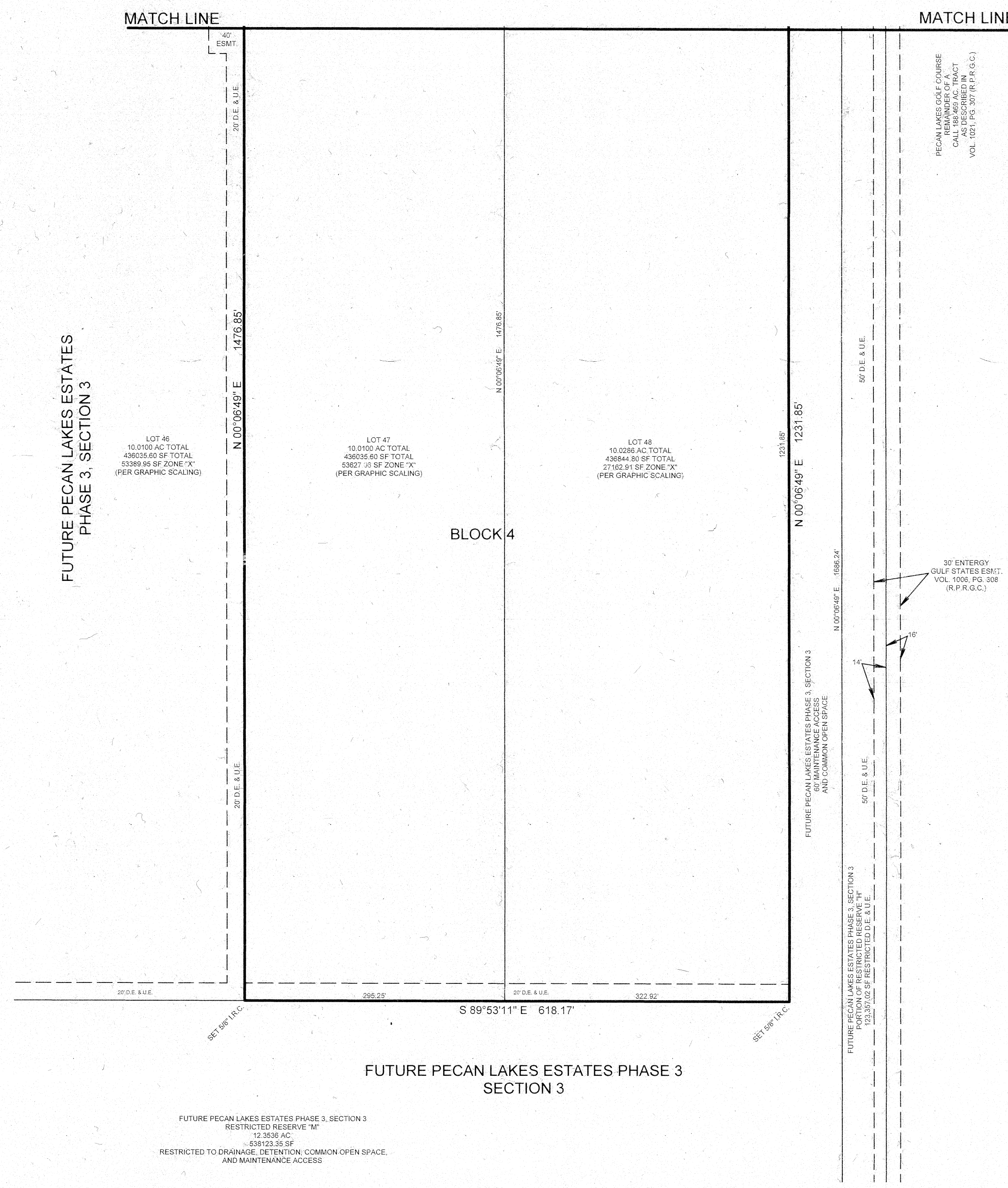
- LEGEND
- 1. A "ABSTRACT"
 - 2. AC "ACRES"
 - 3. BL "BUILDING LINE"
 - 4. C# "CURVE TABLE NUMBER REFERENCE"
 - 5. D.E "DRAINAGE EASEMENT"
 - 6. EASEMENT "EASEMENT"
 - 7. FND "FOUND"
 - 8. IR "IRON ROD"
 - 9. I.R.C "IRON ROD WITH CAP"
 - 10. L# "LENGTH OF CURVE"
 - 11. L# "LINE TABLE NUMBER REFERENCE"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

TOTAL AREA = 37,5299 AC, OR 1,634,800.84 SF
 ROAD R.O.W. AREA = 4,0909 AC, OR 178,198.61 SF
 RESERVE AREA = 1,6754 AC, OR 72,979.05 SF
 TOTAL LOT AREA = 21,7636 AC, OR 1,383,623.19 SF
 TOTAL NUMBER OF DWELLING UNITS = 70
 GROSS RESIDENTIAL DENSITY BY HOUSING TYPE = 4.44 DW/HA

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	36.33'
L12	S 44° 53' 11" E	21.21'
L13	S 00° 06' 49" W	20.00'

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

RESERVE	SQUARE FEET	USE
RESTRICTED RESERVE "H"	62,496.80	RESTRICTED TO DRAINAGE AND UTILITIES
RESTRICTED RESERVE "J"	2,400.25	RESTRICTED TO EMERGENCY INGRESS AND EGRESS
RESTRICTED RESERVE "L"	8,092.00	RESTRICTED TO SANITARY SEWER LIFT STATION AND ACCESS



FUTURE PECAN LAKES ESTATES PHASE 3 SECTION 3

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 DEVELOPMENT OFFICER OF THE CITY OF NAVASOTA UPON REQUEST) 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 THE 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
 TEXAS REGISTRATION NO. 91676
 FIRM NAME: CHARLES ANTHONY DESIGN SERVICES, LLC, F-11940
 BUSINESS ADDRESS: 402 ACORN LANE, PORTER, TEXAS 77365

APPROVED THIS 27th DAY OF 2021, BY THE PLANNING COMMISSION OF THE CITY OF NAVASOTA, TEXAS.

[Signature]
 CHAIRPERSON

[Signature]
 SECRETARY

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

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 PLAT 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

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