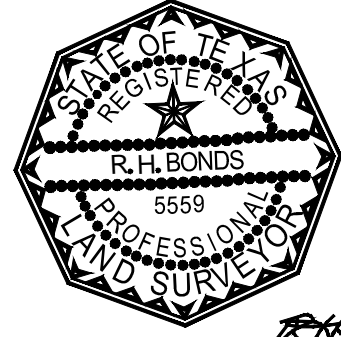


**SURVEYORS ACKNOWLEDGEMENT:**

THIS IS TO CERTIFY THAT I, R.H. BONDS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5559, HAVE PLATTED THE ABOVE PROPERTY FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE MARKED WITH IRON RODS 5/8 INCH IN DIAMETER, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

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



**OWNERS STATEMENT**

THE STATE OF TEXAS  
COUNTY OF GRIMES

*R.H. Bonds*

I, TOM SLOAN & PEGGY SLOAN, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP DESIGNATED AS LOT 34 & 35, BLOCK 34, OF WHISPERING PINES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 378, PAGE 403 OF THE R.P.R.G.C.T., GRIMES COUNTY, TEXAS, DO HEREBY RE-PLAT SAID LOT 34 - 4.71 ACRES INTO LOT 34-R 5.53 ACRES AND LOT 35 5.71 ACRES INTO 34-R 4.89 ACRES, IN THE DUDLEY J. WHITE SURVEY, A-60, GRIMES COUNTY, TEXAS AND DEDICATE TO PUBLIC USE, 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.

THIS IS TO CERTIFY THAT I, TOM SLOAN & PEGGY SLOAN HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF GRIMES COUNTY, TEXAS.

THERE IS ALSO DEDICATED 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 AS SHOWN ON THIS PLAT.

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

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 (1 1/2 INCH DIAMETER PIPE CULVERT);

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THE PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS OUR HANDS WITH \_\_\_\_\_, GRIMES COUNTY, TEXAS, THIS \_\_\_\_\_ DAY, OF \_\_\_\_\_ 2022.

TOM SLOAN - OWNER

PEGGY SLOAN - OWNER

**NOTARY PUBLIC ACKNOWLEDGEMENT:**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
SIGNATURE

NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S NAME: \_\_\_\_\_

NOTARY'S COMMISSION EXPIRES: \_\_\_\_\_

**COMMISSIONERS COURT ACKNOWLEDGEMENT:**

THIS INSTRUMENT WAS ACKNOWLEDGED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_ COUNTY JUDGE  
BY: \_\_\_\_\_ COMMISSIONER PRECINCT 1

BY: \_\_\_\_\_ COMMISSIONER PRECINCT 2  
BY: \_\_\_\_\_ COMMISSIONER PRECINCT 3

BY: \_\_\_\_\_ COMMISSIONER PRECINCT 4

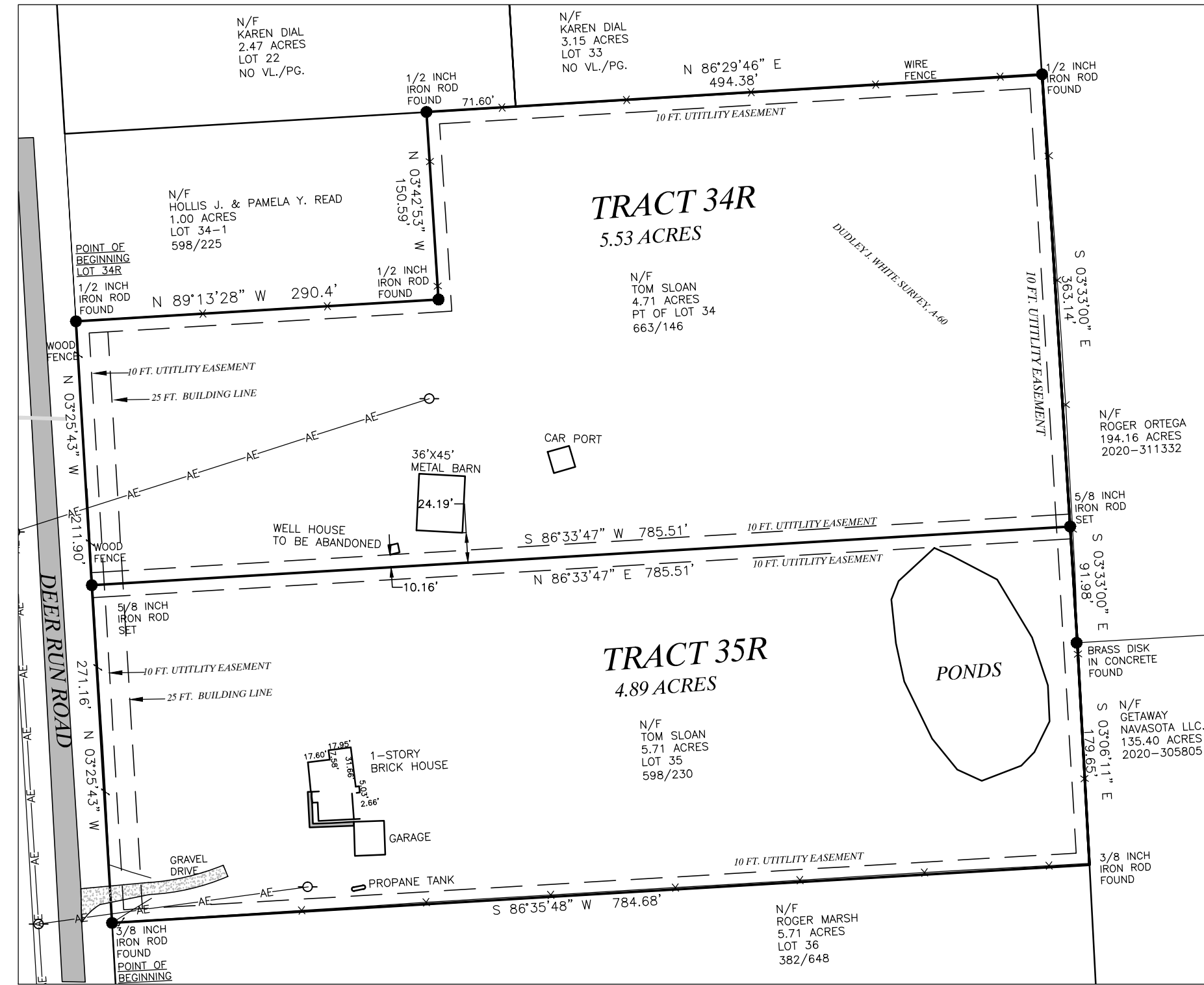
**COUNTY CLERK ACKNOWLEDGEMENT STATEMENT:**

THE STATE OF TEXAS  
COUNTY OF GRIMES

I, VANESSA BURZYNSKI, CLERK OF THE COUNTY OF GRIMES, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED IN DOCUMENT # \_\_\_\_\_ OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK  
GRIMES COUNTY, TEXAS

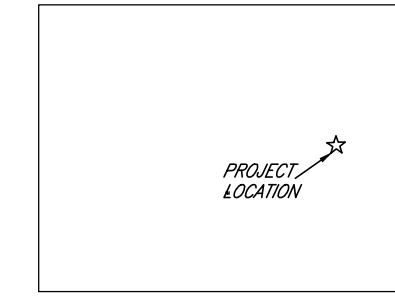
# RE-PLAT - 34R-5.53 AC. & 35R-4.89



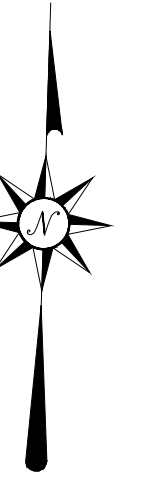
METES & BOUNDS  
LOT 34-R - 5.53 ACRES



**VICINITY MAP**



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Missing or invalid reference



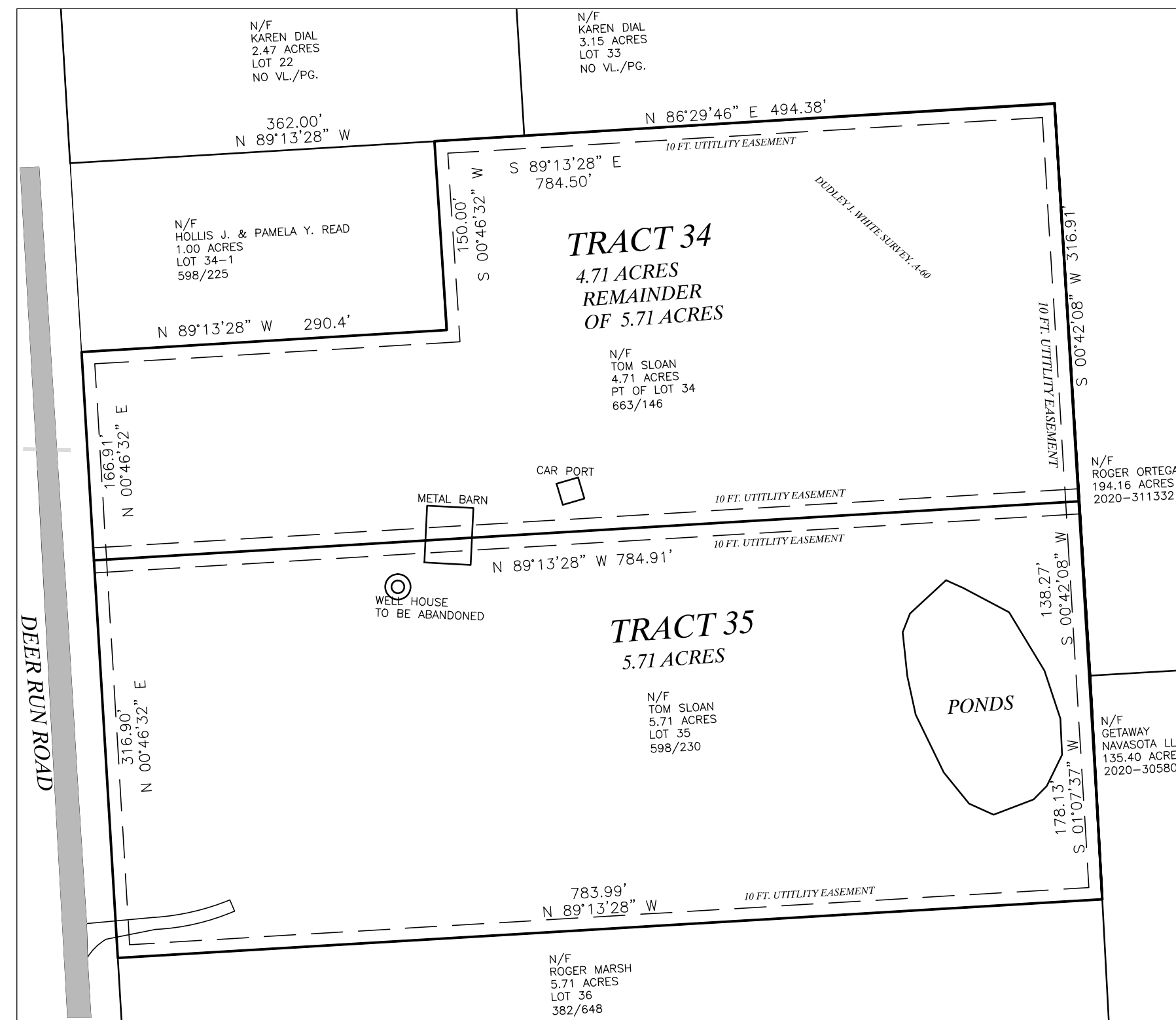
1" = 100'

MAY 2022

## RE-PLAT OF LOT 34-R & 35-R

WHISPERING PINES SUBDIVISION  
BLOCK 4 (PLAT- VOL.378, PAGE 403)  
LOTS 34-R, 5.53 ACRES AND  
35-R, 4.89 ACRES  
DUDLEY J. WHITE SURVEY A-60  
GRIMES COUNTY, TEXAS

# ORIGINAL LOT 34 & 35



METES & BOUNDS  
LOT 35-R - 4.89 ACRES



FORMERLY  
WHISPERING PINES SUBDIVISION  
BLOCK 4 (PLAT- VOL.378, PAGE 403)  
LOT 35, 5.709 ACRES AND  
34, 5.709 ACRES  
DUDLEY J. WHITE SURVEY A-60  
GRIMES COUNTY, TEXAS

OWNERS  
TOM SLOAN & PEGGY SLOAN  
5.709 ACRES - LOT 34  
RECORDED IN VOLUME 663, PAGE 146  
REAL PROPERTY RECORDS OF  
GRIMES COUNTY, TEXAS  
AND  
TOM SLOAN & PEGGY SLOAN  
5.709 ACRES - LOT 35  
RECORDED IN VOLUME 598, PAGE 230  
REAL PROPERTY RECORDS OF  
GRIMES COUNTY, TEXAS

**NOTES**

BEARINGS DEPICTED HEREON ARE HONORING PLAT CALLED BEARINGS ACCORDING TO THE PLAT RECORDED IN VOLUME 378, PAGE 403 THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. RE-PLAT BEARINGS ARE GRID NORTH NAD83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

- 1. A 25 FT BUILDING LINE, 10 FT. UTILITY EASEMENT, ALONG THE FRONT OF ALL TRACTS AND A 10 FT. UTILITY EASEMENT ALONG THE BACKS AND SIDES OF ALL LOT ACCORDING TO SAID PLAT;
- 2. THESE TRACTS DO NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4818SC0345 C, EFFECTIVE DATE: APRIL 3, 2012.

PREPARED BY  
**R.H. BONDS**

**SURVEYING COMPANY, PLLC**

Email: RHBSURVEYING@GMAIL.com

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