

MORRIS MEADOWS

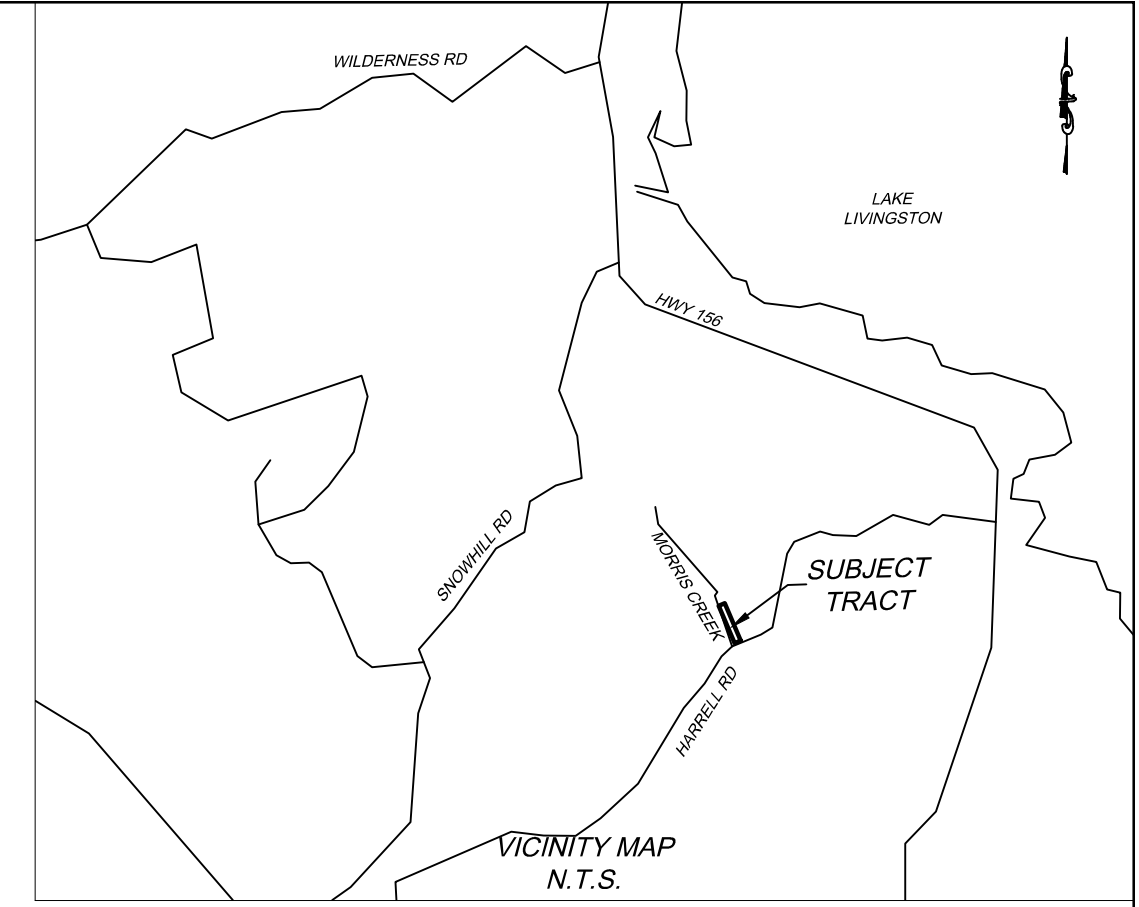
A SUBDIVISION OF 7.54 ACRES OF LAND
IN THE JOHN R. JOHNSON SURVEY
A-179, SAN JACINTO COUNTY, TEXAS

OWNERS:

Valencia 2020 Investment, LLC Series 2
1885 El Paseo Street, Suite 33102
Houston, Texas 77054

UTILITY PROVIDERS:

Electric - Sam Houston Electric Cooperative, Inc.
1157 E. Church Street
P.O. Box 1121
Livingston, Texas 77351
Water - Lake Livingston Water Supply and Sewer
Service Corporation
P.O. Box 1149
Livingston, Texas 77351
Communications - Eastex Telephone
P.O. Box 1510
Livingston, Texas 77351



THE STATE OF TEXAS §
COUNTY OF SAN JACINTO §

KNOW ALL MEN BY THESE PRESENTS, that Valencia 2020 Investment, LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 1885 El Paseo Street, Ste. 33102, Houston, Texas 77054, and owner of 7.54 acres of land out of the John R. Johnson Survey, in San Jacinto County, Texas, as conveyed to it by deed dated September 08, 2020, and recorded in Volume 20205480, Page 28043-28045, Real Property Records of San Jacinto County, DOES HEREBY SUBDIVIDE 7.54 acres of land out of said Survey, to be known as the Morris Meadows Subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon, 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 ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that Alexandra Valencia, manager of Valencia 2020 Investment, LLC and manager of the property subdivided in the above and foregoing map of Morris Meadows and have completed or will comply with the regulations heretofore on file with San Jacinto County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, Valencia 2020 Investment, LLC, does hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easement for drainage purposes, giving San Jacinto County, and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

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 to the property, and shall be enforceable, at the option of San Jacinto County, Texas, by San Jacinto County or any citizen thereof, by injunction, as follows:

FURTHER, we do hereby dedicate to the public twenty (20) foot Right-of-Way easement, off of the front line along Morris Creek Road.

FURTHER, we do hereby dedicate a fifteen (15) foot utility easement adjacent to the proposed Right-of-Way. FURTHER, we do hereby reserve a five (5) foot building setback and drainage easement along the sides and back of each lot.

FURTHER, for TEN DOLLARS and other good and valuable consideration, and subject to any taxes, assessments, any and all valid covenants, conditions, restrictions, easements, and outstanding mineral and/or royalty interests, Valencia 2020 Investment, LLC does hereby GRANT, SELL, and CONVEY the Reserve A to San Jacinto County, to have and to hold, without express or implied warranty of title, of suitability, fitness, or merchantability for any purpose.

(1) The drainage of septic tanks into the 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 (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

This property is not located within the municipal limits or ETJ boundaries of any community.

San Jacinto County shall not repair, maintain, install, or provide any streets or roads in any subdivision for which a plat has not been approved and filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full, nor shall San Jacinto County, repair, maintain, or install any streets or roads until such time as the roads or streets have been formally accepted for inclusion into the County maintenance inventory by an order separate and apart from approval of any plat for filing purposes only by the Commissioners Court. Approval of the subdivision plat for filing does not indicate any agreement or understand that San Jacinto County will assume responsibility for maintenance of roads, streets, alleys, or other areas or other areas dedicated to public use on the plat.

Valencia 2020 Investment, LLC, hereby covenants and agrees that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

WITNESS MY HAND, this the ___ day of _____, A.D. 20__.

Alexandra Valencia, Manager
Valencia 2020 Investment, LLC Series 2

IN WITNESS WHEREOF the said _____ has caused these presents to be executed by its _____, herunto duly authorized, this the ___ day of _____, A.D. 20__.

ATTEST:
(Name, Title) (Name, Title)

THE STATE OF TEXAS §
COUNTY OF SAN JACINTO §

BEFORE ME, the undersigned authority, on this day personally appeared, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration of therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, A.D. 20__.

THE STATE OF TEXAS §
Notary Public in and for
COUNTY OF SAN JACINTO § KNOW ALL MEN BY THESE PRESENTS:

I, Fritz Faulkner, County Judge of San Jacinto County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of San Jacinto County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of San Jacinto County, Texas.

FRITZ FAULKNER DATE
SAN JACINTO COUNTY JUDGE

PASSED AND APPROVED THIS ___ DAY OF _____, 20__.

COMMISSIONER, PRECINCT #1
LADDIE MCANALLY

COMMISSIONER, PRECINCT #2
DONNY MARRS

COUNTY JUDGE
FRITZ FAULKNER

COMMISSIONER, PRECINCT #3
DAVID BRANDON

COMMISSIONER, PRECINCT #4
MARK NETTUNO

THE STATE OF TEXAS §
COUNTY OF SAN JACINTO § KNOW ALL MEN BY THESE PRESENTS:

I, Dawn Wright, County Clerk of San Jacinto County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the ___ day of _____, 20__ at ___ o'clock ___ m., and duly recorded on the ___ day of _____, A.D. 20__ at ___ o'clock ___ m., in the Real Property Records of San Jacinto County, Texas in Volume ___ Page ___.

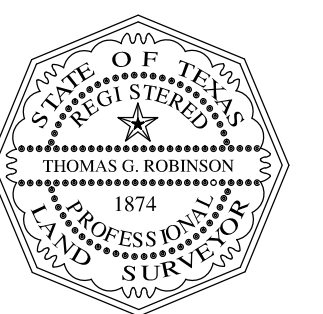
WITNESS MY HAND AND SEAL OF OFFICE the date last shown above written.

DAWN WRIGHT, SAN JACINTO COUNTY CLERK

THE STATE OF TEXAS §
COUNTY OF POLK § KNOW ALL MEN BY THESE PRESENTS:

I, Thomas G. Robinson a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the San Jacinto County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Thomas G. Robinson
Registered Professional Land Surveyor No. 1874
Robinson Surveying, Inc.
16130 F.M. 943
Livingston, TX 77351



Scale : 1" = 50'

PRELIMINARY
SUBDIVISION PLAT

MORRIS MEADOWS

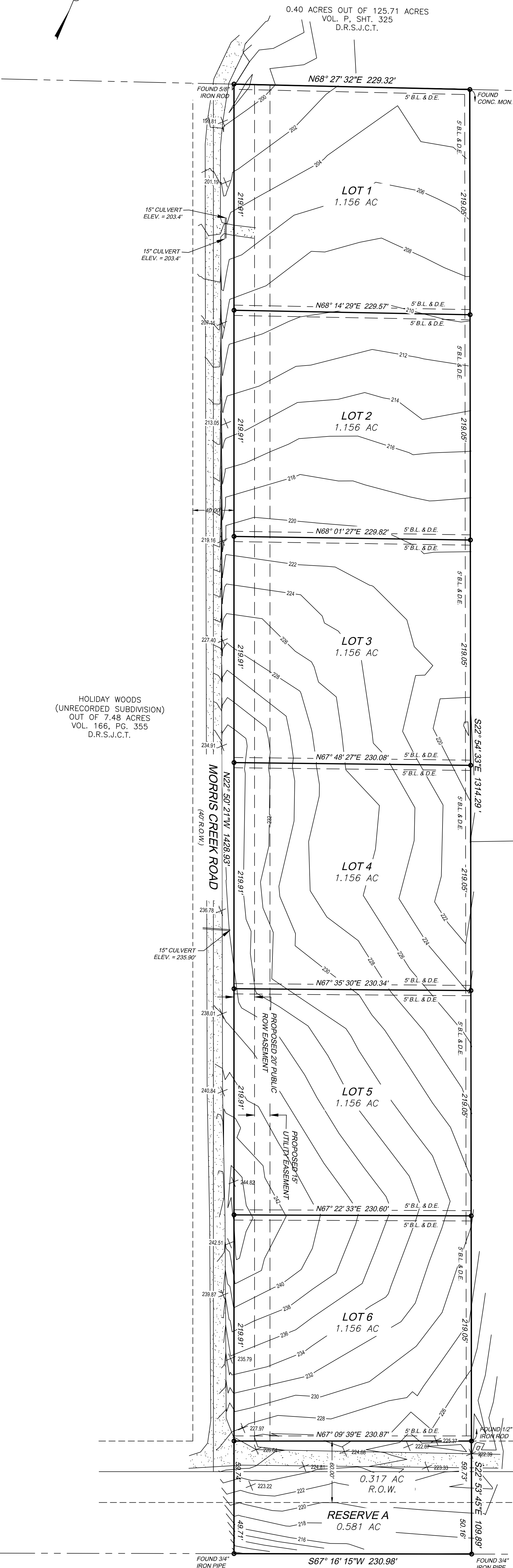
A SUBDIVISION OF 7.54 ACRES OF LAND
IN THE JOHN R. JOHNSON SURVEY
A-179, SAN JACINTO COUNTY, TEXAS

ROBINSON SURVEYING, INC.

16130 F.M. 943
LIVINGSTON, TEXAS 77351
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com

LEGEND:

- = SET 5/8" IRON ROD, UNLESS OTHERWISE NOTED
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT



3.734 ACRES
S.J.C.C.F. NO. 04-3418

TRACT 1
3.679 ACRES
VOL. 237, PG. 123
O.P.R.S.J.C.T.

TRACT 2
14.9 ACRES
S.J.C.C.F. NO. 01-1525

HOLIDAY WOODS
(UNRECORDED SUBDIVISION)
OUT OF 7.48 ACRES
VOL. 166, PG. 355
D.R.S.J.C.T.

FOUND 3/4" IRON PIPE S67° 16' 15"W 230.98' FOUND 3/4" IRON PIPE

HARRELL ROAD
(80' R.O.W.)

RESERVE A
0.581 AC

0.317 AC
R.O.W.

N67° 09' 39"E 230.87'

LOT 6
1.156 AC

LOT 5
1.156 AC

LOT 4
1.156 AC

LOT 3
1.156 AC

LOT 2
1.156 AC

LOT 1
1.156 AC

0.40 ACRES OUT OF 125.71 ACRES
VOL. P, SHT. 325
D.R.S.J.C.T.

N68° 27' 32"E 229.32'

N68° 14' 29"E 229.57'

N68° 01' 27"E 229.82'

N67° 48' 27"E 230.08'

N67° 35' 30"E 230.34'

N67° 22' 33"E 230.60'

N67° 09' 39"E 230.87'

S67° 16' 15"W 230.98'

FOUND CONC. MON.

S22° 54' 33"E 1314.29'

FOUND 1/2" IRON ROD

FOUND 3/4" IRON PIPE

15" CULVERT
ELEV. = 203.4'

15" CULVERT
ELEV. = 203.4'

15" CULVERT
ELEV. = 235.90'

MORRIS CREEK ROAD
(40' R.O.W.)

PROPOSED 20' PUBLIC
ROW EASEMENT

PROPOSED 15'
UTILITY EASEMENT

FOUND 3/4" IRON PIPE

FOUND 3/4" IRON PIPE