

FINAL PLAT HORSESHOE ACRES



TRACT	ACRES	LEGAL DESCRIPTION	OWNER
1-1	2.000	Lot 1, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-2	2.000	Lot 2, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-3	2.000	Lot 3, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-4	2.000	Lot 4, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-5	2.000	Lot 5, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-6	2.000	Lot 6, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-7	2.000	Lot 7, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-8	2.000	Lot 8, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-9	2.000	Lot 9, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-10	2.000	Lot 10, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-11	2.000	Lot 11, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-12	2.000	Lot 12, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-13	2.000	Lot 13, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-14	2.000	Lot 14, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-15	2.000	Lot 15, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-16	2.000	Lot 16, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-17	2.000	Lot 17, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-18	2.000	Lot 18, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-19	2.000	Lot 19, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-20	2.000	Lot 20, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-21	2.000	Lot 21, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-22	2.000	Lot 22, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-23	2.000	Lot 23, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-24	2.000	Lot 24, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-25	2.000	Lot 25, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-26	2.000	Lot 26, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-27	2.000	Lot 27, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-28	2.000	Lot 28, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-29	2.000	Lot 29, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-30	2.000	Lot 30, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-31	2.000	Lot 31, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-32	2.000	Lot 32, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-33	2.000	Lot 33, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-34	2.000	Lot 34, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-35	2.000	Lot 35, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-36	2.000	Lot 36, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-37	2.000	Lot 37, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-38	2.000	Lot 38, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-39	2.000	Lot 39, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-40	2.000	Lot 40, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-41	2.000	Lot 41, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-42	2.000	Lot 42, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-43	2.000	Lot 43, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-44	2.000	Lot 44, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-45	2.000	Lot 45, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-46	2.000	Lot 46, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-47	2.000	Lot 47, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-48	2.000	Lot 48, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-49	2.000	Lot 49, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang
1-50	2.000	Lot 50, 1/4 Sec. 33, T21N, R11E, E1/4, 2018	Robert Lang

LEGEND
Dashed line: Easement

COMMISSIONERS COURT ACKNOWLEDGEMENT
APPROVED by the Commission Court of Grimes County, Texas, this _____ day of _____ 2018.

County Judge _____
Commissioner, Precinct 1 _____
Commissioner, Precinct 2 _____
Commissioner, Precinct 3 _____
Commissioner, Precinct 4 _____

I, David Parker, County Clerk in and for said County hereby certify that the foregoing instrument with its certificate of authentication was filed in my office this _____ day of _____ 2018, A.D., at _____ o'clock _____ m. and duly recorded the _____ day of _____ 2018, A.D., in _____ Block _____ 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.
David Parker
County Clerk
Grimes County, Texas

OWNER ACKNOWLEDGMENT AND DECLARATION

I, Robert Lang, owner of the property subdivided in the above and foregoing map of Horseshoe Acres, do hereby make subdivision of said property, according to lines, streets, lots, areas, units, building lines, and easements hereon shown, and designate said subdivision as Horseshoe Acres, in the A.D. Kennard Survey, Abstract No. 290, Grimes County, Texas, and dedicate to public use, as such, the streets, alleys, easements and easements hereinbefore shown and do hereby waive in advance any claims for damages occasioned by the subdivision of the property, as approved by the street, and any easement, or occasioned by the alteration of the surface of any person or persons or ways to conform to any grades, and do hereby bind myself, my heirs and assigns to warranty and forever defend the title to the land so subdivided.

This is to certify that I, Robert Lang, owner of the property subdivided in the above and foregoing map of Horseshoe Acres, have complied with all contracts with all regulations hereunder on file with the County and approved by the Commission Court of Grimes County.

Further, I, Robert Lang, 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 gutters, drains, ditches, or other natural drainage courses located in said subdivision, as easements for drainage systems, in the Grimes County and/or other public agencies the rights to water used in excess of any and all times for the purposes of construction and/or maintaining drainage work and/or structures.

Further, all of the property subdivided in the above and foregoing map shall be vested in its title, which restriction shall run with the title of the property, and shall be enforceable, at the option of Grimes County by Grimes County or any officer thereof, by injunction.

I, the drainage of certain basins into roads, streets, alleys or other public streets, water drains or inlets, is strictly prohibited.

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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 use under the terms and conditions of such restrictions filed separately, unless otherwise noted.

Witness my hand in Grimes County, Texas, this _____ day of _____ 2018.

By: Robert Lang

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this _____ day of _____ 2018.

By: _____
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

SUBDIVISION DECLARATION

I, Steven Winkless, Registered Professional Land Surveyor No. 4000, of the State of Texas, have prepared the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TP&L, and I have and comply in accordance with all other laws made in the above and foregoing map of Horseshoe Acres and subdivision.

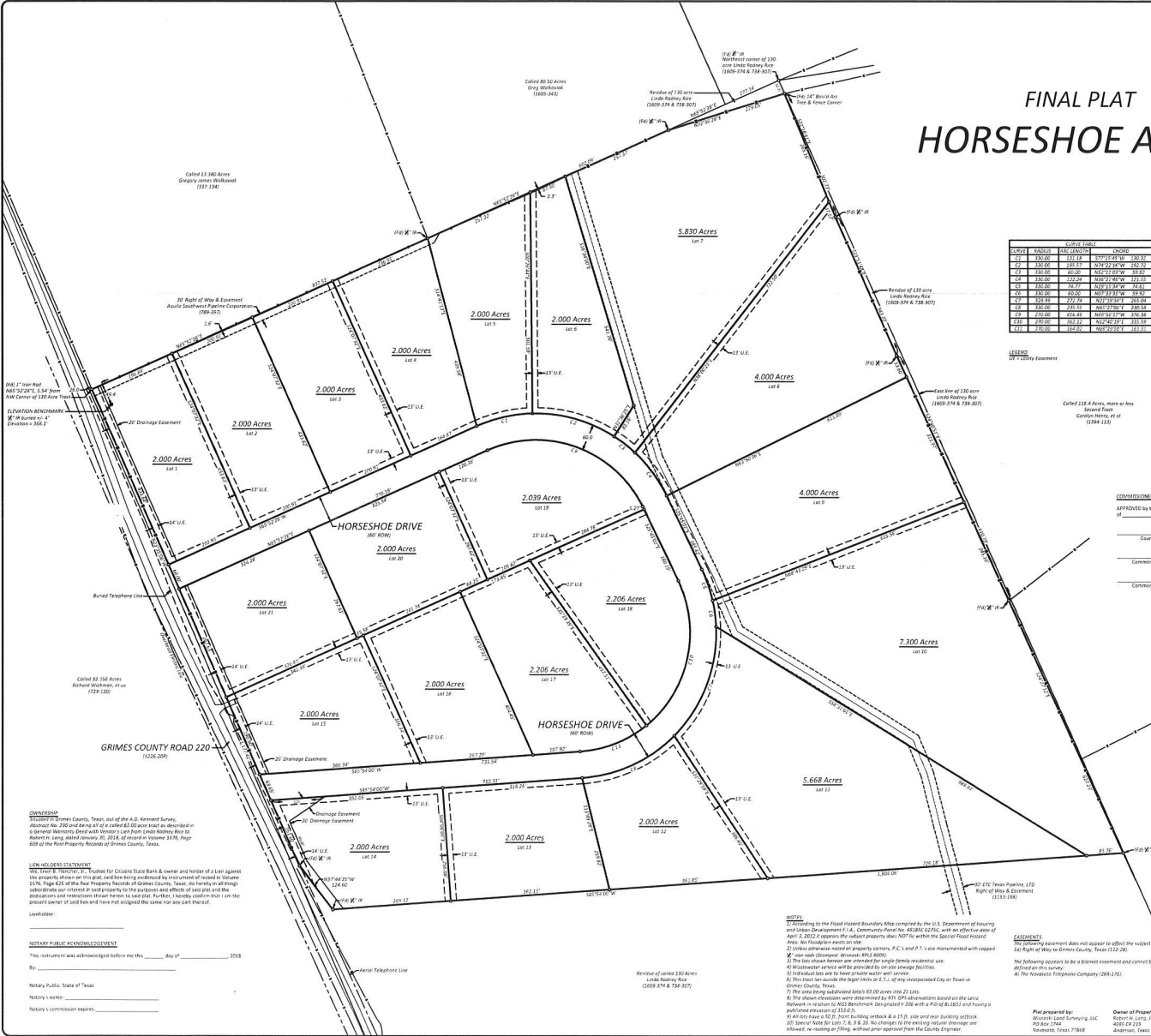
Dated this _____ day of _____ 2018.

By: Steven Winkless
2018
2017-12-28
Expires 02-02-2022

Plat prepared by:
Robert J. Lang, Jr.
A.D. Kennard Survey, LLC
PO Box 2162
Anderson, Texas 75826

Owner of Property:
Robert J. Lang, Jr.
4081 CF 216
Anderson, Texas 75826

**FINAL PLAT
OF
HORSESHOE ACRES**
Containing 1 A.D. Kennard Survey, A-290 Block & 22 Lots
Grimes County, Texas



CONFORMING
This instrument conforms to the A.D. Kennard Survey, Abstract No. 290 and is a part of a larger tract of land known as Horseshoe Acres, in the A.D. Kennard Survey, Abstract No. 290, Grimes County, Texas, and is subject to the terms and conditions of the plat of said survey and the plat of said subdivision.

LINK HOLDERS STATEMENT
We, STEVEN WINKLESS, J.P., Notary for Grimes State Bank & owner and holder of a Lien against the property shown on this plat, and the bank endorsed by instrument of record in Volume 1576, Page 422 of the Real Property Records of Grimes County, Texas, do hereby do all things authorized herein and do hereby warrant that the instrument of record in Volume 1576, Page 422 of the Real Property Records of Grimes County, Texas, is correct and true and that the instrument of record in Volume 1576, Page 422 of the Real Property Records of Grimes County, Texas, is correct and true and that the instrument of record in Volume 1576, Page 422 of the Real Property Records of Grimes County, Texas, is correct and true.

Linkholder:

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____ 2018.

By: _____
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

NOTES

1. According to the Flood Hazard Boundary Map compiled by the U.S. Department of Housing and Urban Development (H.U.D.), Community Flood No. 4812C-127C, within effective date of July 1, 2012, it appears the subject property does NOT lie within the Special Flood Hazard Area. An Floodplain exists on site.
2. Unless otherwise noted, all property corners, P.C., and T.P.'s are unmarked with capped iron nails (Standard: diameter .875" x 800).
3. The data show bearings and distances for single boundary sections only.
4. Wherever service will be provided by an oil and gas well.
5. Individual lots are to be larger or smaller as noted.
6. The tract for which the plat is made is in E. 1/4 of any township City or Town in Grimes County, Texas.
7. The area shown is not to be used for any other purpose.
8. The above subdivision was determined by GPS observations based on the local vertical datum in relation to NAD 83. Elevation is reported in feet above the mean sea level datum as indicated on this plat.
9. All lot areas are in acres, rounded to the nearest 0.01 acre.
10. Spot elevations are shown on the plat and are not to be used for any other purpose.
11. The plat is subject to all laws and regulations of the State of Texas and the County of Grimes.
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19. The plat is subject to all laws and regulations of the State of Texas and the County of Grimes.
20. The plat is subject to all laws and regulations of the State of Texas and the County of Grimes.