SUBDIVISION OWNERS

ANTHONY K. CUNNEEN & AMANDA E

HOPPING-CUNNEEN

4 LAKE DRIVE COURT

CONROE, TEXAS 77384

OWNERS STATEMENT
THE STATE OF TEXAS
COUNTY OF GRIMES

MAP

SERENITY

SPRINGS

JULY 25,

2023

FINAL PLAT

JARED E. GROCE SURVEY, A-23
GRIMES COUNTY, TEXAS

SUBDIVISION

IS IS TO CERTIFY THAT WE, ANTHONY J. CUNNEEN & AMANDA E. HOPPING—CUNNEEN, HAVE COMPLIED OR WILL COMPLY WITH L. REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF GRIMES COUNTY, TEXAS JRTHER, WE DO HEREBY DEDICATE A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF VY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS SEMENTS FOR DRAINAGE PURPOSES, GIVING GRIMES COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID THER,ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH Trictions shall run with the title to the property and shall be enforceable at the option of grimes county, by Mes county, or with any citizen thereof, by injunction as follows: R UTILITIES, A 10 FT. EASEMENT ALONG ROADS AND AT THE SIDES & BACK OF ALL LOTS, AND A 25' OF ALL LOTS AND FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE UPWARD LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS; AGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT INALLY INTENDED FOR INDIRECTLY IS JARED E. GROCE SURVEY, A-23 N 03.43,46" W 222.78' N 03.43'46" W 10FT. BLD/UTILITY EASEMENT N 03.43,46" W 226.54' 10FT. BLD/UTILITY EASEMENT 10FT. BLD/UTILITY EASEMENT 25 FT. BLD LINE

AND 01

BOUNDS DESCRIPTION OF ACRE PARENT TRACT

OWNED

OUT OF A 5.01 ACRE TRACT

WNED BY ANTHONY J. CUNNEEN & AMANDA E.

HOPPING—CUNNEEN

RECORDED IN DOCUMENT # 2022—328621

OF THE REAL PROPERTY RECORDS OF GRIMES

COUNTY, TEXAS

2.) DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS THE FREE FLOW OF WATER WITHOUT BACKWATER.

NOTARY'S NAME:_

COMMISSION EXPIRES: March

15, 2027

ACKNOWLEDGED

5

NOTARY PUBLIC, STATE OF TEXAS NOTARY'S NAME: Deannie

THIS INSTRUMENT WAS ACK

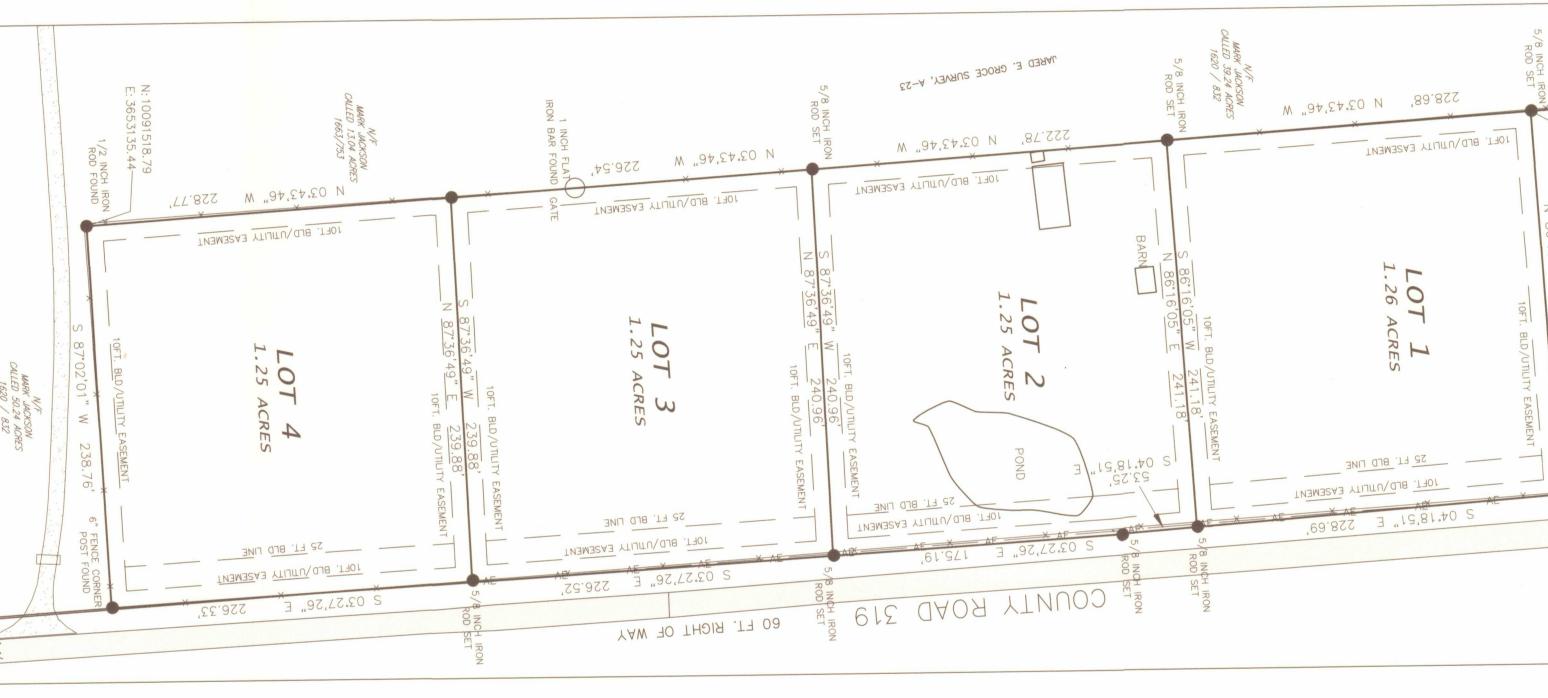
ACKNOWLEDG

BEFORE ME THIS 16 4

of August

.) THE DRAINAGE OF SEPTIC TANKS TRICTLY PROHIBITED.

INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR



5.01 ACRES IN THE JARED E.
ILLED 6.953 ACRE TRACT
NEY DRAKE JACKSON RECORDED IN
OF GRIMES COUNTY, TEXAS,
THONY J. CUNNEEN AND AMANDA E.
HE R.P.R.G.C.T. DESCRIPTION BEING

LIENHOLDER'S ACKNOWLEDGMENT

PIED WEST RIGHT OF WAY
RTHEAST CORNER OF A CALLED
RECORDED IN VOLUME 1620, PAGE
NID 6.953 ACRE PARENT TRACT,

I, VANESSA BURZYNSKI INSTRUMENT WITH ITS ON THE ______

THE STATE OF TEXAS

COUNTY CLERK

COUNTY CLERK
GRIMES COUNTY,









FIRST NATIONAL BANK OF ANDERSON, owner and holder of a lien against the property described AS 5.01 ACRES / said lien being evidenced by instrument of record in DOC. # 2022-328621 of the Real Property Records of Grimes County, Texas, do hereby in all things subordinate to said plat said lien, and hereby confirms that it is the present owner of said lien and has not assigned the same nor any part thereof. Cat My VP
representative F.N.B.A. 8-10-2023 DATE

RTHEAST CORNER OF SAID 13.04
3,24 ACRE TRACT OF LAND
3,24 ACRE TRACT OF LAND
1,1,100 FOR A TOTAL
XIT,CONTINUING FOR A TOTAL
KING THE SOUTHWEST CORNER OF
TAND DESIGNATED AS TRACT 1 ON
ESCRIBED TRACT:

CT 1 FOR A DISTANCE OF 238.85
HE ABOVE MENTIONED COUNTY
N DESCRIBED TRACT;

Notary's Name (Printed):
Notary's Commission
Expires: 3-11-2016

GENERAL NOTES:

POINT OF BEGINNING, CONTAINING UND UNDER MY SUPERVISION IN

1. SETBACK LINES WILL COMPLY WITH ALL GRIMES COUNTY SUBDIVISION RULES. BEARINGS SHOWN HEREON ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203, EPOCH 2010

10 FT SET BACK / BUILDING LINES ON THE BACK AND SIDES OF ALL 25 FT. BUILDING LINES ALONG THE FRONT OF ALL TRACTS;

2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 481850C0450 C C, EFFECTIVE DATE: APRIL 3, 2012 .

PREPARED BY

S C R < E Y Z G OZDAZY 138 WEST APALONIA AVENUE
P.O. BOX 401 BOX 404 N, TEXAS 77830

ANDERSON,

