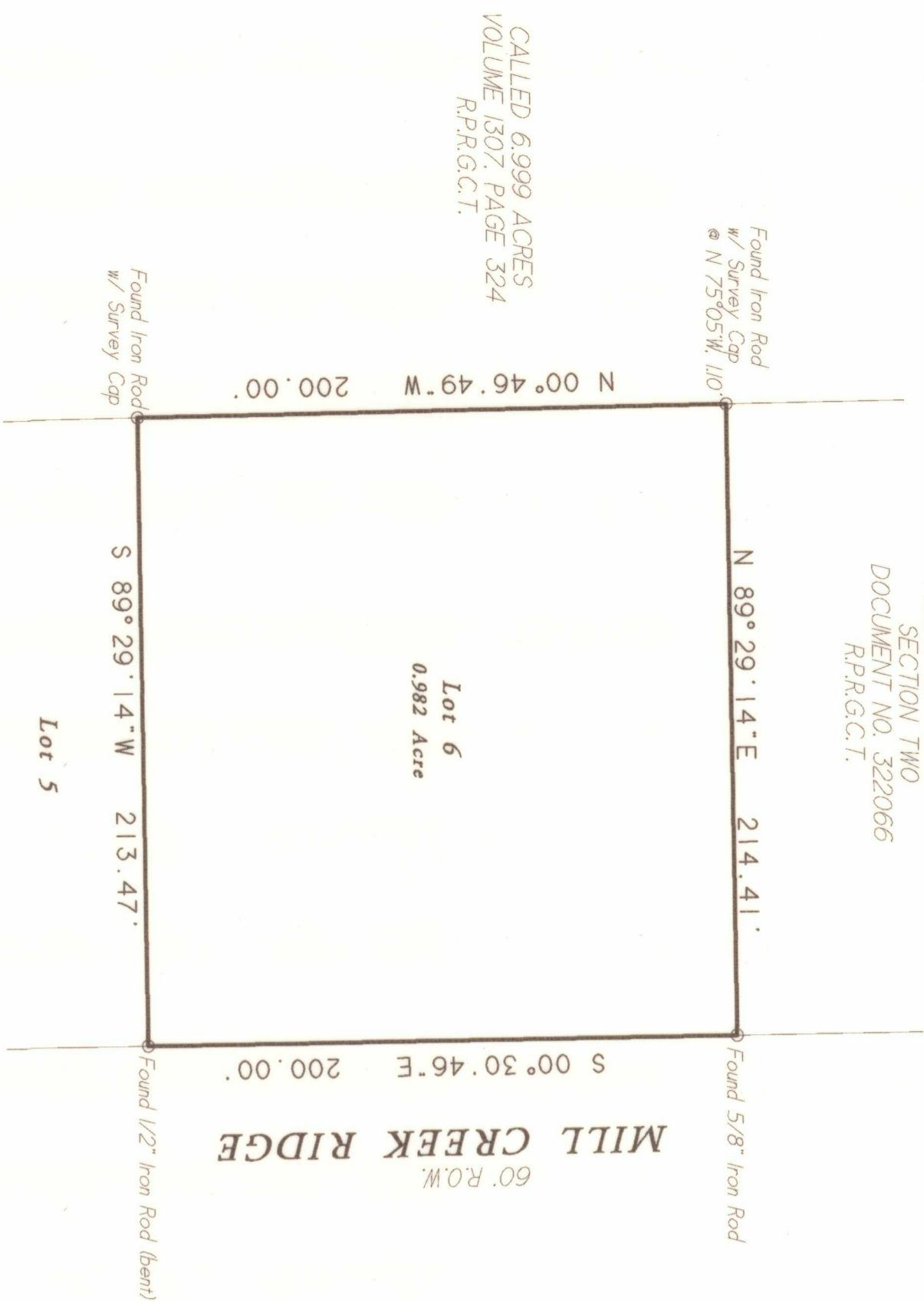
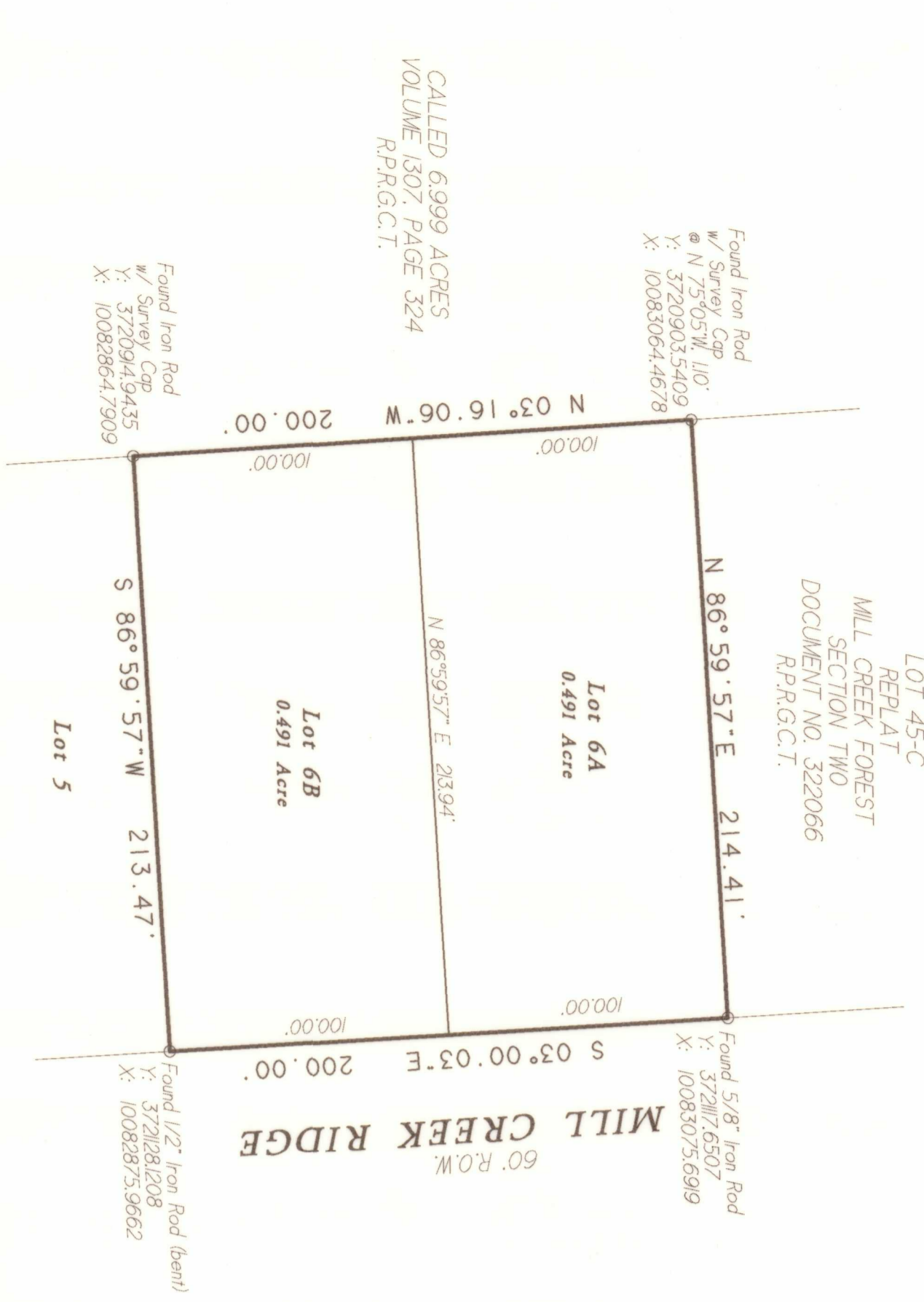


LOT 45-C
REPLAT
MILL CREEK FOREST
SECTION TWO
DOCUMENT NO. 322066
RPR.G.C.T.



ORIGINAL PLAT
LOT 6, BLOCK 10,
MILL CREEK FOREST
SECTION TWO
DOCUMENT NO. 322066
RPR.G.C.T.



LOT 45-C
REPLAT
MILL CREEK FOREST
SECTION TWO
DOCUMENT NO. 322066
RPR.G.C.T.

REPLAT

COMMISSIONERS COURT ACKNOWLEDGMENT

Approved by the Commissioners' Court of Grimes County, Texas, this 21 day of June, 2023.

Jenna Miller
County Judge
Commissioner, Precinct 1
Anna Yvela
Commissioner, Precinct 3

David Taylor
Commissioner, Precinct 2
Anna Yvela
Commissioner, Precinct 4

THE STATE OF TEXAS
COUNTY OF GRIMES

I, Jennifer Reyna Contreras, owner of the property subdivided in the above and foregoing map designated as Lot 6 in Block 10, of MILL CREEK ESTATES, Section One, do hereby replot said property according to the lines, streets, lots, alleys, parks, building lines and easements therein shown, and designate said subdivision as Lots 6A and 6B, Block 10, MILL CREEK ESTATES, Section One, located in the RRB & C. R.R. CO. SURVEY, Abstract Number 147, Grimes County, Texas, and dedicate to the public use, as such, 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, Jennifer Reyna Contreras, have compiled or will compile 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 undistructured aerial easement five (5) feet wide from a plane twenty (20) feet above the ground, located adjacent to all utility easements shown thereon.

Further, all of the property subdivided in the above and foregoing 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 any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys or other public ditches either directly or indirectly is strictly prohibited.
2. Drainage structures under private drives 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).

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

WITNESS my hand in Magalia, Magalyne County, Texas, this 21 day of May, 2023.
Jennifer Reyna Contreras
Jennifer Reyna Contreras

THE STATE OF TEXAS
COUNTY OF GRIMES

This instrument was acknowledged before me on the 8 day of May, 2023, by Jennifer Reyna Contreras.

Ol Coy
NOTARY PUBLIC, STATE OF TEXAS
Notary's Name: Ol Coy
Notary Commission Expires: 12/11/26



COUNTY CLERK FILING AND ACKNOWLEDGMENT STATEMENT

I, Vanessa Burzynski, Clerk of the County Court of Grimes County, Texas, do hereby certify that the within instrument, with its certificate of authentication, was filed for registration in my office on July 06, 2023, at 10:10 o'clock A.M. and duly recorded on July 06, 2023, at 10:10 o'clock A.M. in Document No. 323814 of record of REAL PROPERTY for said County.

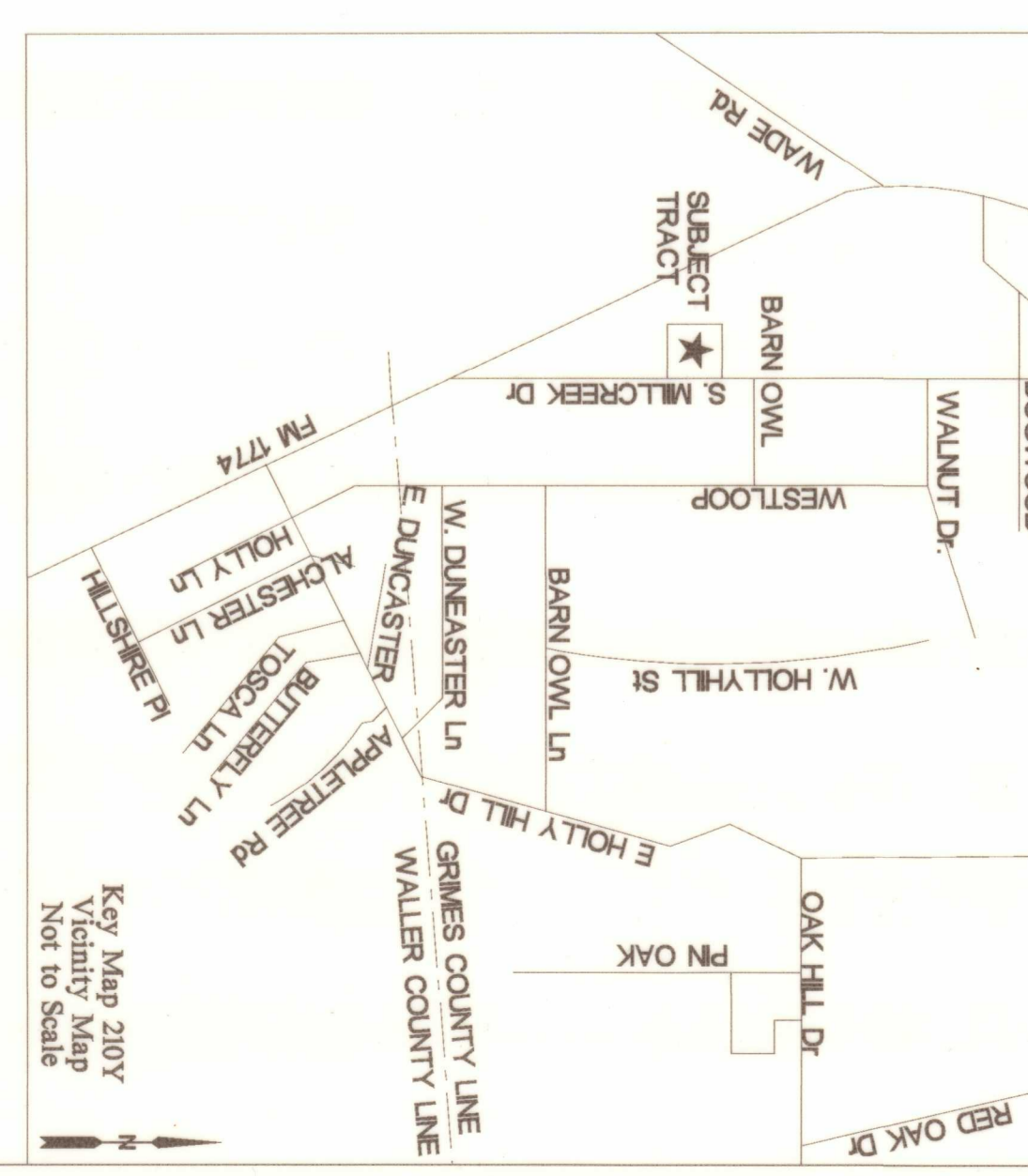
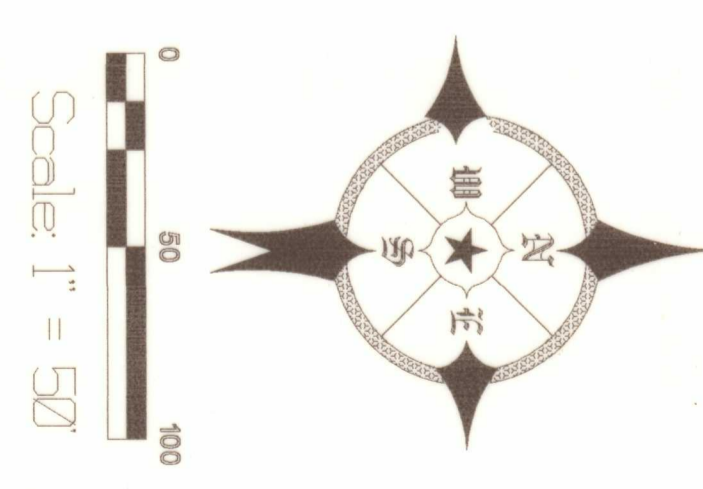
Witness my hand and seal of office, at Anderson, Grimes County, Texas, the day and date last above written.
Vanessa Burzynski
Clerk, County Court
Grimes County, Texas



SURVEYORS ACKNOWLEDGMENT

This is to certify that I, Steven L. Crews, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from the original survey on the ground that all easements as depicted thereon and that all block corners, Clerk of Grimes County, Texas, are depicted thereon and that all block corners, angle points, bench diameter and twenty-four (24) inches long and that this minimum 5/8 inch diameter and twenty-four (24) inches long and that this plat correctly represents that survey made by me.

Steven L. Crews
Steven L. Crews
Texas Registration Number: 4141



General Notes:
1. BASIS OF BEARINGS FOR REPLAT: The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor (0.9998635198) to the coordinates shown hereon. The coordinates of this property are based on the 100 year flood plain Special Flood Hazard Area.
2. The building setback requirements are established by Grimes County Rules and Regulations for Subdivisions dated September, 1985.
3. Front = 225 feet
4. There is hereby dedicated a 15' Public Utility Easement along both sides of all right-of-ways within the subdivision, according to the recorded plat as recorded in Volume 293, Page 192, Deed Records, Grimes County, Texas. There is hereby dedicated a 20' Public Drainage Easement centered on the centerline of all natural swales, creeks and similar drainage courses, noted otherwise, all sides and rear lot lines within the subdivision, unless otherwise noted.
5. There is hereby dedicated a 20' Public Drainage Easement centered on the centerline of all natural swales, creeks and similar drainage courses, unless noted otherwise, all sides and rear lot lines within the subdivision without prior issuance of a permit by Grimes County under the provisions of the Grimes County Subdivision Regulations.
6. (Unless otherwise indicated) 5/8" Iron Rods are set at all corners with survey caps.
7. Abbreviations
8. DEED RECORDS OF GRIMES COUNTY TEXAS
9. MAP RECORDS OF GRIMES COUNTY TEXAS
10. REAL PROPERTY RECORDS OF GRIMES COUNTY TEXAS
11. BUILDING LINES
12. UTILITY LINES
13. DRAINAGE EASEMENT
14. DEED RECORDS OF GRIMES COUNTY TEXAS
15. FILM CODE NUMBER
16. SQUARE FEET

REPLAT

LOTS 6A AND 6B
BLOCK 10, SECTION 1
MILL CREEK ESTATES

Owner:
JENNIFER REYNA CONTRERAS
Phone Number 832-466-3264
37410 Little Thorn Lane
Magnolia, Texas 77354
Surveyor:
C & C Surveying Inc.
Phone Number 832-466-3264
37410 Little Thorn Lane
Magnolia, Texas 77354

