STATE OF TEXAS

COUNTY OF SAN JACINTO

KNOW ALL ME BY THESE PRESENTS:

THAT RIFF RAM INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1600 NORMAL PARK DRIVE, HUNTSVILLE, TEXAS 77351, OWNER OF 45.602 ACRES OF LAND OUT OF THE WILLIAM HARDIN SURVEY, ABSTRACT NO. 20, SAN JACINTO COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED NOVEMBER 17TH, 2021, AND RECORDED IN CLERK'S FILE NUMBER 20218330, SAN JACINTO COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE 12.99 ACRES OF LAND OUT OF THE WILLIAM HARDIN SURVEY, ABSTRACT NO. 20, TO BE KNOWN AS THE LIVE WATER FARMS SECTION 1 SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN, HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC (OR OWNERS OF THE PROPERTY SHOWN HEREON FOR PRIVATE STREETS) THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID RIFF RAM INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS OWNER, ROBBI FLACK, THEREUNTO DULY AUTHORIZED,

_____
ROBBI FLACK
OWNER

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBBI FLACK, OWNER OF RIFF RAM INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2023.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

APPROVED BY COMMISSIONERS' COURT OF SAN JACINTO COUNTY, TEXAS THIS_____DAY OF_____, 20__.

_____
LADDIE MCANALLY
COMMISSIONER, PRECINCT 1

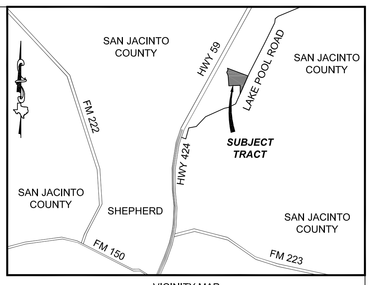
_____
FRITZ FAULKNER
COUNTY JUDGE

_____
DONNY MARRS
COMMISSIONER, PRECINCT 2

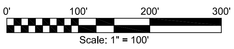
_____
DAVID BRANDON
COMMISSIONER, PRECINCT 3

_____
MARK T. WOOD, P.E.
COUNTY ENGINEER

_____
MARK NETTUNO
COMMISSIONER, PRECINCT 4



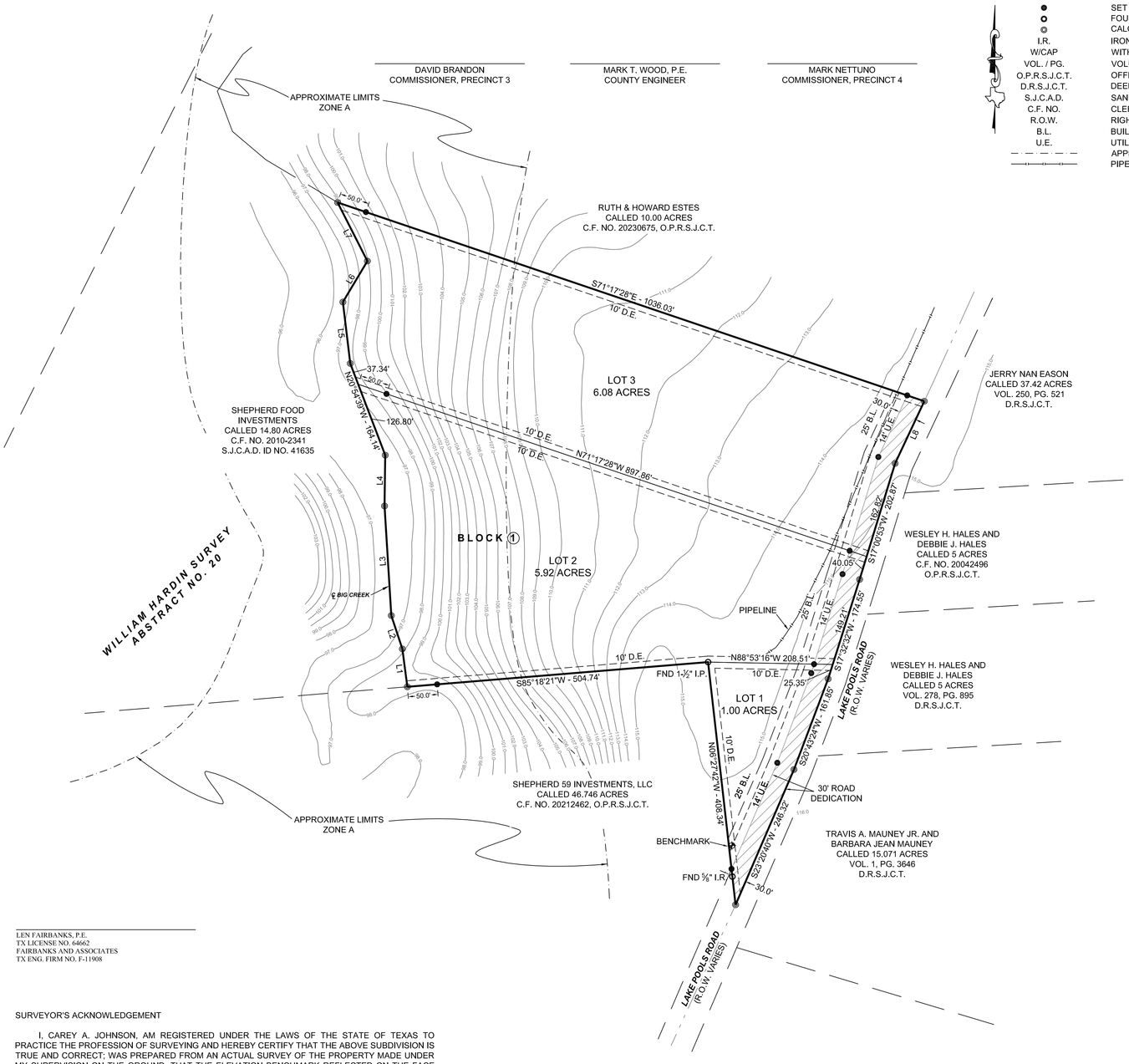
VICINITY MAP
(NOT TO SCALE)



Scale: 1" = 100'

LEGEND

●	SET ½" IRON ROD W/CAP "TPS 100834-00"
○	FOUND SURVEY MONUMENT (DESCRIBED)
◎	CALCULATED CORNER
I.R.	IRON ROD
W/CAP	WITH CAP
VOL. / PG.	VOLUME / PAGE
O.P.R.S.J.C.T.	OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS
D.R.S.J.C.T.	DEED RECORDS OF SAN JACINTO COUNTY, TEXAS
S.J.C.A.D.	SAN JACINTO COUNTY APPRAISAL DISTRICT
C.F. NO.	CLERK'S FILE NUMBER
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
	APPROXIMATE 100-YEAR FLOODPLAIN
	PIPELINE



BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N07° 30' 51.33"W	63.81'
L2	N18° 20' 40.28"W	58.91'
L3	N03° 29' 54.44"W	183.53'
L4	N00° 45' 56.12"E	85.02'
L5	N06° 51' 00.94"W	103.33'
L6	N30° 53' 05.87"E	79.94'
L7	N26° 56' 30.09"W	109.87'
L8	S25° 08' 45.17"W	114.90'

_____
LEN FAIRBANKS, P.E.
TX LICENSE NO. 64662
FAIRBANKS AND ASSOCIATES
TX ENG. FIRM NO. F-11908

SURVEYOR'S ACKNOWLEDGEMENT

I, CAREY A. JOHNSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS WHICH HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTS OF AN INCH (1/2") AND A LENGTH OF NOT LESS THAN THREE FEET (3') UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

_____
Carey A. Johnson
Registered Professional Land Surveyor NO. 6524

GENERAL NOTES:

1. A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER SAN JACINTO COUNTY UNINCORPORATED AREAS COMMUNITY MAP NO. 480553, FEMA FIRM PANEL NO. 48407C0275C, HAVING AN EFFECTIVE DATE OF 11-4-2010.
2. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00008240.
3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE PUBLISHED VALUE OF NGS BENCHMARK PID BL1164, DESIGNATION L1149, PUBLISHED ELEVATION 166.9', VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID18. NO DATUM ADJUSTMENT WAS MADE.
4. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL SAN JACINTO COUNTY DEVELOPMET REQUIREMENTS HAVE BEEN MET.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.
6. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SHEPHERD ISD SCHOOL DISTRICT.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM, WHICH HAS BEEN APPROVED AND PERMITTED BY SAN JACINTO, COUNTY.
8. THERE SHALL BE NO 911 ADDRESSES ISSUED TO VACANT LOTS. 911 ADDRESSES SHALL BE ISSUED ONLY WHEN A DEVELOPMENT PERMIT IS APPLIED FOR PER STRUCTURE.
9. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY, STATE-APPROVED COMMUNITY WATER SYSTEM, OR ENGINEERED RAINWATER COLLECTION SYSTEM.
10. ALL RODS OFFSET FROM THE CREEK ARE OFFSET 50 FEET.
11. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY SAM HOUSTON ELECTRIC COOP.
12. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY EAST TEX TELEPHONE.
13. GAS UTILITY SERVICE WILL BE PROVIDED BY_____.
14. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES.
15. ALL DRIVEWAYS SHALL MAINTAIN THE MINIMUM SEPARATION DISTANCE REQUIRED IN THE LATEST EDITION OF THE "SAN JACINTO COUNTY ROAD AND BRIDGE DEPARTMENT'S CULVERT/DRIVEWAY POLICY".
16. THE PROPERTIES SHOWN ON THIS PLAT MAY BE SUBJECT TO FEMA, NFIP AND BUILDING CODE REQUIREMENTS FOR CONSTRUCTION WITHIN THE FLOODPLAIN AND HAZARD AREAS. IT MAY BE NECESSARY FOR EACH LOT OWNER TO OBTAIN A BFE CERTIFICATE FOR ANY FUTURE DEVELOPMENT, OSSF APPLICATION OR OCCUPANCY.
17. EXISTING PIPELINES ARE CONSIDERED SAFE BY THE TEXAS RAILROAD COMMISSION PIPELINE SAFETY OFFICE, BUT THESE LINES ARE CLASSIFIED AS AN ABANDONMENT "IN PLACE." PIPELINE OWNERSHIP AND EASEMENT INFORMATION IS NOT AVAILABLE AND NO ENVIRONMENTAL IMPACT STUDY HAS BEEN PERFORMED.

STATE OF TEXAS
COUNTY OF SAN JACINTO

I, DAWN WRIGHT, COUNTY CLERK OF SAN JACINTO COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF_____, A.D., 2023, THE COMMISSIONERS COURT OF SAN JACINTO COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK _____, PAGE ____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____, A.D., 2023.

_____
COUNTY JUDGE
SAN JACINTO COUNTY, TEXAS

_____
COUNTY CLERK
SAN JACINTO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF SAN JACINTO

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 _____, 2023, AT _____O'CLOCK _____.M., AND DULY RECORDED ON THE_____DAY OF_____, 2023, AT _____O'CLOCK _____.M, IN THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS, IN BOOK _____, PAGE _____.

_____
COUNTY CLERK
SAN JACINTO COUNTY, TEXAS

LIVE WATER FARMS SECTION 1

BEING A SUBDIVISION OF 12.99 ACRES SITUATED IN THE WILLIAM HARDIN SURVEY, ABSTRACT NO. 20, SAN JACINTO COUNTY, TEXAS

3 LOTS 1 BLOCK
DECEMBER 2023

OWNER
RIFF RAM INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
1600 NORMAL PARK DRIVE
HUNTSVILLE, TEXAS 77340

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

21214_SECTION 1.dwg