

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 1600 NORMAL PARK DRIVE, HUNTSVILLE, TEXAS 77351, COUNTY OF SAN JACINTO, TEXAS, AS REPRESENTED BY DEED DATED NOVEMBER 20, 2013, AND RIFF RAM INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS REPRESENTED BY DEED DATED NOVEMBER 20, 2013, AND RIFF RAM INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS REPRESENTED BY DEED DATED NOVEMBER 20, 2013, HAS HEREBY SUBDIVIDED 12.61 ACRES OF THE WILLIAM HARDIN SURVEY, ABSTRACT NO. 20, TO BE KNOWN AS THE LIVE WATER FARMS SECTION 2 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, ROBBIE FLACK, THEREUNTO DULY AUTHORIZED.

ROBBIE FLACK  
OWNER

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

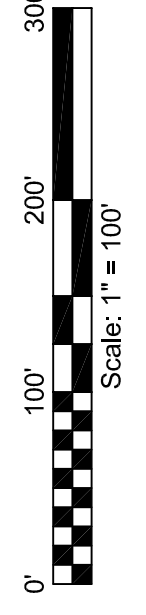
THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBBIE 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.

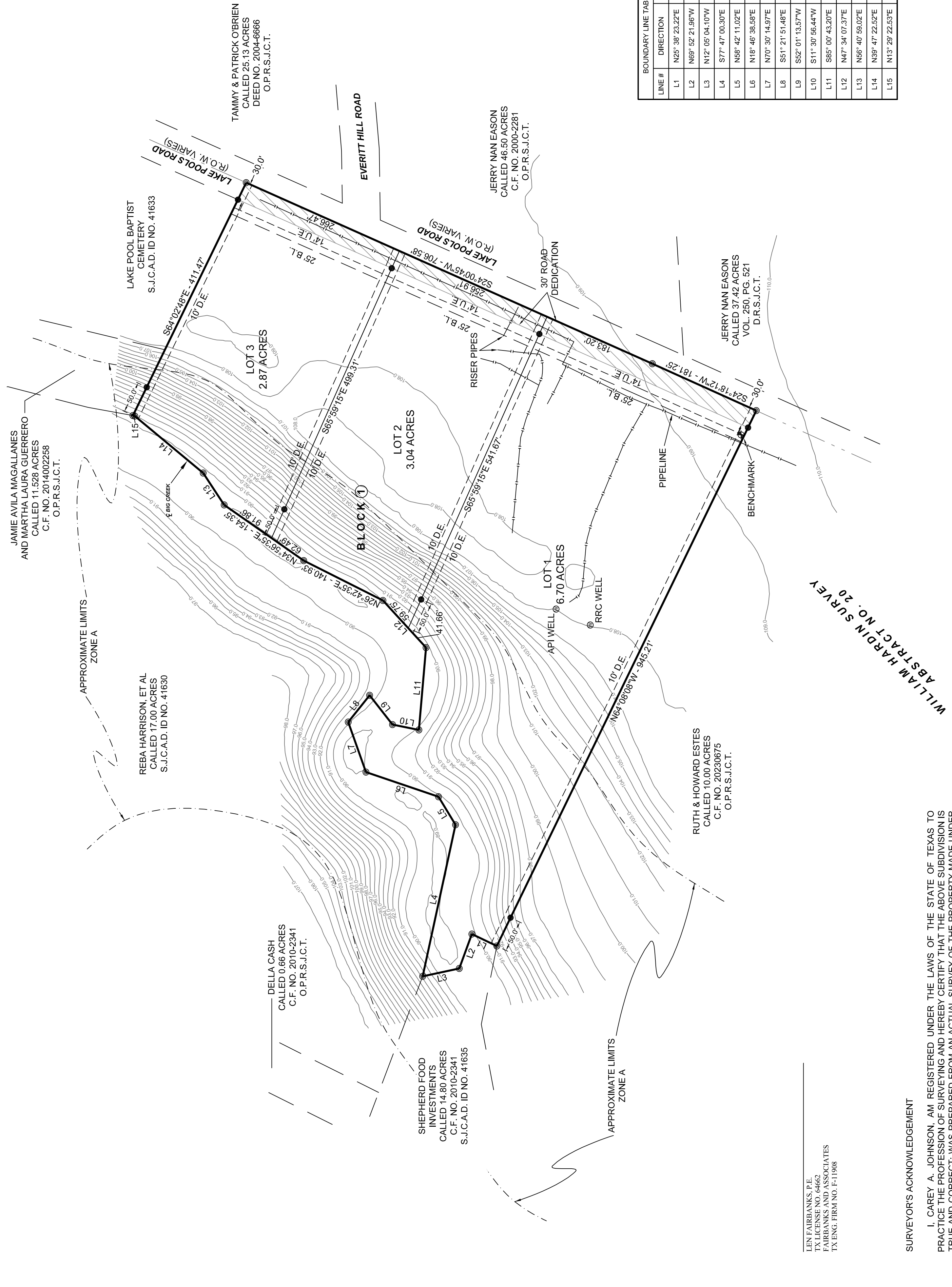
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

VICINITY MAP  
(NOT TO SCALE)



LEGEND

- SET 1/2" IRON ROD W/ CAP "TPS 100834-00" FOUND SURVEY MONUMENT (DESCRIBED) CALCULATED CORNER
- IRON ROD WITH CAP
- VOL. / P.G. O.P.R.S.J.C.T.
- D.R.S.J.C.T.
- S.J.C.A.D.
- C.F. NO.
- R.O.W.
- B.L.
- U.E.
- BUILDING LINE
- UTILITY EASEMENT
- APPROXIMATE 100-YEAR FLOODPLAIN PIPELINE
- WELL (DESCRIBED)



BOUNDARY LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Lists lines L1 through L15 with their respective bearings and distances.

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 AT ALL CORNERS AND ANGLE POINTS; THAT THE PLAT WAS PREPARED FROM A TRIPLE-BENCHMARKED SURVEY; THAT THE PLAT HAS BEEN MARKED WITH IRON RODS, WHICH HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS 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

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 INCORPORATED 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 (NAVOD88) AND BASED ON THE PUBLISHED VALUE OF NGS BENCHMARK PID B1164, DESIGNATION L1149, PUBLISHED ELEVATION 166.9'. VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALL TERRA 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 DEVELOPMENT 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 ENERGY TEXAS, INC.
- 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 FLOODPLAIN FENCES, FLOODPLAIN FLOOD PROTECTION FENCES, AND FLOODPLAIN FLOOD PROTECTION LOT OWNER TO OBTAIN A BEE 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 2

BEING A SUBDIVISION OF 12.61 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  
3023 N. Frazier, Commerce, Texas 77393  
Phone: 281.281.4448  
www.texasprofessional.com  
Firm No. 10085400