

JACKSON ACRES

LOT 5 ONLY

A SUBDIVISION OF 11.203 ACRES OF LAND IN THE JOHN WAUGH SURVEY A-53, SAN JACINTO COUNTY, TEXAS

F.M. Hwy. 945
(80' R.O.W.)

3.007 AC.
VICKY RANA WALBERG &
KEVIN RUSSELL
DOC. NO. 20196910
PG. 34093

18.8432 AC.
ERIC AREY
DOC. NO. 2013003035
PG. 12575

11.206 ACRES
DONALD R. HELMS &
PAMELA A. HELMS
DOC. NO. 06-7178
PG. 31120

131.6505 AC.
HOGUE FAMILY TRUST
DOC. NO. 04-6610
PG. 29045

OWNERS:

Hird 2016 Investment LLC, Series 10
3 Danville Crossing Court
Conroe Tx, 77385

UTILITY PROVIDERS:

Electric - Sam Houston Electric Cooperative Inc.
1157 E. Church Street
P.O. Box 1121
Livingston, TX 77351

Water - One-Five-O Water Supply Corporation
100 FM 2693
New Waverly, TX 77358

Communications - Eastex Telephone
P.O. Box 1510
Livingston, TX 77351

NOTES:

- This survey depicts easements, setbacks, and restrictions as outlined in title commitment title commitment GF# 21-2535, of Fidelity National Title Insurance Company dated June 02, 2021
- Right-of-way executed by Leona W. McCants to One-Five-O Water Supply Corporation, dated November 23, 1971, recorded in Volume 136, Page 60, Deed Records, San Jacinto County, Texas.
- Bearings based on Texas Central State Plane coordinate system, NAD83 (HARN).
- Rights of third parties in and to any private or public road crossing subject property providing ingress and egress to other tracts.
- No portion of this subdivision lies within the boundaries of the 100 year flood plain, and is in Zone "X" on F.I.R.M. Map #48407C 0225 C dated November 04, 2010.

CERTIFICATE OF ENGINEER

THE STATE OF TEXAS §
COUNTY OF SAN JACINTO §

This is to certify that Eric Hird, manager of Hird 2016 Investment LLC, Series 10 and manager of the property subdivided in the above and foregoing map of Jackson Acres and have complied or will comply with the regulations heretofore on file with San Jacinto County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, Hird 2016 Investment LLC, Series 10 does hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easement for drainage purposes, giving San Jacinto County, and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, we do hereby dedicate to San Jacinto County for use by the public twenty (20) foot utility easement, off of the front line adjacent to the Jackson Lane Right-of-Way.

FURTHER, we do hereby reserve a five (5) foot building setback and drainage easement along the sides and back of each lot.

FURTHER, no structure in this Subdivision shall be occupied until connected to an individual water supply, state-approved community water system, or engineered rain water collection system.

FURTHER, no structure in this Subdivision shall be occupied until connection to a public sewer system or to an on-site sewage facility that has been approved and permitted by San Jacinto County.

(1) The drainage of septic tanks into the road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

(2) Drainage structures under private driveways 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). Culverts or bridges must be used for driveways and/or walks.

This property is not located within the municipal limits or ETJ boundaries of any community.

San Jacinto County shall not repair, maintain, install, or provide any streets or roads in any subdivision for which a plat has not been approved and filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full, nor shall San Jacinto County, repair, maintain, or install any streets or roads until such time as the roads or streets have been formally accepted for inclusion into the County maintenance inventory by an order separate and apart from approval of any plat for filing purposes only by the Commissioners Court. Approval of the subdivision plat for filing does not indicate any agreement or understanding that San Jacinto County will assume responsibility for maintenance of roads, streets, alleys, or other areas or other areas dedicated to public use on the plat.

Hird 2016 Investment LLC, Series 10, hereby covenants and agrees that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

WITNESS MY HAND, this the ___ day of _____, A.D., 20__.

Eric Hird, Manager
Hird 2016 Investment LLC, Series 10

IN WITNESS WHEREOF the said _____ has caused these present to be executed by its _____, thereunto duly authorized, this the ___ day of _____, A.D., 20__.

ATTEST:
(Name, Title) (Name, Title)

THE STATE OF TEXAS §
COUNTY OF SAN JACINTO §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration of therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, A.D., 20__.

Notary Public in and for The State of Texas

THE STATE OF TEXAS §
COUNTY OF SAN JACINTO §

I, Fritz Faulkner, County Judge of San Jacinto County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of San Jacinto County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of San Jacinto County, Texas.

FRITZ FAULKNER
SAN JACINTO COUNTY JUDGE

PASSED AND APPROVED THIS ___ DAY OF _____, 20__.

COMMISSIONER, PRECINCT #1
LADDIE MCANALLY

COMMISSIONER, PRECINCT #2
DONNY MARRS

COUNTY JUDGE
FRITZ FAULKNER

COMMISSIONER, PRECINCT #3
DAVID BRANDON

COMMISSIONER, PRECINCT #4
MARK NETTUNO

THE 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 _____, 20__ at ___ o'clock ___ m., and duly recorded on the ___ day of _____, A.D., 20__ at ___ o'clock ___ m., in the Real Property Records of San Jacinto County, Texas in Volume ___ Page ___.

WITNESS MY HAND AND SEAL OF OFFICE the date last shown above written.

DAWN WRIGHT, SAN JACINTO COUNTY CLERK

THE STATE OF TEXAS §
COUNTY OF SAN JACINTO §

I, Thomas G. Robinson a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the San Jacinto County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Thomas G. Robinson
Registered Professional Land Surveyor No. 1674

Robinson Surveying, Inc.
16130 F.M. 943
Livingston, TX 77351



SUBDIVISION PLAT
JACKSON ACRES
A SUBDIVISION OF 11.203 ACRES OF LAND IN THE JOHN WAUGH SURVEY A-53, SAN JACINTO COUNTY, TEXAS

Scale : 1" = 80'

- LEGEND:
- = SET 5/8" IRON ROD, UNLESS OTHERWISE NOTED
 - B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT

ROBINSON SURVEYING, INC.
16130 F.M. 943
LIVINGSTON, TEXAS 77351
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com