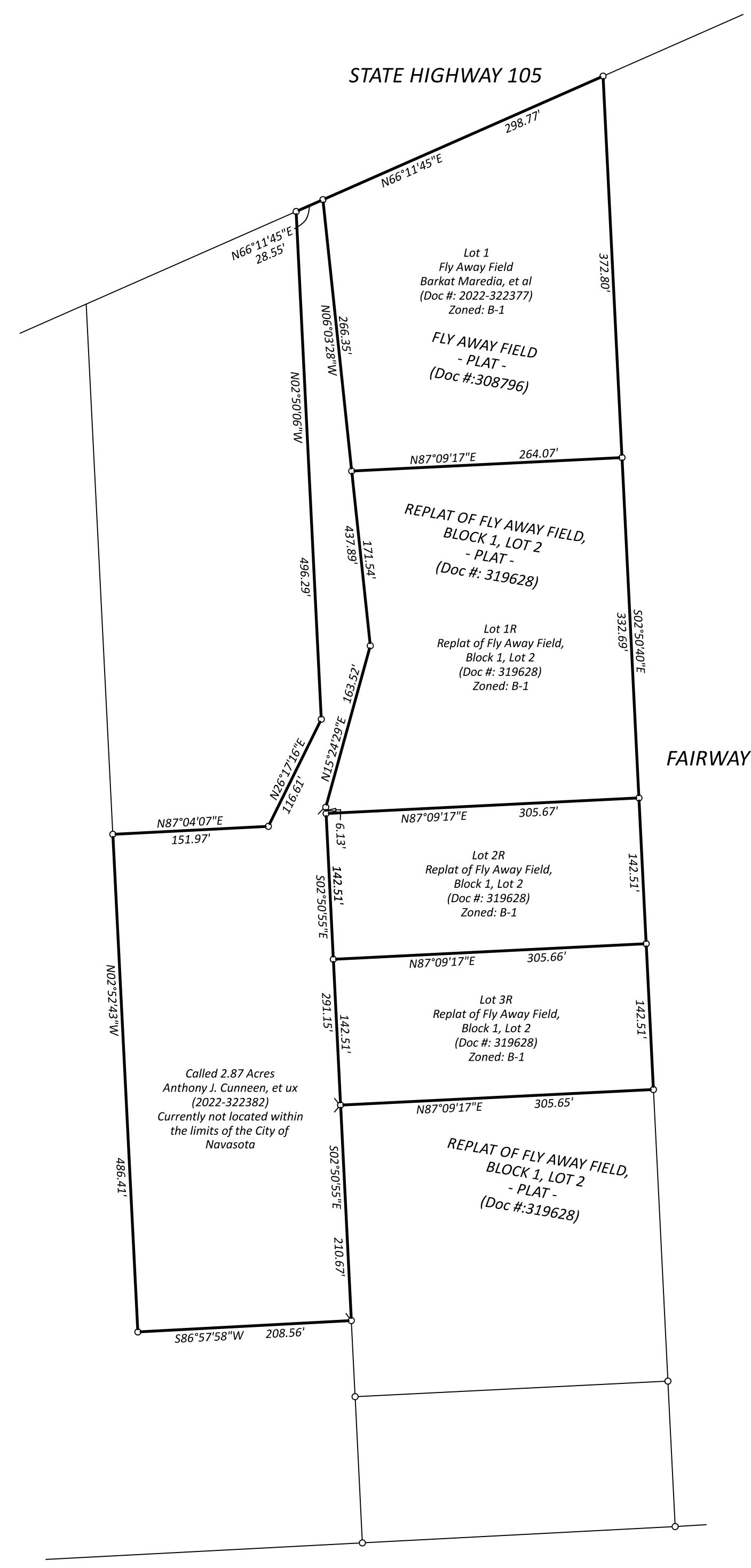


Scale: 1" = 100'
Basis of Bearings & Distances
Grid North, State Plane Coordinate System
of 1983, Central Zone, Leica RTK Network
DANIEL TYLER SURVEY
A-55

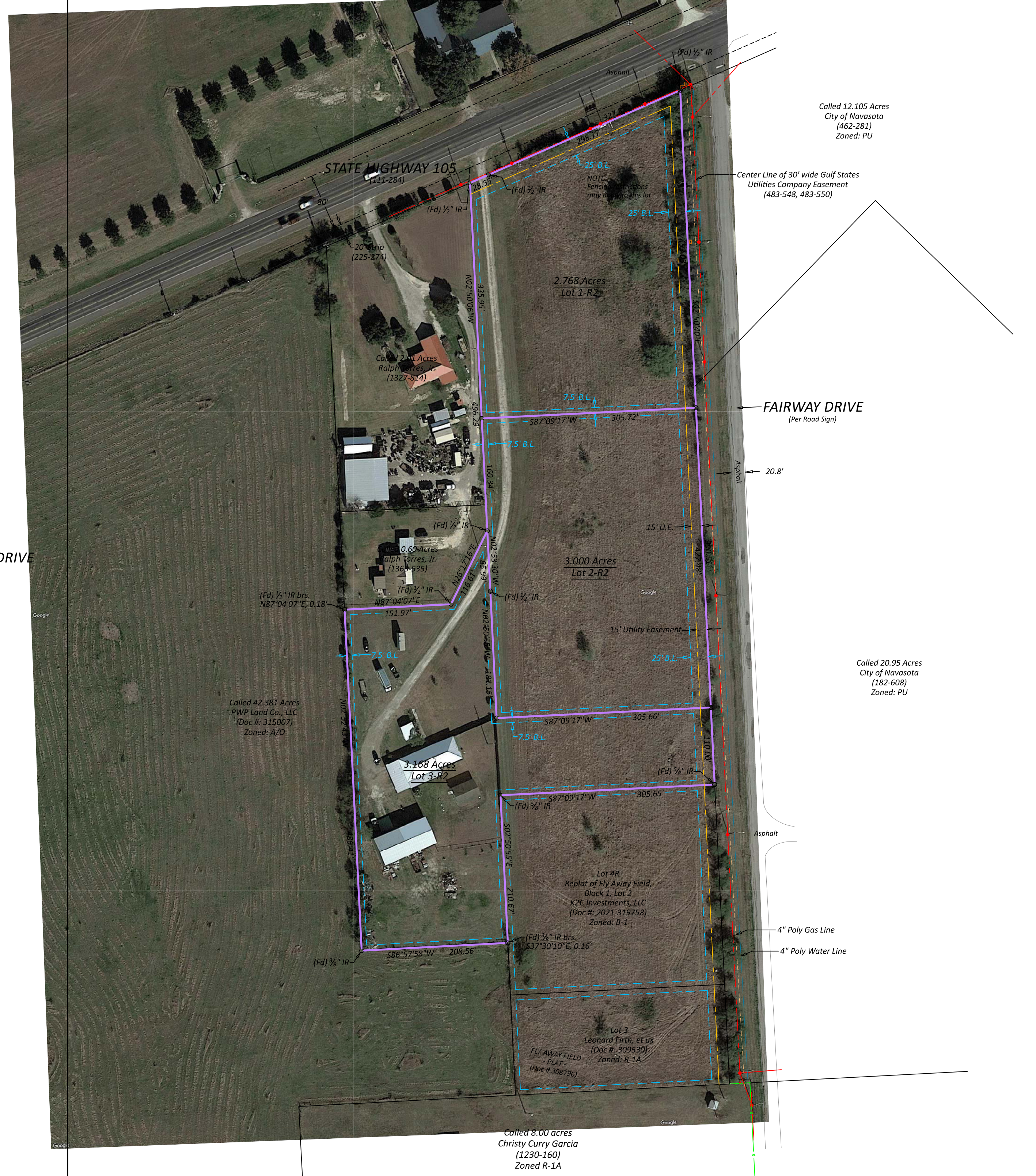
REPLAT OF FLY AWAY FIELD, BLOCK 1, LOTS 1, 1R, 2R AND 3R AND A 2.87 ACRE TRACT

LEGEND	
	Water Meter
	Electric Meter
	Tele-Fiber Box
	Guy Wire
	Power Pole
	Aerial Electric Line
	Fence
	B.L. Building Line
	U.E. Utility Easement

ORIGINAL PLATS



REPLAT



METES AND BOUNDS DESCRIPTION

BEGINNING at a found 1/2 inch iron rod for the Northeast corner of Lot 1, Fly Away Field, according to the map or plat thereof (Doc #: 308796), in the West line of a called 12.105 acre tract as described in a Deed to the City of Navasota (462-281), in the South ROW of State Highway 105 (120 ft. ROW) and same being in the West margin of Fairway Drive;

THENCE S 02°50'40" E, 990.51 ft., along the West margin of Fairway Drive, a portion of a West line of said 12.105 acre Navasota tract (462-281), a portion of a West line of a called 20.95 acre tract as described in a Deed to the City of Navasota (182-608) and the East lines of Lots 1R, 2R and 3R, Replat of Fly Away Field, Block 1, Lot 2 (Plat - Doc #: 319628) to a found 5/8 inch iron rod for the Southeast corner of Lot 3R and the Northeast corner of Lot 4R (Doc #: 2021-319758);

THENCE S 87°09'17" W, 305.65 ft., along the South line of Lot 3R to a found 5/8 inch iron rod for the Southwest corner thereof in the East line of the called 2.87 acre Anthony J. Cunneen, et ux tract (Doc #: 2022-322382);

THENCE S 02°50'55" E, 210.67 ft., along a portion of the East line of said 2.87 acre Cunneen tract to a Point in concrete for the Southeast corner thereof and same being a Northeast corner of a called 42.381 acre tract as described in a Deed to PWP Land Co., LLC (Doc #: 315007), from which a found 3/8 inch iron rod brs. S 37°30'10" E, 0.16 ft.;

THENCE S 86°57'58" W, 208.56 ft., along the South line of said 2.87 acre Cunneen tract to a found 3/8 inch iron rod for the Southwest corner thereof;

THENCE N 02°52'43" W, 486.41 ft., along the West line of said 2.87 acre Cunneen tract to a Point for the Northwest corner thereof and the Southwest corner of a called 0.60 acre tract as described in a Deed to Ralph Torres, Jr. (1363/535), from which a found 1/2 inch iron rod brs. N 87°04'07" E, 0.18 ft.;

THENCE N 87°04'07" E, 151.97 ft., along a North line of the called 2.78 acre Cunneen tract to a found 1/2 inch iron rod;

THENCE N 26°11'16" E, 116.61 ft., along a Northwest line of the called 2.78 acre Cunneen tract to a found 1/2 inch iron rod;

THENCE N 02°50'06" W, 496.29 ft., along a West line of the called 2.78 acre Cunneen tract to a found 1/2 inch iron rod for the Northerly Northwest corner thereof, the Northeast corner of a called 2.01 acre tract as described in a Deed to Ralph Torres, Jr. (1327/814) and same being in the Southeast ROW of State Highway 105;

THENCE N 66°11'45" E, 324.32 ft., along the Southeast ROW of State Highway 105, a North line of the called 2.78 acre Cunneen tract and the North line of Lot 1, Fly Away Field to the PLACE OF BEGINNING and containing 8.936 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE STATE OF TEXAS, COUNTY OF GRIMES
This is to certify that We, Barkat Maredia and Rahim Momin, are the legal owner(s) of the land shown on this plat, being the tract of land located within the City of Navasota and as conveyed to us by Deed dated the 28th day of January, 2022 and recorded in Document No. 2022-322377 of the Real Property Records of Grimes County, Texas and being all of Lot 1, Block 1, Fly Away Field per plat (Doc #: 308796) and designated herein as Replat of Fly Away Field, Block 1, Lots 1, 1R, 2R and 3R and a 2.87 acre tract, located in the City of Navasota, Texas.

FURTHER, We, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places and public improvement shown on this plat for the purposes and consideration therein expressed.

FURTHER, We, the undersigned, do hereby certify that this replat does not attempt to amend or remove any covenants or restrictions.

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2022.

By: _____
Notary's Signature
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2022.

By: _____
Notary's Signature
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

LIEN HOLDER'S STATEMENT
I, Fred Ballis, Trustee for Anthony J. Cunneen and Amanda E. Hopping-Cunneen, owner and holder of a lien against a portion of the property shown on this plat, said lien being evidenced by instrument of record in Document No. 2022-322378 of the Deed Records of Grimes County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2022.

By: _____
Notary's Signature
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2022.

By: _____
Notary's Signature
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE STATE OF TEXAS, COUNTY OF GRIMES
This is to certify that I, Miriahanna Cunneen, representing Anthony J. Cunneen & Amanda E. Hopping-Cunneen through Power of Attorney as recorded in Document No. 307516 of the Deed Records of Grimes County, Texas, are the legal owner(s) of the land shown on this plat, being Lot 1R, 2R and 3R, Replat of Fly Away Field, Block 1, Lot 2, located within the City Limits of Navasota, Texas and according to the map or plat thereof recorded in Document No. 319628 of the Real Property Records of Grimes County, Texas and being a part of the same tract as described in a Warranty Deed with Vendor's Lien from Gary B. Gandy, et al to Anthony J. Cunneen, et ux, dated November 16, 2019, of record in Document No. 2019-304752 of the Real Property Records of Grimes County, Texas, being all of a called 2.87 acre tract not located with the City Limits of Navasota as described in a Warranty Deed with Vendor's Lien from Gene Baldobino, Jr., et ux to Anthony J. Cunneen, et ux, dated January 31, 2022, of record in Document No. 2022-322382 of the Real Property Records of Grimes County, Texas and designated herein as Replat of Fly Away Field, Block 1, Lots 1, 1R, 2R and 3R and a 2.87 acre tract, located in the City of Navasota, Texas.

FURTHER, I, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places and public improvement shown on this plat for the purposes and consideration therein expressed.

FURTHER, I, the undersigned, do hereby certify that this replat does not attempt to amend or remove any covenants or restrictions.

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2022.

By: _____
Notary's Signature
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

LIEN HOLDER'S STATEMENT
I, Clint Vezurk, Trustee for the First National Bank of Anderson, owner and holder of a lien against the property shown on this plat, said lien being evidenced by instrument of record in Document No. 2022-322383 of the Real Property Records of Grimes County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2022.

By: _____
Notary's Signature
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2022.

By: _____
Notary's Signature
Notary Public, State of Texas
Notary's name: _____
Notary's commission expires: _____

RESTRICTION, CONDITION AND COVENANT RUNNING WITH THE LAND
This plat has been approved by the City of Navasota pursuant to the City's subdivision, platting and development regulatory authority applicable in the corporate limits of the City and the City's extraterritorial jurisdiction (ETJ) in effect on the approval date with the following restriction, condition and covenant which is hereby agreed to by the developer of this subdivision as well as any other present property owner in said subdivision. In the event the undersigned developer or any person, firm or corporation who shall acquire property in this subdivision subsequent to this date, shall request additional improvements to bring such subdivision or any part thereof up to subdivision standards required within the corporate limits of the City or up to greater standards than are required for a subdivision in the ETJ of the City, then one hundred percent (100%) of the cost of such improvements shall be borne by the then property owners of said subdivision and this obligation regarding the cost of the additional improvements to said property of this subdivision shall be considered a restriction, condition, and covenant running with the land of all property or properties in said subdivision to bind the then owners of the property in said subdivision. Any future conveyance of property in this subdivision shall reference a statement in said conveyance setting out the aforementioned restriction, condition and covenant running with the land.

WAIVER OF CITY'S LIABILITY STATEMENT
THE STATE OF TEXAS
COUNTY OF GRIMES
In accordance with the Subdivision Development Ordinance of the City of Navasota, Texas, and in consideration of the approval of Replat of Fly Away Field, Block 1, Lots 1, 1R, 2R and 3R and a 2.87 acre tract, Anthony J. Cunneen, Amanda E. Hopping-Cunneen, Barkat Maredia and Rahim Momin do hereby waive, release and indemnify the City of Navasota from and against any and all claims for damages against the City of Navasota, Grimes County, Texas, occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above-named subdivision.

STATEMENT OF APPROVAL BY THE NAVASOTA PLANNING COMMISSION
Approved this _____ day of _____, 2022, by the Planning Commission of the City of Navasota, Texas.

Chairperson _____ Secretary _____

NOTES:
1) According to the FEMA's FIRM Map No. 48185C0340C & 48185C040C, with an effective date of April 3, 2012 it appears the subject property does NOT lie within Zone "A" of the Special Flood Hazard Area. No floodplain exists on site.
2) Unless otherwise noted all property corners, P.C.'s and P.I.'s are monumented with 3/4" iron rods.
3) The lots shown hereon are intended for residential & commercial use.
4) The gross area being subdivided totals 8.936 acres into 3 lots and 1 block.
5) The 4 Gulf States Utilities Company Easements (LFE-3, 277-607 & 379-426) cannot be plotted hereon by their given descriptions nor do they include a Deed reference to the tract affected.
6) All distances, areas and coordinates hereon are grid and can be converted to surface by multiplying by CFS of 1.000 066 500 99.
7) Placement of street trees shall not interfere with the placement of traffic control devices or visibility of intersections. Existing and future traffic control devices may require the removal of or preclude the planting of street trees.
8) A portion of the subject tract is currently zoned B-1.
9) A rear buffer zone of 15 ft. shall be provided between adjacent structures.

OWNERSHIP
A) Lot 1, Fly Away Field, as described in a Warranty Deed with Vendor's Lien from Anthony J. Cunneen, et ux to Barkat Maredia and Rahim Momin, dated January 28, 2022, of record in Document No. 2022-322377 of the Real Property Records of Grimes County, Texas.
B) Lot 1R, 2R and 3R, Replat of Fly Away Field, Block 1, Lot 2, according to the map or plat thereof recorded in Document No. 319628 of the Real Property Records of Grimes County, Texas and being a part of the same tract as described in a Warranty Deed with Vendor's Lien from Gary B. Gandy, et al to Anthony J. Cunneen, et ux, dated November 16, 2019, of record in Document No. 2019-304752 of the Real Property Records of Grimes County, Texas.
C) A called 2.87 acre tract as described in a Warranty Deed with Vendor's Lien from Gene Baldobino, Jr., et ux to Anthony J. Cunneen, et ux, dated January 31, 2022, of record in Document No. 2022-322382 of the Real Property Records of Grimes County, Texas.

SURVEYOR'S STATEMENT
KNOW ALL MEN BY THESE PRESENTS
That I, Steven Winoski, RPLS 6006, do hereby certify that I made an actual and accurate survey of the platred land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Development Ordinance of the City of Navasota, Texas.

Steven Winoski, RPLS 6006

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT
The State of Texas
County of Grimes

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 the _____ day of _____, 2022, at _____ o'clock _____ m., and duly recorded in Document No. _____ of the Deed Records of Grimes County, Texas, the day and date last above written.

County Clerk
Grimes County, Texas

FINAL PLAT OF REPLAT OF FLY AWAY FIELD, BLOCK 1, LOTS 1, 1R, 2R AND 3R AND A 2.87 ACRE TRACT

Owners/Developers of Property: Barkat Maredia & Rahim Momin 2610 Chillingham College Station, Texas 77845
Owners/Developers of Property: Anthony & Amanda Cunneen 502 S. LaSalle Street Navasota, Texas 77868
Plat prepared by: Winoski Land Surveying, LLC P.O. Box 1744 Navasota, Texas 77868
Dated: 05-03-2022 Job #: 2020-05-04-01
Containing 8.936 Acres One Block and 3 Lots
Daniel Tyler Survey, A-55 City of Navasota Grimes County, Texas