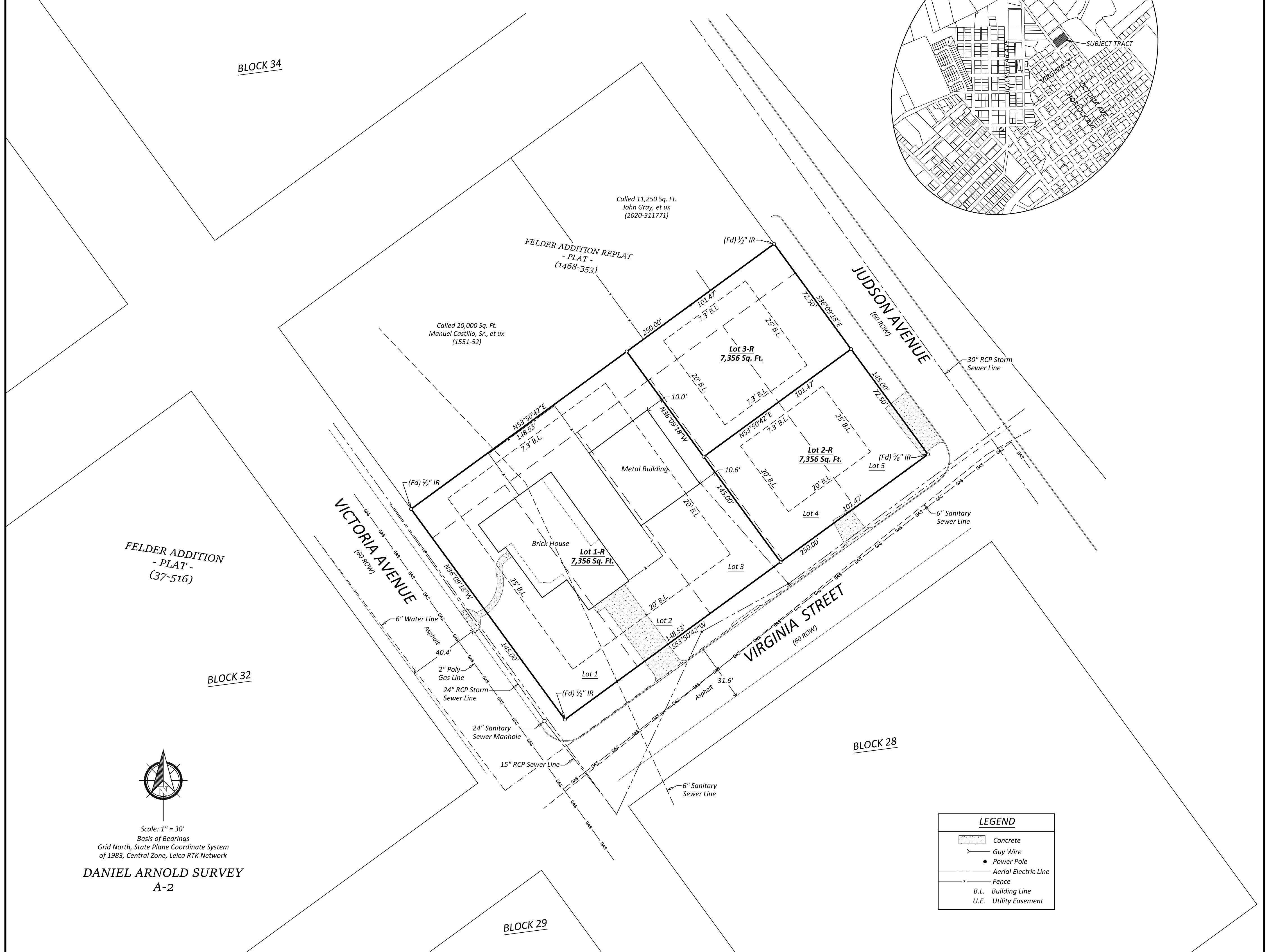


REPLAT OF LOTS 1, 2, 3, 4, 5 & ALL OF A 20 FT. ALLEY, BLOCK 33 OF THE FELDER ADDITION

VICINITY MAP

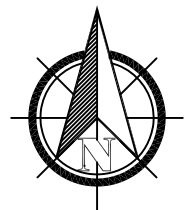


FELDER ADDITION - PLAT - (37-516)

BLOCK 32

BLOCK 28

BLOCK 29



Scale: 1" = 30'
Basis of Bearings
Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network

DANIEL ARNOLD SURVEY
A-2

LEGEND	
	Concrete
	Guy Wire
	Power Pole
	Aerial Electric Line
	Fence
	B.L. Building Line
	U.E. Utility Easement

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 the Replat of Lots 1, 2, 3, 4, 5 & all of a 20 ft. alley, Block 33 Felder Addition, We 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.

METES AND BOUNDS DESCRIPTION
BEGINNING at a found 1/2 inch iron rod for the Southerly or Southwest corner of Lot 1 and Block 33, Felder Addition, in the Northeast ROW of Victoria Avenue (60 ft. ROW) and in the Northwest ROW of Virginia Street (60 ft. ROW);

THENCE N 36°09'18" W, 145.00 ft., along the Northeast ROW of Victoria Avenue and a portion of the Southwest line of Block 33 to a found 1/2 inch iron rod for the Westerly or Northwest corner of the tract of land herein described and same being the Northwest corner of a 20 ft. alley (closed);

THENCE N 53°50'42" E, 250.00 ft., along the Northwest line of said 20 ft. alley to a found 1/2 inch iron rod for the Northerly or Northeast corner of the tract of land herein described, in the Northeast line of Block 33 and the Southwest ROW of Judson Street;

THENCE S 36°09'18" E, 145.00 ft., along the Southwest ROW of Judson Street and a portion of the Northeast line of Block 33 to a found 1/2 inch iron rod for the Easterly or Southeast corner thereof located in the Northwest ROW of Virginia Street;

THENCE S 53°50'42" W, 250.00 ft., along the Northwest ROW of Virginia Street and the Southeast line of Block 33 to the PLACE OF BEGINNING and containing 0.832 acre of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE STATE OF TEXAS, COUNTY OF GRIMES
This is to certify that We, Luke Conlin and Jill Conlin, husband and wife, are the legal owners of the land shown on this plat, being the same called 0.832 acre tract as conveyed to us by Deed dated February 28, 2017, of record in Volume 1637, Page 316 of the Real Property Records of Grimes County, Texas, and designated herein as the Replat of Lots 1, 2, 3, 4, 5 & all of a 20 ft. alley, Block 33 Felder Addition 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.

Luke Conlin
NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2024.
By: _____
Notary's Signature
Notary Public, State of Texas

Notary's name: _____
Notary's commission expires: _____

Jill Conlin
NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this _____ day of _____, 2024.
By: _____
Notary's Signature
Notary Public, State of Texas

Notary's name: _____
Notary's commission expires: _____

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 _____, 2024, 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

- NOTES:**
- 1) According to the FEMA's FIRM Map No. 48185C 0340C with an effective date of April 3, 2012 it appears the entire subject tract lies within Zone "AE" of the Special Flood Hazard Area.
 - 2) Unless otherwise noted all property corners, P.C.'s and P.T.'s are monumented with 1/2" iron rods.
 - 3) The lots shown hereon are intended for residential use.
 - 4) The gross area being subdivided totals 0.832 acre into 1 Block and 3 Lots.
 - 5) All distances and coordinates hereon are surface and can be converted to grid by multiplying by CSF of 0.999 933 503 43.
 - 6) 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.
 - 7) Fencing restrictions may apply to corner lots.
 - 8) The subject tract is currently zoned R-1A.
 - 9) All City of Navasota underground utilities shown hereon were scaled from the Navasota GIS map.

STATEMENT OF APPROVAL BY THE NAVASOTA PLANNING COMMISSION
Approved this the _____ day of _____ of 2024, by the Planning Commission of the City of Navasota, Texas.

Chairperson

Secretary

SURVEYOR'S STATEMENT
KNOW ALL MEN BY THESE PRESENTS
That I, Steven Wisnoski, RPLS 6006, do hereby certify that I made an actual and accurate survey of the platted 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 Wisnoski, RPLS 6006

**PRELIMINARY PLAT OF
REPLAT OF LOTS 1, 2, 3, 4, 5 & ALL OF
A 20 FT. ALLEY, BLOCK 33 OF
THE FELDER ADDITION**