

STATE OF TEXAS
 COUNTY OF SAN JACINTO
 KNOW ALL ME BY THESE PRESENTS:

THAT RIF R INVESTMENTS, L.L.C. 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 77361, OWNER OF 31.31 ACRES OF LAND OUT OF THE PLEASANT GRAY SURVEY, ABSTRACT NO. 136, SAN JACINTO COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED AUGUST 29, 2022, AND RECORDED IN CLERK'S FILE NUMBER 2022009, SAN JACINTO COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE 31.318 ACRES OF LAND OUT OF THE PLEASANT GRAY SURVEY, ABSTRACT NO. 136, TO BE KNOWN AS THE STALEY RIDGE 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 FOR OWNERS OF THE PROPERTY SHOWN HEREON FOR PRIVATE STREETS) THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID RIF R INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS OWNER, ROBBIE FLACK, THEREUNTO DULY AUTHORIZED,

Robbie Flack
 ROBBIE FLACK
 OWNER

STATE OF TEXAS
 COUNTY OF SAN JACINTO

I, DAWN WRIGHT, COUNTY CLERK OF SAN JACINTO COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 29th DAY OF NOVEMBER, 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 1823671, PAGE 34591

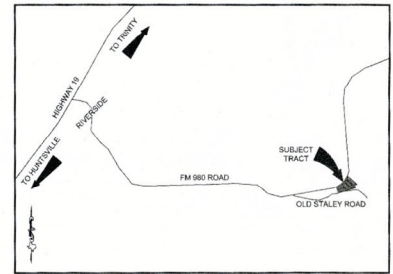
WITNESS MY HAND AND SEAL OF OFFICE THIS 29th DAY OF NOVEMBER, A.D., 2023.

Dawn Wright
 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 29th DAY OF NOVEMBER, 2023, AT 11:08 O'CLOCK A.M., AND DULY RECORDED ON THE 29th DAY OF NOVEMBER, 2023, AT 11:08 O'CLOCK A.M. IN THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS, IN BOOK 1823671, PAGE 34591

Dawn Wright
 COUNTY CLERK
 SAN JACINTO COUNTY, TEXAS



VICINITY MAP
 NOT TO SCALE

THE STATE OF TEXAS
 COUNTY OF San Jacinto

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBBIE FLACK, OWNER OF RIF R INVESTMENTS, L.L.C. 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 HEREM SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF NOVEMBER, 2023.

Tracy L. Galloway
 PRINTED NAME: Tracy L. Galloway

NOTARY PUBLIC IN AND FOR San Jacinto COUNTY, TEXAS



Len Fairbanks
 LEN FAIRBANKS, P.E.
 TX LICENSE NO. 64662
 FAIRBANKS AND ASSOCIATES
 TX ENG. FIRM NO. 5-11969



SURVEYORS ACKNOWLEDGEMENT

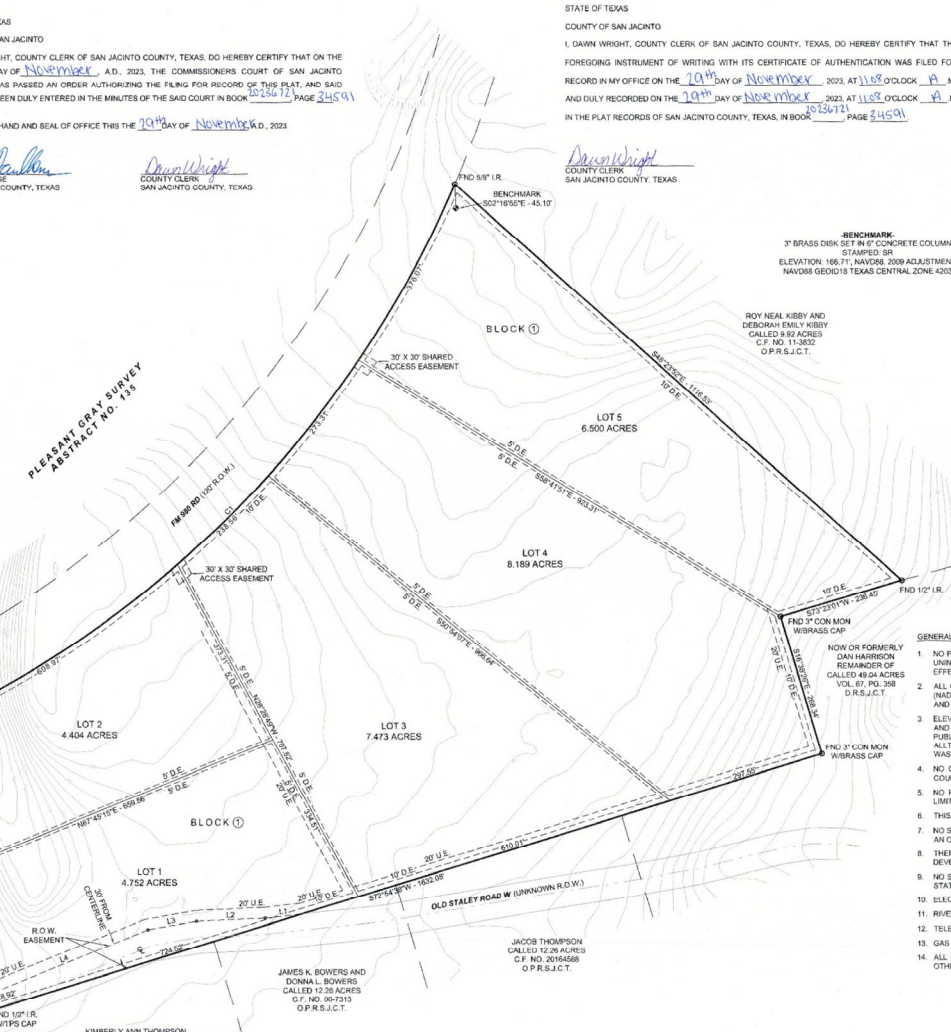
I, THOMAS A. MCINTYRE, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK 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-EIGHTHS OF AN INCH (5/8") 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.



Thomas A. McIntyre
 Registered Professional Land Surveyor No. 49121

CURVE TABLE					
SURVEY #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
CT	1969.89'	1496.92'	243.582°	1481.54'	N49°02'38.11"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°20'00.00"E	88.97'
L2	N89°21'33.50"E	128.83'
L3	N89°09'25.80"E	82.23'
L4	N89°04'20.70"E	331.17'



ROY NEAL KIBBY AND DEBORAH EMILY KIBBY CALLED 9.82 ACRES C.F. NO. 11-3832 O.P.R.S.J.C.T.

JAMES K. BOWERS AND DONNA L. BOWERS CALLED 12.29 ACRES C.F. NO. 20-7213 O.P.R.S.J.C.T.

APPROVED BY COMMISSIONERS' COURT OF SAN JACINTO COUNTY, TEXAS THIS 29th DAY OF NOVEMBER, 2023.

James K. Bowers COMMISSIONER, PRECINCT 1
Tracy L. Galloway COUNTY JUDGE
Robbie Flack COMMISSIONER, PRECINCT 2
Thomas A. McIntyre COMMISSIONER, PRECINCT 3
 MARK T. WOOD, P.E. COUNTY ENGINEER
Mark Netter COMMISSIONER, PRECINCT 4

GENERAL NOTES

- NO 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. 48407C0279C, HAVING AN EFFECTIVE DATE OF 11-4-2010
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), CENTRAL ZONE (TAC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00011751.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAV89) AND BASED ON THE PUBLISHED VALUE OF NOS BENCHMARK PD D10226, DESIGNATION TXRN1 REF MON 1, PUBLISHED ELEVATION 370.2'. VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALL TEXAS CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID19. NO DATUM ADJUSTMENT WAS MADE.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL SAN JACINTO COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE COLDSPRING CONJUNCTIVE CONS. SCH. DISTRICT.
- 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.
- 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.
- 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.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY SAM HOUSTON ELECTRIC COOP.
- RIVERSIDE SPECIAL UTILITY DISTRICT WILL PROVIDE WATER TO ALL TRACTS.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY Windstream.
- GAS UTILITY SERVICE WILL BE PROVIDED BY Probanda.
- 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.

STALEY RIDGE

BEING A SUBDIVISION OF 31.31 ACRES SITUATED IN THE PLEASANT GRAY SURVEY, ABSTRACT NO. 136, SAN JACINTO COUNTY, TEXAS.
 5 LOTS 1 BLOCK
 NOVEMBER 2023

OWNER
 RIF R INVESTMENTS, L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 1600 NORMAL PARK DRIVE
 HUNTSVILLE, TEXAS 77361



PROBANDA SURVEYING, INC.
 8022 N. FRENCH CIRCLE, SUITE 7700
 FORT WORTH, TEXAS 76178
 PHONE: 817.766.2447 FAX: 817.766.2448
 WWW.PROBANDASURVEYING.COM