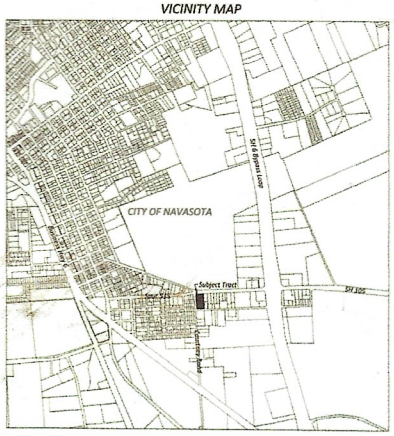
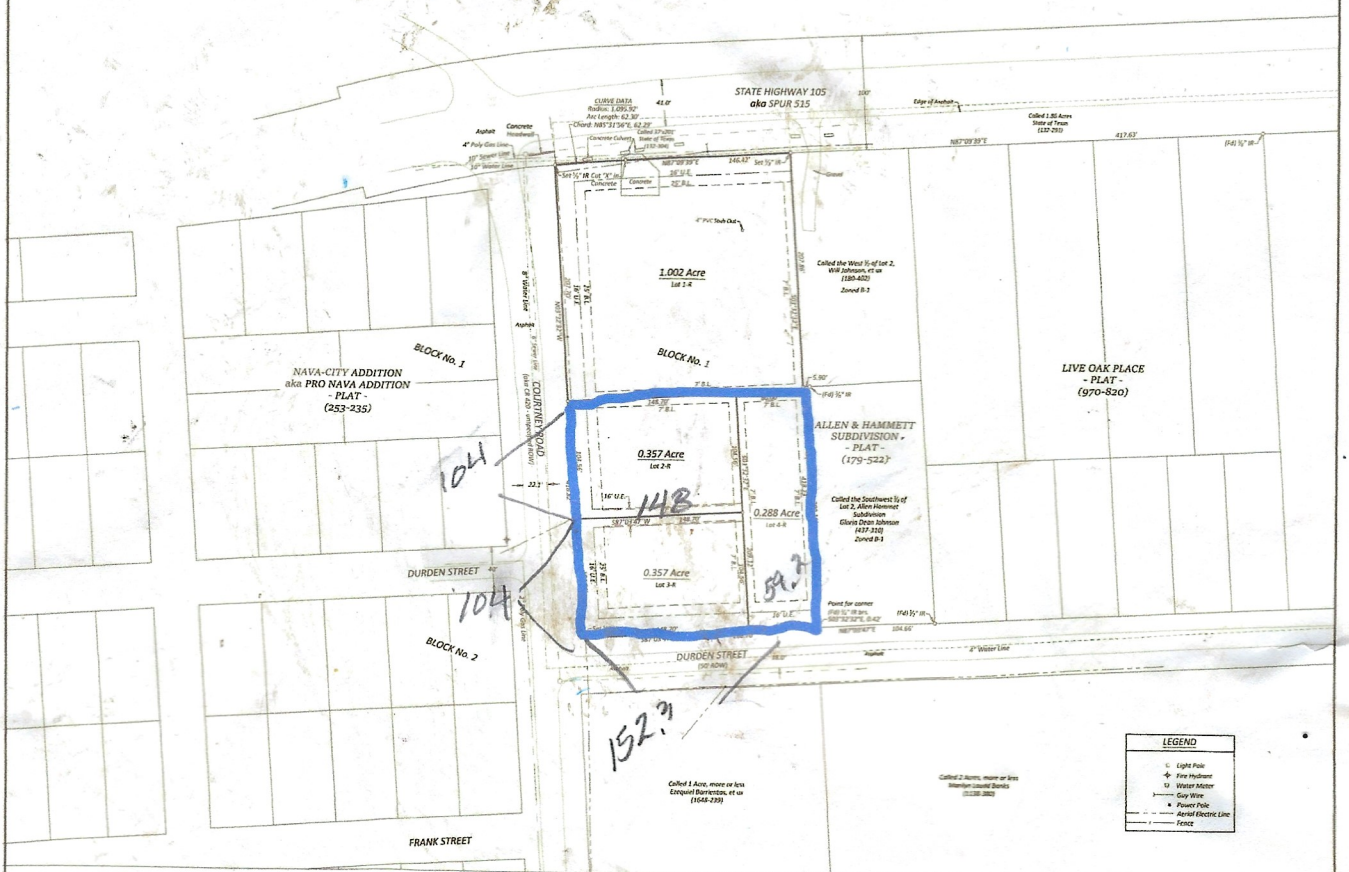
REPLAT OF LOT 1, ALLEN AND HAMMETT SUBDIVISION

Scale: 1" = 50'
Basis of Bearings
Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network

HENRY WINGFIELD SURVEY
A-476

VICINITY MAP





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 in 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 Lot 1, Allen and Hammett Subdivision, Mary Evans, for the Estate of Minerva Robinson, 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE STATE OF TEXAS, COUNTY OF GRIMES

This is to certify that I, Mary Evans, for the Estate of Minerva Robinson, am the legal owner of the land shown on this plat, being the tract of land as conveyed to Charlie Robinson, et ux (Minerva Robinson) by Deed dated the 14th day of November, 1946 and recorded in Volume 180, Page 420 of the Deed Records of Grimes County, Texas, and designated herein as the Replat of Lot 1, Allen and Hammett Subdivision 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.

Estate of Minerva Robinson
Mary Evans, for the Estate of Minerva Robinson

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me this 8 day of Dec, 2020.

By: _____
Notary's Signature

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

NANCY CAROL HILL
Notary ID #130378-0
My Commission Expires
March 01, 2021

METES AND BOUNDS DESCRIPTION

BEGINNING at a set 5/8 inch iron rod for the Southwest corner of Lot 1, Allen and Hammett Subdivision, in the North ROW of Durden Street (50 ft. ROW) and in the East margin of Courtney Road (unspecified width);

THENCE N 03°32'32" W, 418.82 ft., along the East margin of Courtney Road and a portion of the West line of Lot 1 to a set 5/8 inch iron rod in a clockwise curve in the South ROW of State Highway 105 (Spur 515 - 100 ft. ROW) and same being in the apparent Southwest corner of a called 37 ft. by 201 ft. tract as described in a Deed to the State of Texas (132/304);

THENCE along the South ROW of State Highway 105 and said clockwise curve having a radius of 1,095.92 ft., an arc length of 62.32 ft. and an arc length N 85°31'56" E, 62.29 ft. to a set 5/8 inch iron rod for the PT of said curve in the North line of Lot 1, Allen and Hammett Subdivision;

THENCE N 87°09'39" E, 146.42 ft., along the South ROW of State Highway 105 and a portion of the North line of Lot 1 to a set 3/8 inch iron rod for the Northeast corner thereof, the Northwest corner of the called "West 1/2 of Lot 2" as described in a Deed to Wil Johnson, et ux (180/402);

THENCE S 03°32'32" E, 418.23 ft., along the West line of said Johnson tract, the West line of the called "Southwest 1/4 of Lot 2" as described in a Deed to Gloria Dean Johnson (437/310) and the East line of Lot 1 to a Point for the Southeast corner thereof and same being in the North ROW of Durden Street, from which a found 3/4 inch iron rod brs. S 03°32'32" E, 0.42 ft.;

THENCE S 87°01'47" W, 208.70 ft., along the North ROW of Durden Street and the South line of Lot 1 to the PLACE OF BEGINNING and containing 2.004 acres of land.

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 16th day of DECEMBER, 2020, at 11:25 o'clock A.M., and duly recorded in Document No. 312783, of the Deed Records of Grimes County, Texas, the day and date last above written.

Vanessa Burzynski
County Clerk
Grimes County, Texas

NOTES:
1) According to the FEMA's FIRM Map No. 48185C0340C 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.T.'s are monumented with ½" iron rods.
3) The lots shown hereon are intended for residential & commercial use.
4) The gross area being subdivided totals 2.004 acres into 1 Block and 4 Lots.
5) Elevations based on NGS monument designated T 206, PID: BM 0068 with a published elevation of 218.4 ft. The elevations shown hereon were established using GPS methods.
6) All distances and coordinates hereon are surface and were converted from grid by dividing by CSF of 0.999 933 503 43.
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) Fencing restrictions may apply to corner lots.
9) The subject tract is currently zoned B-3.
10) U.E. = Utility Easement & B.L. = Building Line.
11) All buried utility lines shown hereon were scaled from the City of Navasota GIS.
12) Per Agreement and Lease (233-256) a portion of the subject tract was leased for a period of 15 years for the use of a service station.

STATEMENT OF APPROVAL BY THE NAVASOTA PLANNING COMMISSION
Approved this the 10th day of December, 2020, 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

STATE OF TEXAS
STEVEN WISNOSKI
6006
REGISTERED PROFESSIONAL LAND SURVEYOR

Surveyor: Wisnoski Land Surveying, LLC
PO Box 1744
Navasota, Texas 77868

Owners/Developers: Mary Evans, for the Estate of Minerva Robinson
PO Box 106
Navasota, Texas 77868

Date: 2020-11-20
Job #: 2020-11-17-01

REPLAT OF LOT 1
ALLEN AND HAMMETT SUBDIVISION
Containing 2.004 Acres
One Block and 4 Lots
Henry Wingfield Survey, A-476
City of Navasota, Grimes County, Texas