

STATE OF TEXAS
COUNTY OF GRIMES

THIS IS TO CERTIFY THAT WE, J & H DEVELOPMENT, LLC, ARE THE LEGAL OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US BY DEED DATED AND RECORDED IN VOLUME _____ PAGE _____ OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE PECAN LAKES ESTATES 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 CONSIDERATIONS THEREIN EXPRESSED.

J & H DEVELOPMENT, LLC

James C. Hassell
JAMES C. HASSELL, MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES C. HASSELL, MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF September, 2016.

Susan M. Honeyea
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: *Susan M. Honeyea*

MY COMMISSION EXPIRES: 11-3-2014



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.

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 PECAN LAKES ESTATES SUBDIVISION, J & H NAVASOTA DEVELOPMENT, LLC DOES HEREBY WAIVE, RELEASE AND INDEMNIFY 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.

ENGINEER'S STATEMENT OF ACCURACY AND COMPLIANCE

I, CHARLES ANTHONY, CHARLES ANTHONY DESIGN SERVICES, LLC, AN INDIVIDUAL OR FIRM OFFERING ENGINEERING SERVICES TO THE PUBLIC, HAS BEEN DESIGNATED BY THE OWNER TO DESIGN AND PREPARE PLANS AND SPECIFICATIONS FOR THE PHYSICAL IMPROVEMENTS TO THE SUBDIVISION KNOWN AS PECAN LAKES ESTATES, LOCATED IN THE CITY OF NAVASOTA, TEXAS, OR WITHIN ITS EXTRATERRITORIAL JURISDICTION.

THE UNDERSIGNED CERTIFIES THAT SUCH PERSON HAS REVIEWED THE AS-BUILT DRAWINGS, REPORTS OF TEST RESULTS AND INSPECTIONS, AND THE ACCOMPANYING ENGINEERING DOCUMENTS AND CERTIFICATIONS. ENGINEERING COMPUTATIONS HAVE BEEN MADE TO ADJUST AND/OR CONFIRM THE CAPACITIES OF THE AS BUILT DRAINAGE SYSTEM AND THE ADEQUACY OF THE PHYSICAL IMPROVEMENTS (AND ARE AVAILABLE FOR PHYSICAL EXAMINATION IN THE OFFICE OF THE DEVELOPMENT OFFICER OF THE CITY OF NAVASOTA UPON REQUEST) TO ASSURE THAT THE MINIMUM REQUIREMENTS OF THE APPLICABLE PROVISIONS OF THE CITY OF NAVASOTA'S CODES, ORDINANCES AND REGULATIONS HAVE BEEN ACHIEVED.

THE UNDERSIGNED FURTHER RECOMMENDS THAT THE SUBDIVISION KNOWN AS PECAN LAKES ESTATES, BE APPROVED AND ACCEPTED BY THE CITY OF NAVASOTA, TEXAS.

Charles J. Anthony
SIGNATURE OF ENGINEER
DATE: 9/3/16



91676

TEXAS REGISTRATION

FIRM NAME: CHARLES ANTHONY DESIGN SERVICES, LLC F-4940
BUSINESS ADDRESS: 402 ACORN LANE
PORTER, TX 77365

THAT I, CRAIG A. LANEY, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING MAP WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION DEVELOPMENT ORDINANCE OF THE CITY OF NAVASOTA, TEXAS.

Craig A. Laney
CRAIG A. LANEY, R.P.L.S.
TEXAS REGISTRATION NO. 4507

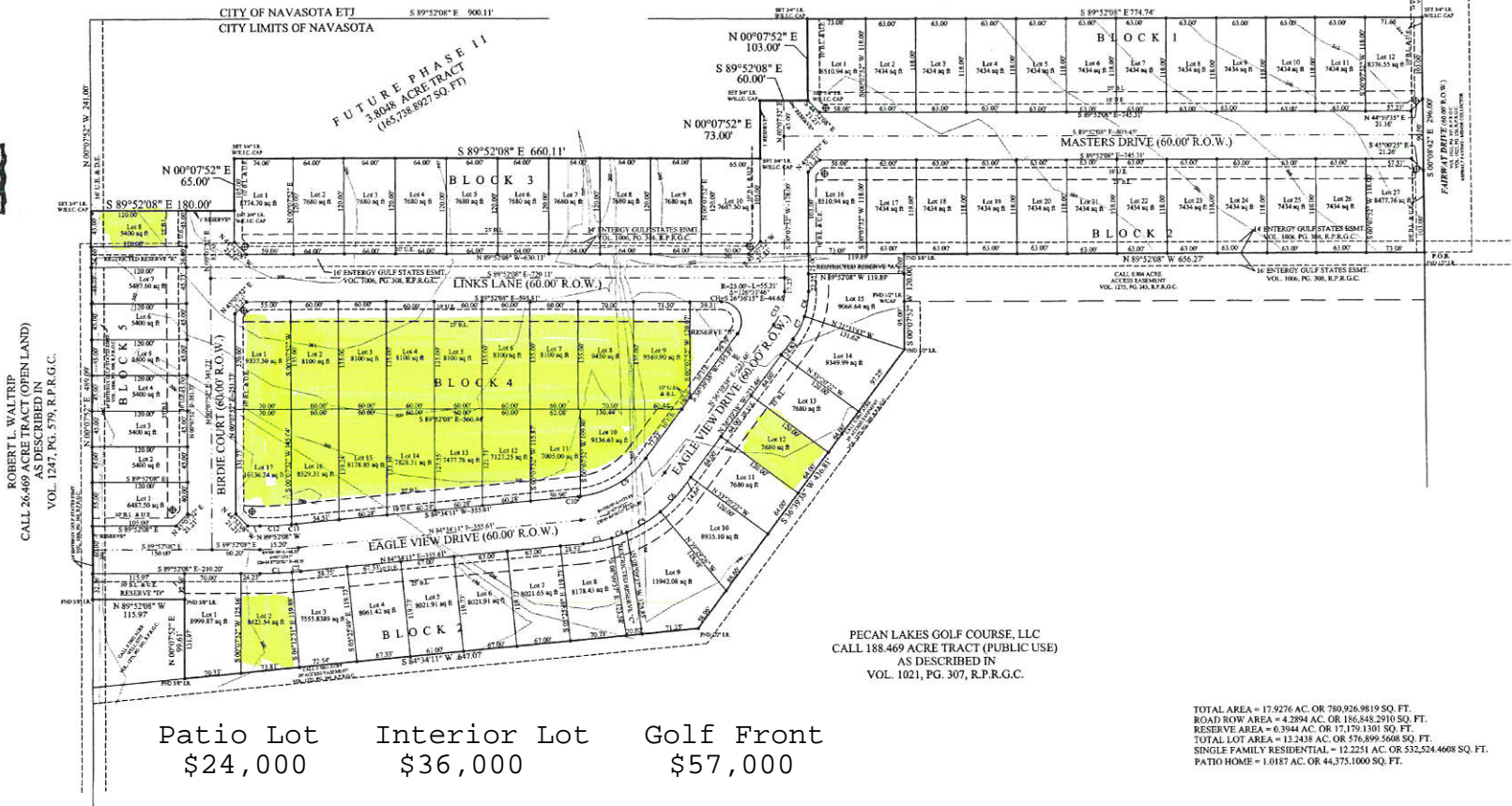


RESERVE TABLE		
RESERVE	SQUARE FEET	USE
RESTRICTED RESERVE "A"	2997.33	RESTRICTED TO SANITARY SEWER EASEMENT AND U.E.
RESTRICTED RESERVE "B"	4788.66	RESTRICTED TO POSTAL DELIVERY BOXES AND LANDSCAPING
RESTRICTED RESERVE "C"	2520.41	RESTRICTED TO DRAINAGE
RESERVE "D"	3752.73	NOT RESTRICTED
RESTRICTED RESERVE "E"	3120.00	RESTRICTED TO U.E.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	150.00	40.19	40.19
C2	150.00	40.19	40.19
C3	150.00	40.19	40.19
C4	150.00	40.19	40.19
C5	150.00	40.19	40.19
C6	150.00	40.19	40.19
C7	150.00	40.19	40.19
C8	150.00	40.19	40.19
C9	150.00	40.19	40.19
C10	150.00	40.19	40.19
C11	150.00	40.19	40.19
C12	150.00	40.19	40.19
C13	150.00	40.19	40.19

Filed for Record 1st
at 12:15 PM, 09/03/2016
at 12:15 PM, 09/03/2016
Document Number: 002212
Record Number: 8724
J & H NAVASOTA DEVELOPMENT, LLC
COUNTY OF GRIMES
I, J & H NAVASOTA DEVELOPMENT, LLC, HEREBY CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS.
Signed: David Paskett
Date: 12/20/16
David Paskett, County Clerk
Grimes County

J & H NAVASOTA DEVELOPMENT, LLC
18.1814 AC. REMAINDER TRACT (OPEN LAND)
OUT OF A 25.7623 AC TRACT
RECORDED IN VOL. 1591, PG. 359 R.P.R.G.C.



Patio Lot \$24,000 Interior Lot \$36,000 Golf Front \$57,000

PECAN LAKES GOLF COURSE, LLC
CALL 188.469 ACRE TRACT (PUBLIC USE)
AS DESCRIBED IN
VOL. 1021, PG. 307, R.P.R.G.C.

TOTAL AREA = 17.9276 AC. OR 789,926.9819 SQ. FT.
ROAD ROW AREA = 4.2894 AC. OR 186,848.2910 SQ. FT.
RESERVE AREA = 0.3944 AC. OR 17,179.1301 SQ. FT.
TOTAL LOT AREA = 13.2438 AC. OR 576,899.5698 SQ. FT.
SINGLE FAMILY RESIDENTIAL = 12,2251 AC. OR 532,524.4698 SQ. FT.
PATIO HOME = 1.0187 AC. OR 44,375.1000 SQ. FT.

FINAL PLAT PECAN LAKES ESTATES

A SUBDIVISION OF A 17.9276 ACRE TRACT,
789,926.9819 SQUARE FEET,
IN THE JAMES WHITESIDES SURVEY, A - 62
CITY OF NAVASOTA
GRIMES COUNTY, TEXAS

CONTAINING
74 LOTS 5 RESERVES 5 BLOCKS
AUGUST 25, 2016

OWNER

J & H NAVASOTA DEVELOPMENT, LLC

7199 HASSELL LANE
NAVASOTA, TEXAS 77868
(713) 254-2571

SURVEYOR

E.I.C. SURVEYING COMPANY
FIRM NO. 10033400

12345 JONES ROAD #270
HOUSTON, TEXAS 77070
(281) 955-2772

APPLICANT

HASSELL CONSTRUCTION COMPANY

12211 DUNCAN ROAD
HOUSTON, TEXAS 77066
(281) 893-2570

APPROVED THIS 25th DAY OF AUGUST, 2016, BY THE PLANNING COMMISSION OF THE CITY OF NAVASOTA, TEXAS.

D. Brown
CHAIRPERSON

Paul Kopta
SECRETARY

STATE OF TEXAS
COUNTY OF GRIMES

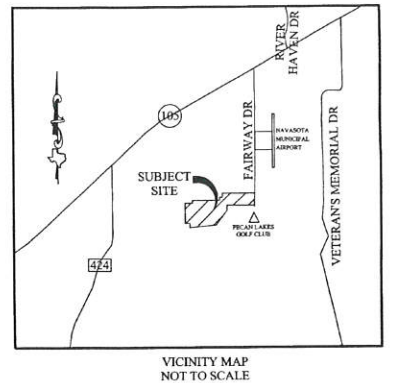
I, DAVID PASKETT, CLERK OF THE COUNTY COURT OF GRIMES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON SEPTEMBER 12, 2016, AT 3:53 O'CLOCK, P M., AND DULY RECORDED ON SEPTEMBER 12, 2016, AT 3:53 O'CLOCK, P M., IN VOLUME 1515, PAGE 372, OF THE REAL PROPERTY RECORD OF GRIMES COUNTY, TEXAS.

WITNESS MY HAND, AND OFFICIAL SEAL, AT MY OFFICE IN ANDERSON TEXAS, THIS 12th DAY OF SEPTEMBER, 2016.

David Paskett by Barbara Kimmel
DAVID PASKETT, COUNTY CLERK
GRIMES COUNTY, TEXAS



100 0 100 200
SCALE 1" = 100'



LEGEND

1. U.E. INDICATES "UTILITY EASEMENT"
2. A.E. INDICATES "AERIAL EASEMENT"
3. B.L. INDICATES "BUILDING LINE"
4. VOL. INDICATES "VOLUME"
5. PG. INDICATES "PAGE"
6. R.O.W. INDICATES "RIGHT-OF-WAY"
7. ESM. INDICATES "EASEMENT"
8. R.P.R.G.C. INDICATES "REAL PROPERTY RECORDS GRIMES COUNTY"

GENERAL NOTES

1. PLATTED AREA IS WITHIN THE CITY LIMITS OF CITY OF NAVASOTA, TEXAS, AND IS ZONED AS PUD.
2. THERE WILL BE A CONCRETE CURB PLACED AT THE NORTH AND WEST ENDS OF EAGLE VIEW DRIVE, THE NORTH END OF BIRDIE COURT AND THE WEST END OF MASTERS DRIVE TO DETERMINE TRAFFIC FLOW.
3. 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.
4. FENCING RESTRICTIONS MAY APPLY TO THIS LOT.
5. ALL STREETS WITH THIS PLAT ARE RESIDENTIAL COLLECTOR STREETS AND WILL BE 28' WIDE CONCRETE PAVING.
6. BLOCKS 1 - 4 WITHIN THIS SUBDIVISION WILL BE SINGLE FAMILY RESIDENTIAL LOTS UNLESS OTHERWISE NOTED. BLOCK 5 WITHIN THIS SUBDIVISION WILL BE PATIO HOME LOTS UNLESS OTHERWISE NOTED.
7. IT HAS BEEN DETERMINED, BY GRAPHIC SCALING ONLY, THAT THE SUBJECT PROPERTY DOES LIE IN ZONE "X" AND IS OUTSIDE THE 100-YEAR FLOOD BOUNDARY AS INDICATED BY FLOOD BOUNDARY AND FLOODWAY MAP COMPILED BY FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.A., MAP NUMBER 48185C0430C, AND IS PARTLY UNDER COMMUNITY PANEL NO. 481173 (GRIMES COUNTY) AND COMMUNITY PANEL NO. 480265 (CITY OF NAVASOTA), DATED APRIL 3, 2012.