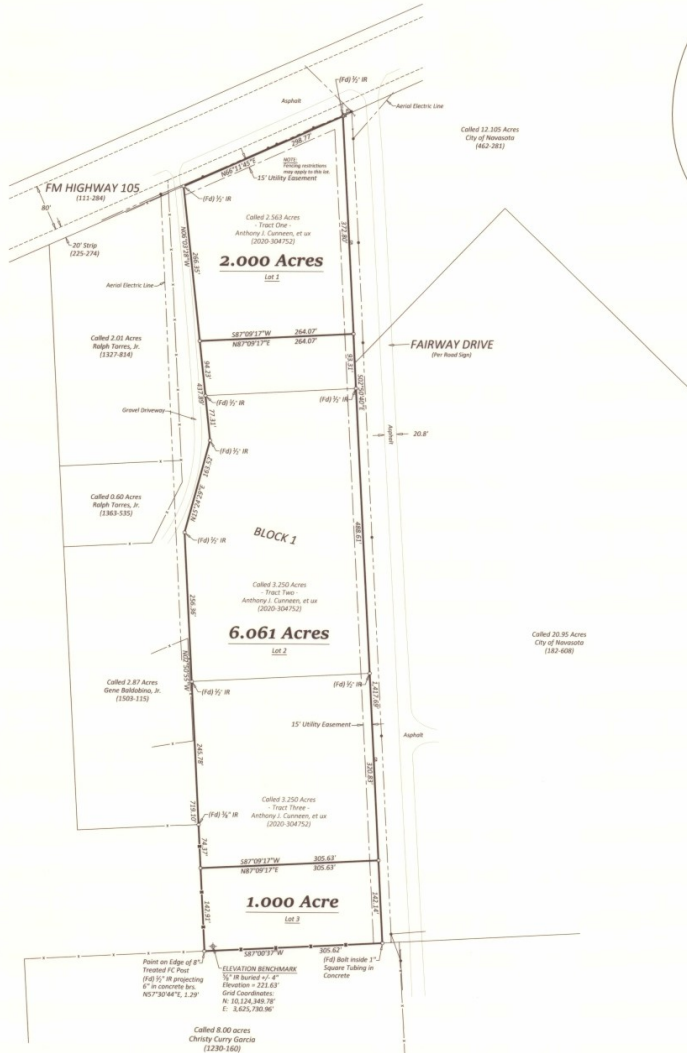


MINOR PLAT OF  
**FLY AWAY FIELD**

DANIEL TYLER SURVEY, A-55  
GRIMES COUNTY, TEXAS

Scale: 1" = 200'  
Basis of Bearings & Distances  
Grid North, State Plane Coordinate System  
of 3883, Central Zone, LACS RTK Network  
**DANIEL TYLER SURVEY**  
A-55

VICINITY MAP



**NOTES:**  
1) According to the FEMA's Firm Map No. 48185C0304C, 48185C0303C, with an effective date of April 3, 2013 it appears the subject property does NOT lie within 200' of the Special Flood Hazard Area. No floodplain exists on site, per map.  
2) Unless otherwise noted all property corners, S.C. and T.C. are monumented with 1/2" iron rods.  
3) The lots shown hereon are intended for residential & commercial use.  
4) A 5' Utility Easement exists along all lot lines fronting State Highway 90 and Fairway Drive.  
5) The gross area being subdivided totals 9.061 acres or 394,889 sq. ft.  
6) Elevation based on NGVD instrument designated 1206, 1010, 1048, 1000 with a published elevation of 213.9 ft. The elevation benchmark shown hereon was established using GPS methods.  
7) The 3rd State Uniform Computer Encumbrance (1976, 11, 77) and 8, 1974-1981 cannot be plotted hereon; their given descriptions nor do they include a Deed reference to the tract affected.  
8) All latitudes and coordinates hereon are grid and can be converted to surface by multiplying by 1.0000  
9) Placement of street trees shall not interfere with the placement of traffic control devices or visibility of street intersections. Existing and future traffic control devices that require the removal of or preclude the planting of street trees.  
10) Fencing restrictions may apply to corner lots.

**METS AND BOUNDS DESCRIPTION**  
**BEGINNING** at a found 1/2 inch iron rod for the Northeast corner of Tract One, 2.000 acres, as described in a Deed to Anthony J. Cunniff, et al (Doc. # 2003-304752), in the Southeast ROW of FM Highway 105 (230' ROW) (111,284, 232,274); in the West line of a called 12.205 acre tract as described in a Deed to the City of Navasota (462,282) and some being in the West margin of Fairway Drive.  
**THENCE** S 02°50'43" E, 1,417.69 ft., along the West margin of Fairway Drive, to West line of said 12.205 acre Navasota tract (Doc. # 2003-304752); a West line of a called 20.35 acre tract as described in a Deed to the City of Navasota (123,008) and the East line of Cunniff's Tract One, Two and Three (Doc. # 2003-304752) to a found bolt inside a square 1 inch tubing in concrete and at fence corner for the Southeast corner of Tract Three, a Southeast corner of said 20.35 acre Navasota tract and some being in the generally fenced and North line of a called 8.00 acre tract as described in a Deed to Christy Curry Garcia (1230,160).  
**THENCE** S 87°00'37" W, 305.62 ft., along a portion of the generally fenced and North line of said 8.00 acre Garcia tract (1230,160) and the South line of Cunniff's Tract Three (Doc. # 2003-304752) to a found bolt on the southeast edge of an 8 inch treated fence corner post for the Southeast corner thereof and some being a Southeast corner of the middle of Tract Three, called 8.0485 acres, more or less, as described in a Deed to Alan Navasota Development, LLC (Doc. # 2003-305756), from which a found 1/2 inch iron rod projecting 6 inches and in concrete is N 72°30'41" E, 1,281.51'.  
**THENCE** N 02°50'53" W, 718.10 ft., along the West line of Cunniff's Tract Three and a portion of Tract Two (Doc. # 2003-304752), on East line of said 39.3487 acre Alan Navasota Development, LLC tract (Doc. # 2003-303763) and the East line of a called 8.87 acre tract as described in a Deed to Gene Balderson, Jr. (150,115) to a found 1/2 inch iron rod for a common corner thereof.  
**THENCE** along the Westerly lines of Cunniff's Tract Two and One (Doc. # 2003-304752) and the East line of said 8.87 acre Balderson tract (150,115) to John B. Jolley.  
**1) N 15°24'30" W, 163.52 ft., to a found 1/2 inch iron rod and**  
**2) N 06°02'38" W, 437.89 ft., to a found 1/2 inch iron rod for the Northeast corner of said 2.87 acre tract, the Northeast corner of Tract One and some being in the Southeast ROW of State Highway 105.**  
**THENCE** N 67°11'45" E, 298.77 ft., along the North line of Cunniff's Tract One (Doc. # 2003-304752) and the Southeast ROW of State Highway 105 to the PLACE OF BEGINNING and containing 9.061 acres of land.

☐ Telephone Box/Fiber Optic Sign  
— Guy Wire  
● Power Pole

**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 extrajurisdictional jurisdiction (EIJ) 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 require 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 EIJ of the City, then one hundred percent (100%) of the cost of such improvements shall be borne by the then property owner 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.

**WARRANTY 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 Fly Away Field Subdivision, Anthony J. Cunniff & Amanda E. Hopping-Cuniff 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.

**ENGINEER'S STATEMENT OF ACCURACY AND COMPLIANCE**  
Charles J. Anthony, an individual offering engineering services to the public, have been requested by the owner(s) to design and prepare plans and specifications for the physical improvements to the subdivision known as Fly Away Field, located in the City of Navasota, Texas, or within its extrajurisdiction. The undersigned certifies that such person has reviewed the documents and certifications. Engineering computations have been made to adjust and/or confirm the capacities of the soil 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 certifies that the subdivision known as Fly Away Field, as approved and accepted by the City of Navasota, Texas.  
*Charles J. Anthony*  
Date: 6/2/20  
91676  
Texas Registration No.  
Firm Name: Charles Anthony Design Services, LLC  
Business Address: 402 Acorn Lane  
Purter, Texas 77355

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
**THE STATE OF TEXAS, COUNTY OF GRIMES**  
This is to certify that, Mishraume Cunniff, representing Anthony J. Cunniff & Amanda E. Hopping-Cuniff through Power of Attorney as recorded in Document No. 2003-305756 by Deed records of Grimes County, Texas, are the legal owner(s) of the land shown on this plat, being the tract of land located within the EIJ of the City of Navasota and as conveyed to by Deed dated the 30th day of November, 2019 and recorded in Document No. 2019-304752 of the Deed Records of Grimes County, Texas, and designated herein as Fly Away Field in the EIJ of the City of Navasota, Texas.  
FURTHER, We, the undersigned, do hereby DEDICATE to the use of the public for all streets, alleys, parks, watercourses, drains, easements, and public and public improvement shown on this plat for the purposes and consideration therein expressed.  
*Mishraume Cunniff*  
Mishraume Cunniff  
Notary Public, State of Texas  
Notary's name: *Leanne Burns*  
Notary's commission expires: *March 19, 2023*

**NOTARY PUBLIC ACKNOWLEDGMENT**  
This instrument was acknowledged before me this 18 day of June, 2020.  
By: *Mishraume Cunniff*  
Notary's Signature  
Notary Public, State of Texas  
Notary's name: *Leanne Burns*  
Notary's commission expires: *March 19, 2023*

**LENE HOLDER'S STATEMENT**  
Richard W. Harford, Trustee for the First National Bank of America, owner and holder of a lien against the property shown on this plat, said lien being evidenced by instrument of origin in Document No. 2003-304753 of the Deed Records of Grimes County, Texas, do hereby certify that the undersigned or interest in said property for the purposes and effects of said plat and the provisions and restrictions shown herein to said plat. Further, I hereby certify that I am the present owner of said lien and I have not assigned the same nor any part thereof.  
*Richard W. Harford*  
Richard W. Harford  
Notary Public, State of Texas  
Notary's name: *Leanne Burns*  
Notary's commission expires: *March 19, 2023*

**NOTARY PUBLIC ACKNOWLEDGMENT**  
This instrument was acknowledged before me this 22 day of June, 2020.  
By: *Leanne Burns*  
Notary's Signature  
Notary Public, State of Texas  
Notary's name: *Leanne Burns*  
Notary's commission expires: *March 19, 2023*

**NOTARY PUBLIC ACKNOWLEDGMENT**  
This instrument was acknowledged before me this 22 day of June, 2020.  
By: *Leanne Burns*  
Notary's Signature  
Notary Public, State of Texas  
Notary's name: *Leanne Burns*  
Notary's commission expires: *March 19, 2023*

**DEVELOPMENT OFFICER'S APPROVAL OF A MINOR PLAT**  
APPROVED this 16 day of July, 2020, as a minor plat, by the Development Officer of the City of Navasota, Texas, as authorized by the City of Navasota Code, and Section 212.0065 of the Texas Local Government Code.  
*Stevan Wirsnik*  
Development Officer

**SURVEYOR'S STATEMENT**  
KNOW ALL MEN BY THESE PRESENTS  
That, Steven Wirsnik, RLS 0008, do hereby certify that I made an actual and accurate survey of the platted land, and that the corner monuments shown on this plat were properly placed under my personal supervision, in accordance with the Subdivision Development Ordinance of the City of Navasota, Texas.  
*Stevan Wirsnik*  
Steven Wirsnik, RLS 0008

**COUNTY CLERK PUBLIC ACKNOWLEDGMENT STATEMENT**  
The State of Texas  
County of Grimes  
I, Vanessa Burynski, Clerk of the County Court of Grimes County, Texas, do hereby certify that the within instrument with this certificate of authenticity was filed for registration in my office on this 22 day of JUNE 2020 at 2:24 a.m. C.M., and duly recorded in Document No. 2067916 of the Deed Records of Grimes County, Texas, the day and date last above written.  
*Vanessa Burynski*  
County Clerk  
Grimes County, Texas

**LEANNE INEZ BURNS**  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. Mar. 19, 2023



Plat prepared by:  
Wirsnik Land Surveying, LLC  
PO Box 1744  
Navasota, Texas 77868

Owner/Developer(s):  
Anthony J. Cunniff & Amanda E. Hopping-Cuniff  
302 E. Lodi Drive  
Navasota, Texas 77868

Date:  
2020 at 2:24 a.m. C.M., and duly recorded in Document No. 2067916 of the Deed Records of Grimes County, Texas, the day and date last above written.

**MINOR PLAT OF FLY AWAY FIELD**  
Containing 9.061 Acres  
One Block and 3 Lots  
Daniel Tyler Survey, A-55  
EIJ of the City of Navasota  
Grimes County, Texas