

AMENDMENT FOR THE FINAL PLAT of LIBERTY ACRES

Situated in the James Holland Survey, A-29 & the Jesse B. McNealy Survey, A-44 Grimes County, Texas

OWNER ACKNOWLEDGMENT AND DEDICATION

I, Robert H. Lang, Jr., owner of the property subdivided in the above and foregoing map of Amendment For the Final Plat of Liberty Acres, am the legal owner of a called 30.37 acre tract as described in a General Warranty Deed with Vendor's Lien from Rosemary Baker Upcheshaw, et vir, et al to Robert H. Lang, Jr., dated May 11, 2015, of record in Volume 1552, Page 687 of the Real Property Records of Grimes County, Texas, being an Amendment to Liberty Acres according to the map or plat thereof recorded in Volume 1461, Page 466 of the Real Property Records of Grimes County, Texas. Further, I dedicate to public use, as such, the streets, alleys, parks, watercourses, drains, easements and public improvement shown on this plat for the purposes and consideration therein expressed.

Further, I, Robert H. Lang, Jr., do hereby dedicate forever to the public a strip of land a minimum of fifteen feet (15) wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Grimes County and/or all public agencies the right to enter upon said easement at any and all times for the purposes of construction and/or maintaining drainage work and/or structure.

Further, I do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units or commercial use thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

Witness my hand in Navasota, Grimes County, Texas, this 31 day of August, 2015.

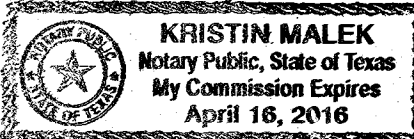
By: Robert H. Lang, Jr.
Robert H. Lang, Jr.

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this 31 day of August, 2015.

By: Robert H. Lang, Jr.

Notary Public, State of Texas
Notary's name: Kristin Malek, Notary Public
Notary's commission expires: 04-16-2016



LIENHOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

We, First National Bank of Anderson, owner and holder of a lien against the property described in the plat known as Liberty Acres, said lien being evidenced by instrument of record in Volume 1552, Page 694 of the Real Property Records of Grimes County, Texas, do hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: Michael E. Harcus, SVP
Lienholder

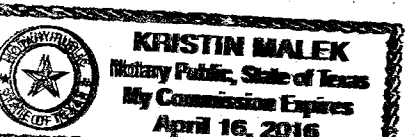
Printed Name: Michael E. Harcus, SVP

NOTARY PUBLIC ACKNOWLEDGEMENT

This instrument was acknowledged before me this 31 day of August, 2015.

By: Michael E. Harcus

Notary Public, State of Texas
Notary's name: Kristin Malek, Notary Public
Notary's commission expires: 04-16-2016



APPROVED this 31st day of August, 2015, by the Planning Commission of the City of Navasota, Texas.

By: Michael E. Harcus (Chairperson) and David Pasket (Secretary)

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 kind 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

In accordance with the Subdivision Development Ordinance of the City of Navasota, Texas, and in consideration of the approval of this plat of Liberty Acres, I, the above signed owner and developer do hereby waive, release and indemnify the City of Navasota, Grimes County, Texas, 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.

I, David Pasket, County Clerk in and for said County hereby certify that the foregoing instrument with its certificate of authentication was filed in my office the 1st day of SEPTEMBER, 2015, A.D., at 8:39 o'clock A.m. and duly recorded the 1st day of SEPTEMBER, 2015, A.D., at 8:39 o'clock A.m. of record in Volume 1567, Page 672 of the Real Property Records of Grimes County, Texas.

Witness my hand and seal of the County Court of the said County, at office in Anderson, Texas.

David Pasket
County Clerk
Grimes County, Texas
By: Barbara Kimmel
Deputy County Clerk

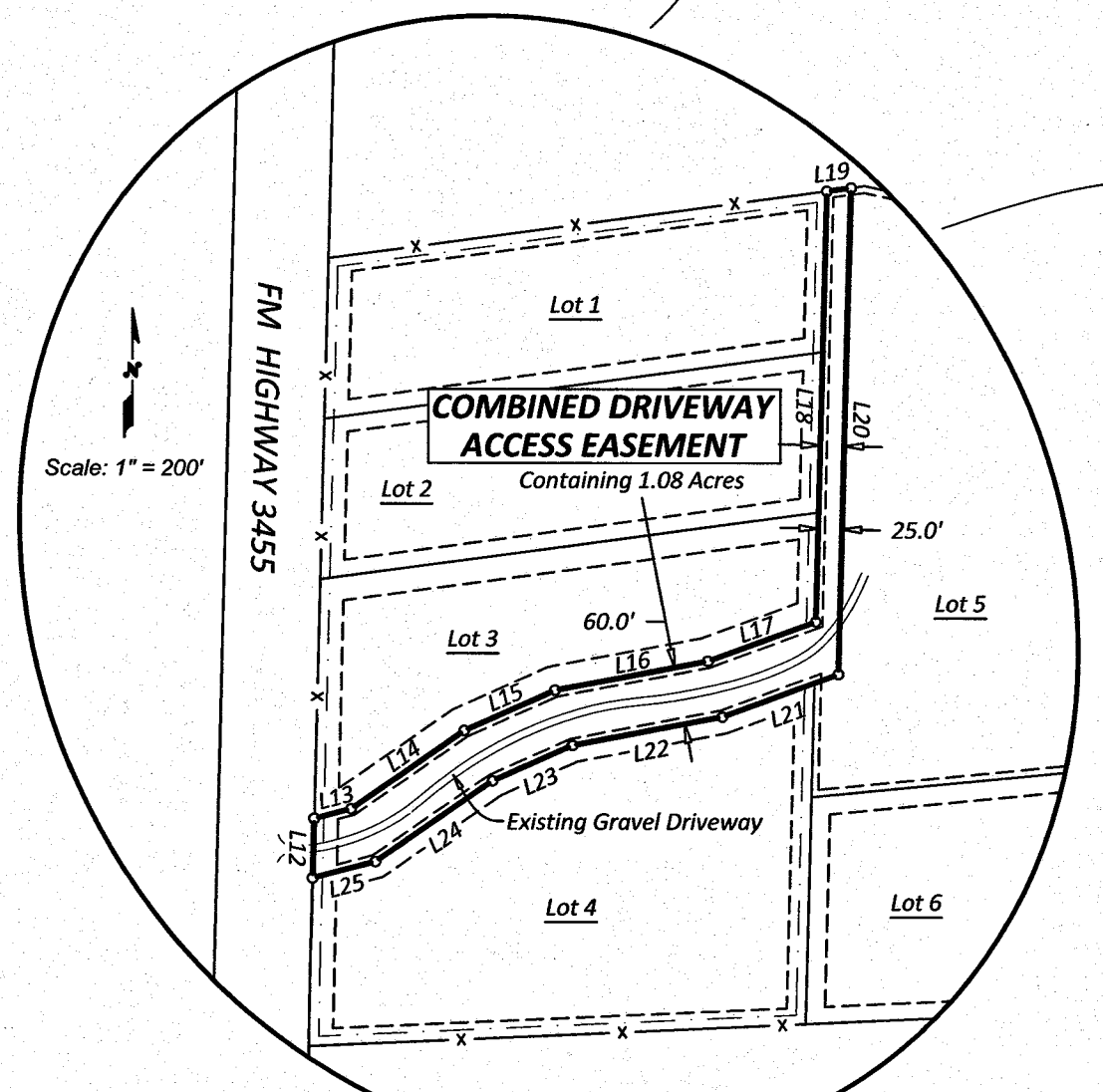
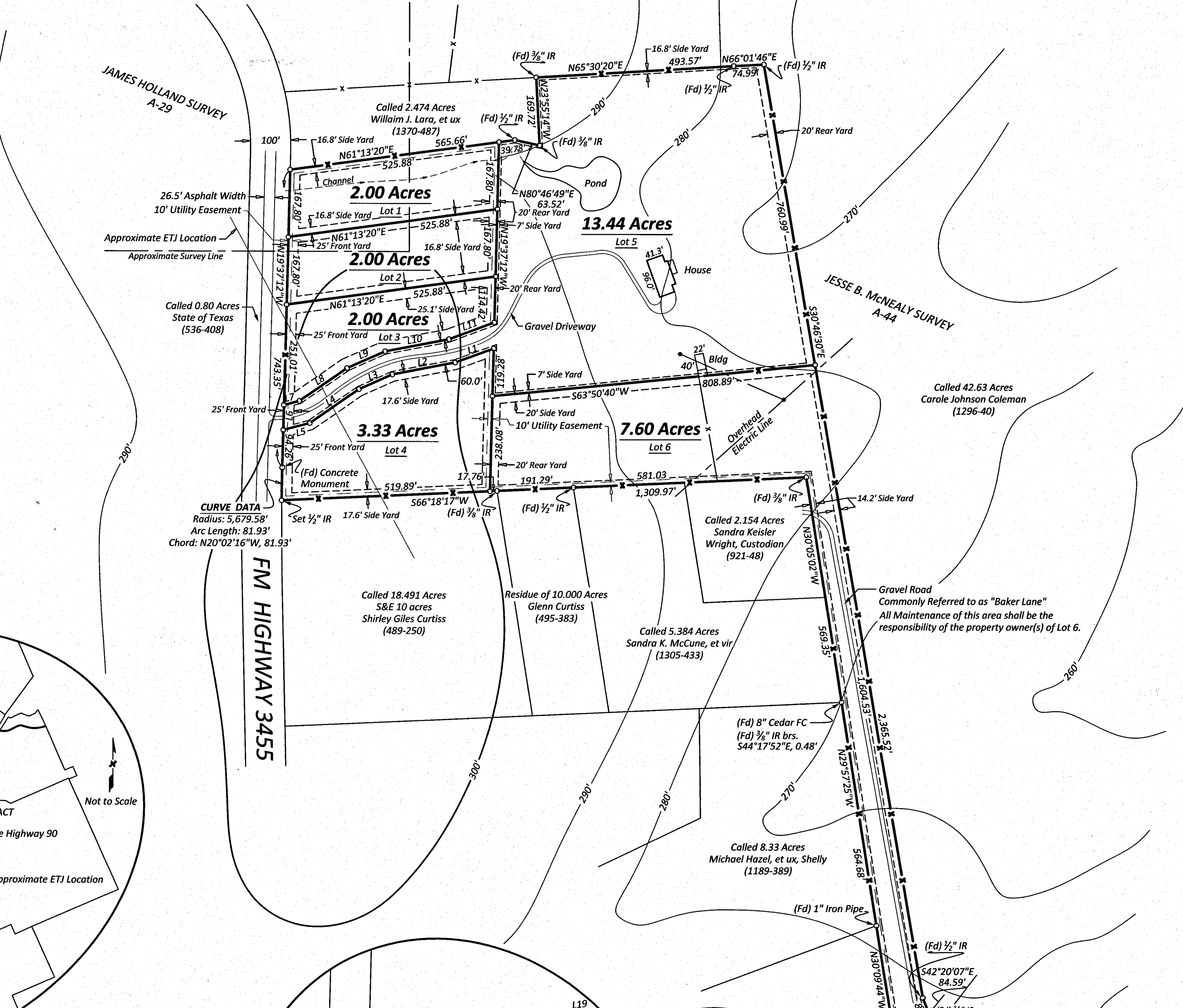
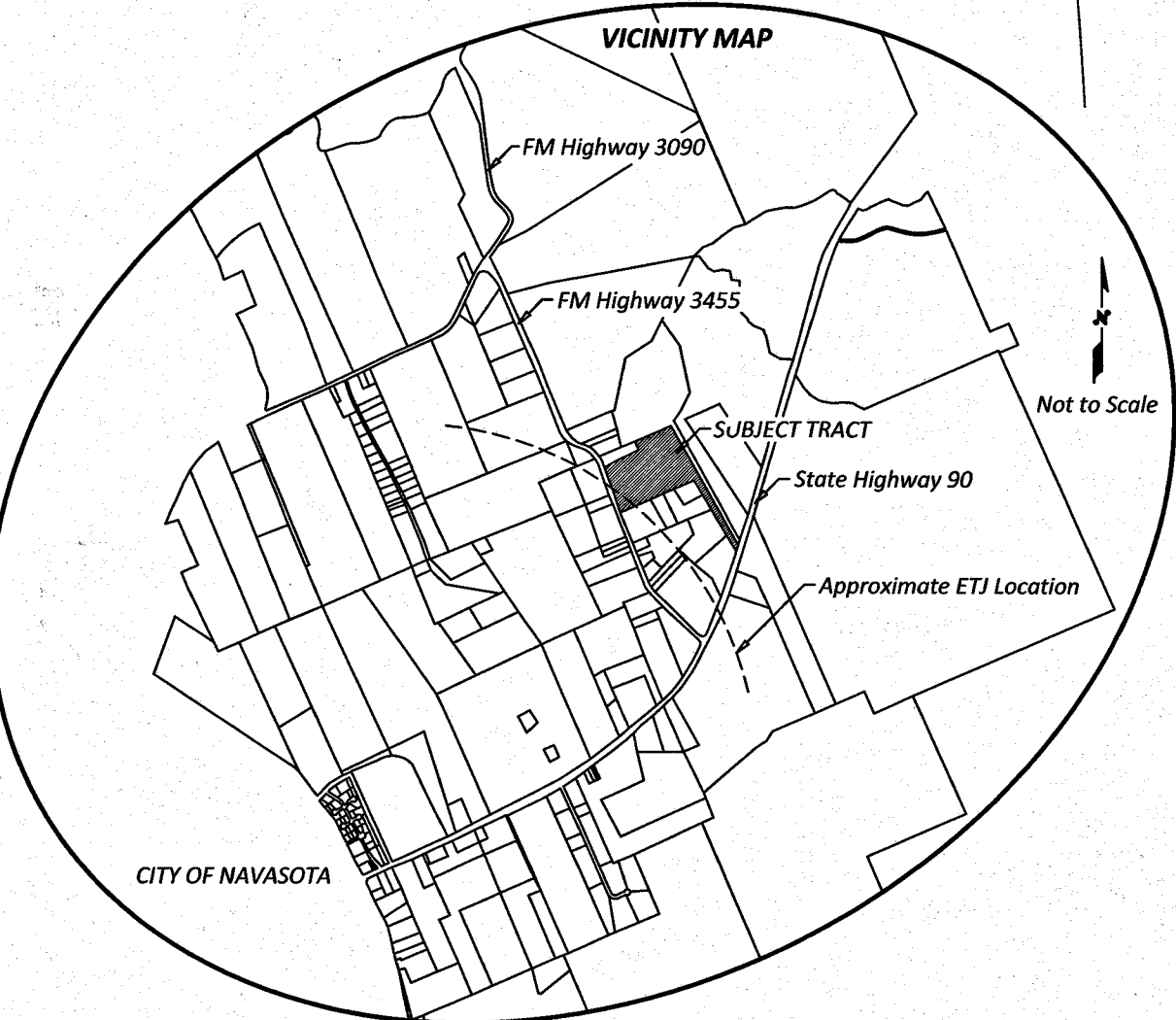
SURVEYORS ACKNOWLEDGEMENT

This is to certify that I, Steven Wisnoski, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Development Ordinance of the City of Navasota, Texas.

Steven Wisnoski
Registered Professional Land Surveyor, No. 6006

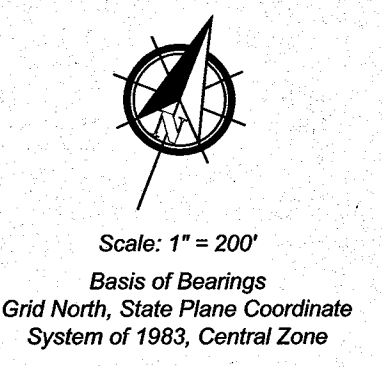


LINE	BEARING	LENGTH
L1	S48°42'11"W	102.45
L2	S58°10'42"W	159.73
L3	S44°50'21"W	91.14
L4	S34°07'25"W	149.33
L5	S54°12'56"W	67.88
L6	N19°37'12"E	62.47
L7	N54°12'56"E	39.86
L8	N34°07'25"E	144.33
L9	N44°50'21"E	103.78
L10	N58°10'42"E	162.72
L11	N48°35'46"E	120.42



LINE	BEARING	LENGTH
L12	N19°37'12"W	62.47
L13	N54°12'56"E	39.86
L14	N34°07'25"E	144.33
L15	N44°50'21"E	103.78
L16	N58°10'42"E	162.72
L17	N48°35'46"E	120.42
L18	N19°37'12"W	450.03
L19	N61°13'20"E	25.32
L20	S19°37'12"E	508.76
L21	S48°42'11"W	128.35
L22	S58°10'42"W	159.73
L23	S44°50'21"W	91.14
L24	S34°07'25"W	149.33
L25	S54°12'56"W	67.88

Filed for Record in
Grimes County
Texas on 08/25/15 at
11:17 AM
Document Number
0074422
Amount
40.00
By
Barbara Kimmel
COUNTY OF GRIMES
STATE OF TEXAS
I, David Pasket, County Clerk,
do hereby certify that this
instrument was duly recorded
in the volume and page
of the Real Property Records
of Grimes County, Texas,
as stated herein by me,
on 08/25/15.



All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the James Holland Survey, Abstract No. 29, the Jesse B. McNealy Survey, Abstract No. 44 and being all of a called 30.37 acre tract as described in a General Warranty Deed with Vendor's Lien from Rosemary Baker Upcheshaw, et vir, et al, to Robert H. Lang, Jr., dated May 11, 2015 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 1/2 inch iron rod, at the base of a x-tie fence corner post, for the Northern or Northeast corner of the called 30.37 acre tract mentioned above and an interior corner of a called 42.63 acre tract as described in a Deed to Carole Johnson Coleman (1296/40);

THENCE S 30°46'30" E, 2,365.52 ft., along a fenced and West line of said 42.63 acre Coleman tract (1296/40) and the East line of the called 30.37 acre tract mentioned above to a found 1/2 inch iron rod, at a turn in said fence line, for a common corner;

THENCE S 42°20'07" E, 84.59 ft., along a fenced and common line of said 42.63 acre Coleman tract (1296/40) and the called 30.37 acre tract mentioned above to a found 3/8 inch iron rod, at the base of a 5 inch cedar fence corner post, for its Easterly or Southeast corner, the Southern corner of said 42.63 acre Coleman tract and same being in the Northwest ROW of State Highway 90 (120 ft. ROW);

THENCE S 16°23'43" W, 142.81 ft., along the Northwest ROW line of State Highway 90 and a Southeast line of the called 30.37 acre tract mentioned above to a set 1/2 inch iron rod for its Southerly Southwest corner and same being an Easterly corner of the residue of First Tract, called 5 acres, as described in a Deed to James F. Armatys (1444/126);

THENCE N 30°09'44" W, 377.73 ft., along a West line of the called 30.37 acre tract mentioned above and the East line of said 5.374 acre McCune tract (1305/433) to a found 1 inch iron pipe, near the base of a x-tie fence corner post, for its Northeast corner and the Southeast corner of a called 8.33 acre tract as described in a Deed to Michael Hazel, et ux (1189/389);

THENCE N 29°57'25" W, 564.68 ft., along a fenced West line of the called 30.37 acre tract mentioned above and the East line of said 5.374 acre McCune tract (1305/433) to a found 1 inch iron pipe, near the base of a x-tie fence corner post, for its Northeast corner and the Southeast corner of a called 8.33 acre tract as described in a Deed to Sandra K. McCune, et vir (1305/433), from which a found 3/8 inch iron rod brs. S 44°17'52" E, 0.48 ft.;

THENCE N 30°05'02" W, 569.35 ft., along a partly fenced West line of the called 30.37 acre tract mentioned above, the East line of said 5.374 acre McCune tract (1305/433) and the East line of a called 2.154 acre tract as described in a Deed to Sandra Keisler Wright, Custodian (921/48) to a found 3/8 inch iron rod, in a wire fence line, for its Northeast corner;

THENCE S 66°18'17" W, 581.03 ft., along a fenced and South line of the called 30.37 acre tract mentioned above, the North line of said 2.154 acre Wright tract (921/48) and a North line of said 5.384 acre McCune tract (1305/433) to a found 1/2 inch iron rod, in an old barbed wire fence line, for its Northwest corner and the Northeast corner of the residue of a called 10,000 acre tract as described in a Deed to Glenn Curtiss (495/383);

THENCE S 66°18'17" W, 191.29 ft., along a fenced and South line of the called 30.37 acre tract mentioned above and the North line of the residue of said 10,000 acre Curtiss tract to a found 3/8 inch iron rod for its Northwest corner and the Northeast corner of a called 18,491 acre tract (S&E 10,000 acres) as described in a Deed to Shirley Giles Curtiss (489/250);

THENCE S 66°18'17" W, 537.65 ft., along a fenced and South line of the called 30.37 acre tract mentioned above and the North line of said 18,491 acre Curtiss tract (489/250) to a set 1/2 inch iron rod, near the base of an 8 inch treated fence corner post, for the Westerly Southwest corner of said 30.37 acre tract, the Southeast corner of a called 0.80 acre tract, more or less, as described in a Deed to the State of Texas (536/408) and same being in a clockwise curve in the East ROW of FM Highway 3455 (100 ft. ROW);

THENCE along the fenced and East ROW line of FM Highway 3455 and said clockwise curve having a radius of 5,679.58 ft., an arc length of 81.93 ft. and a chord of N 20°02'16" W, 81.93 ft., to a found concrete ROW monument for the PT of said curve;

THENCE N 19°37'12" W, 743.35 ft., along the fenced and East ROW line of FM Highway 3455 to a set 1/2 inch iron rod, at the base of an 8 inch treated fence corner post, for the Westerly Northwest corner of the 30.37 acre tract mentioned above, the Northeast corner of said 0.80 acre State of Texas tract (536/408) and same being the Southwest corner of a called 2,474 acre tract as described in a Deed to William J. Lara, et ux (1370/487);

THENCE N 61°13'20" E, 565.66 ft., along a partly fenced South line of said 2,474 acre Lara tract (1370/487) and a Northwest line of the called 30.37 acre tract mentioned above to a set 1/2 inch iron rod, in a draw, for a common corner;

THENCE N 80°46'49" E, 63.52 ft., along a non fenced Northwest line of the called 30.37 acre tract mentioned above and a South line of said 2,474 acre Lara tract (1370/487) to a found 3/8 inch iron rod for its Easterly or Southeast corner and an interior corner of said 30.37 acre tract;

THENCE N 23°55'14" W, 165.72 ft., along a non fenced Southwest line of the called 30.37 acre tract mentioned above and the East line of said 2,474 acre Lara tract (1370/487) to a found 3/8 inch iron rod, in an old barbed wire fence line, for its Northeast corner, a Northwest corner of said 30.37 acre tract and a Southerly corner of said 42.63 acre Coleman tract (1296/40);

THENCE N 65°30'20" E, 493.57 ft., along said old barbed wire fence line along a South line of said 42.63 acre Coleman tract (1296/40) and a fenced North line of the called 30.37 acre tract mentioned above to a found 1/2 inch iron rod, near the base of an old fence corner, for a common corner;

THENCE N 66°01'46" E, 74.99 ft., along said old barbed wire fence line along a South line of said 42.63 acre Coleman tract (1296/40) and a North line of the called 30.37 acre tract mentioned above to the PLACE OF BEGINNING and containing 30.37 acres of land.

BASIS OF BEARING
Grid North, State Plane Coordinate System of 1983, Central Zone.

NOTE:
A) Two access easements exist along "Baker Lane". One for the benefit of George Franklin Wells, Jr. (709-252) and the other for the benefit of Tracy Wright, et ux (730-118).
B) The Mid South Electric Cooperative, Inc. 20 ft. wide Easement (968-535) is a blanket easement over the 30.37 acre parent tract.
C) Lot 6 subject to the United Telephone Company of Texas, Inc. Easement (681-692).

AMENDMENT FOR THE FINAL PLAT
LIBERTY ACRES
Containing 1 Block and 6 Lots
30.37 Acres Total
James Holland Survey, A-29 & the Jesse B. McNealy Survey, A-44
Located partly within the ETJ of the City of Navasota, Grimes County, Texas