

STATE OF TEXAS
COUNTY OF SAN JACINTO

KNOW ALL ME BY THESE PRESENTS, That Riff Ram Investments, LLC, a Corporation organized and existing under the laws of the State of Texas, with its home address at 1600 Normal Park Drive, Huntsville, Texas, 77340, owner of 14.54 acres of land out of the David Kincaid Survey, A-189, San Jacinto County, Texas as conveyed to it by deed dated July 6, 2020, and recorded in Volume 02020, Page 19380, San Jacinto County Deed Records, DOES HEREBY SUBDIVIDE 14.54 acres of land out of the David Kincaid Survey, A-189, to be known as the Arbor Farms, in accordance with the plat shown, hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the streets and easements shown hereon.

IN WITNESS WHEREOF the said Riff Ram Investments, LLC has caused these presents to be executed by its President, Robbi Flack, thereunto duly authorized,

Riff Ram Investments -Owner

STATE OF TEXAS
COUNTY OF SAN JACINTO

BEFORE ME, the undersigned authority, on this day personally appeared Robbi Flack known to me to be the person whose name is subscribed to the foregoing instrument as President and acknowledged to me that she executed the same in such capacity as the act and deed of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, A.D., 2020

NOTARY PUBLIC in and for San Jacinto County, Texas

STATE OF TEXAS
COUNTY OF SAN JACINTO

I, _____, County Clerk of San Jacinto County, Texas, do hereby certify that on the ___ day of _____, A.D., 2020, 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 _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the ___ day of _____, A.D., 2020

County Judge
San Jacinto County, Texas

COUNTY ENGINEER'S ACKNOWLEDGEMENT

I, Mark Wood P.E., County Engineer of San Jacinto County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the San Jacinto County Commissioners Court.

I, further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

Mark Wood P.E., County Engineer

FEMA NOTE:

NO Portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on the FEMA Flood Insurance Rate Map for San Jacinto County Community Panel # 48407C0375C, dated 11-04-2010.

Signature of Owner or Legal Agent:
San Jacinto County Flood Plain Administrator

Approved by Commissioners' Court of San Jacinto County, Texas this ___ day of _____, 2020.

Laddie McAnally
Commissioner, Precinct 1

Donny Marrs
Commissioner, Precinct 2

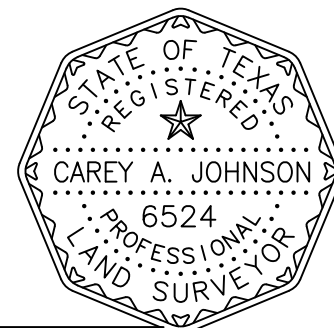
Fritz Faulkner
County Judge

David Brandon
Commissioner, Precinct 3

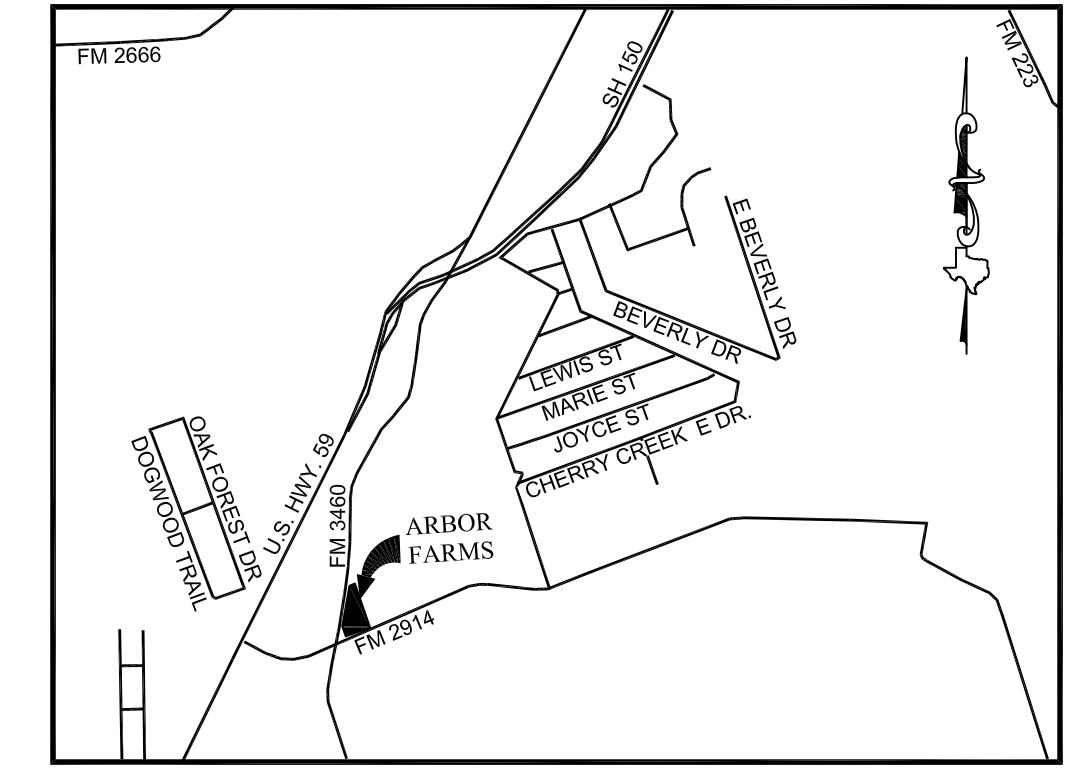
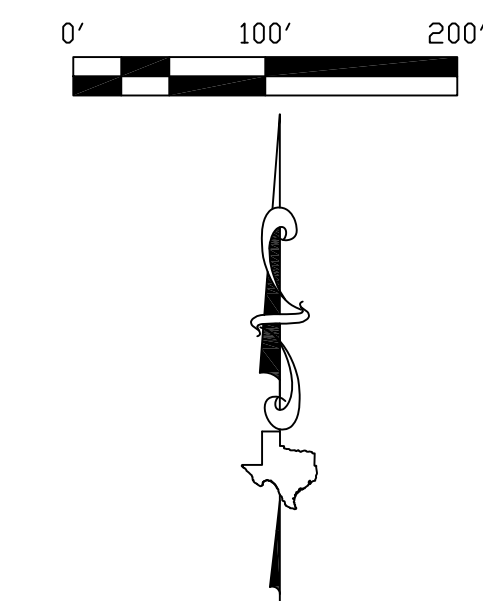
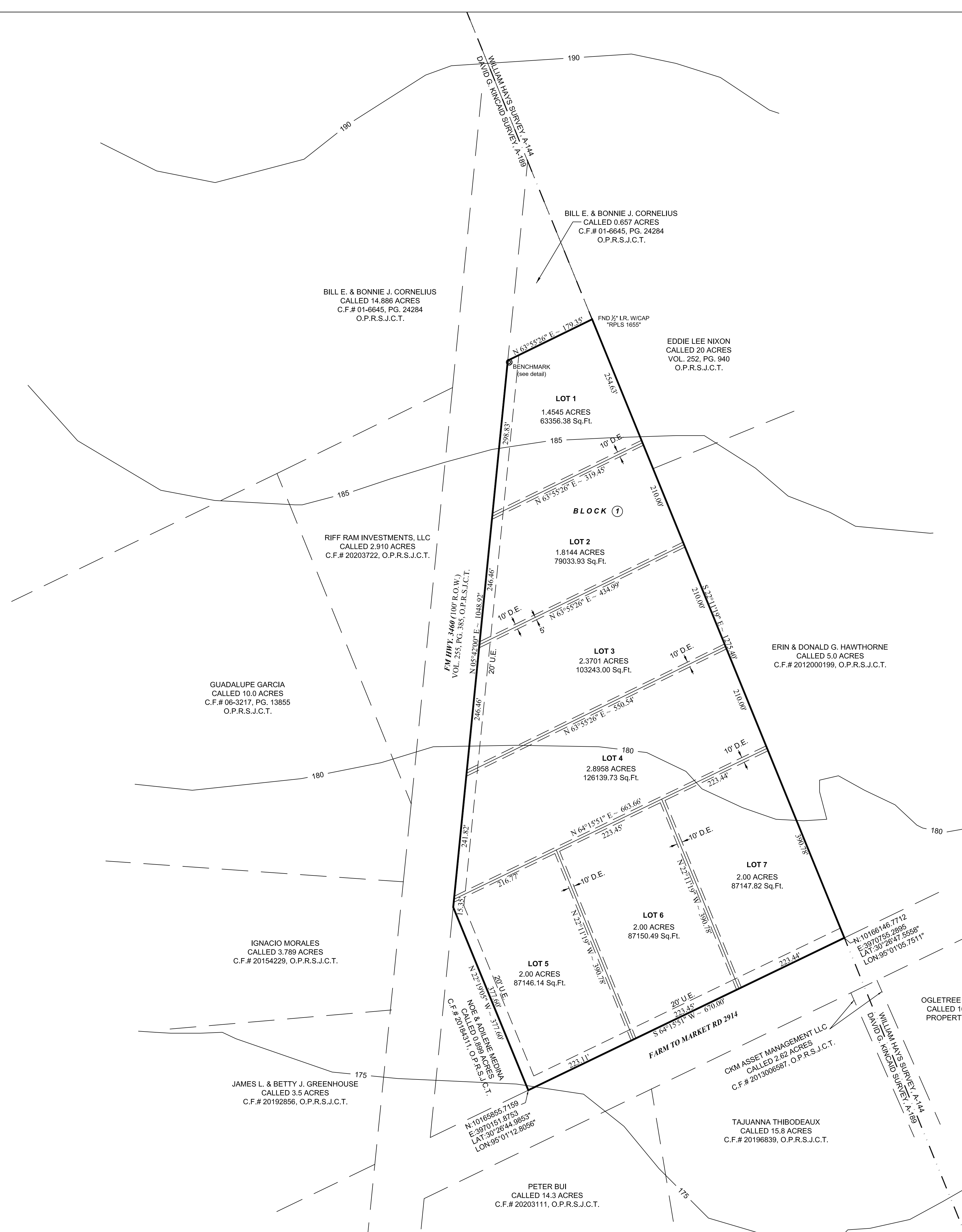
Mark Nettuno
Commissioner, Precinct 4

SURVEYOR'S CERTIFICATION

I, Carey A. Johnson, a Texas Registered Professional Land Surveyor certify that this plat has been prepared in accordance with the Subdivision Regulations of San Jacinto County.



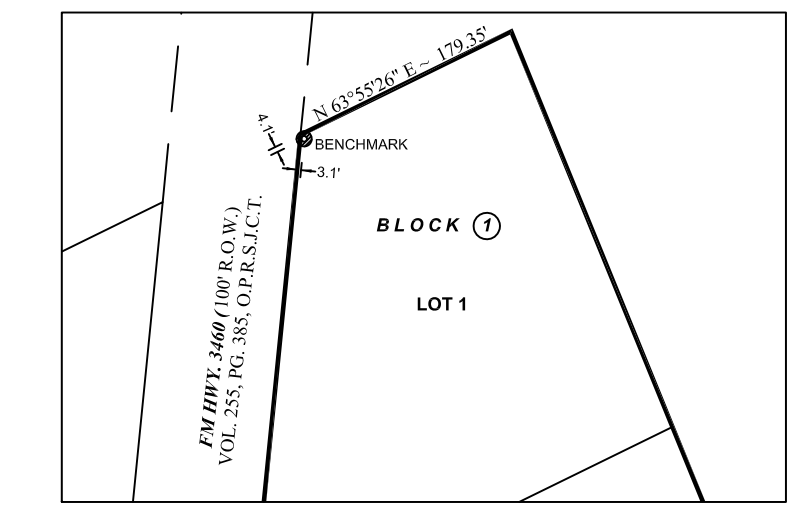
Carey A. Johnson
Registered Professional Land Surveyor No. 6524



ARBOR FARMS
A SUBDIVISION OF 14.54 ACRES SITUATED IN THE DAVID KINCAID SURVEY, ABSTRACT NO. 189, AS RECORDED UNDER CLERK'S FILE NO. 20203772 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.
CONTAINING 7 LOTS 1 BLOCK
AUGUST 2020

OWNER
RIFF RAM INVESTMENTS, LLC
1600 NORMAL PARK DR
HUNTSVILLE, TEXAS 77340

SURVEYOR
TEXAS PROFESSIONAL SURVEYING FIRM
REGISTRATION No. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303



-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: ARBF
ELEVATION: 186.15'; NAVD88, 2009 ADJUSTMENT
NAVD88 GEOID09 TEXAS CENTRAL ZONE 4203

- General Notes:**
- 1) U.E. INDICATES "UTILITY EASEMENT"
 - 2) O.P.R.S.J.C.T. INDICATES "OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY TEXAS"
 - 3) B.L. INDICATES "BUILDING LINE"
 - 4) C.F. NO. INDICATES "CLERKS FILE NUMBER"
 - 5) ○ INDICATES "FOUND 1/2" IRON ROD W/CAP RPLS 1655" UNLESS OTHERWISE NOTED
 - 6) ● INDICATES "SET 1/2" IRON ROD W/CAP "TPS100834-00"
 - 7) All lots are designated for residential use.
 - 8) No construction or other development within this subdivision may begin until all San Jacinto County development requirements have been met.
 - 9) No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.
 - 10) This subdivision is within the boundaries of the Shepard ISD School District.
 - 11) Electric utility service will be provided by Sam Houston Electric Cooperative. Telephone utility service will be provided by N/A. Gas utility service will be provided by N/A.
 - 12) 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.
 - 13) 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.
 - 14) All existing pipeline easements within the limits of the subdivision have been shown.
 - 15) All drainage easements shown hereon shall be kept clear of obstructions, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.
 - 16) All coordinates shown hereon are grid and referenced to the Texas State Plane Coordinate System (NAD83), Texas Central Zone No. 4203 and may be converted to surface by multiplying by the combined scale factor of 1.000074484.
 - 17) Bearings shown hereon are based on GPS Observations and are referenced to the Texas State Plane Coordinate System (NAD83), Central Zone (4203). All distances shown are grid.
 - 18) The Benchmark shown hereon is reference to NGS Monument BL1164, Elev=167.5' (NAVD88) and NGS Monument DH3604, Elev=234.25' (NAVD88).
 - 19) Installation of a water well must be done so in accordance with Texas Administrative Code Rule §76.100.
 - 20) RWH&A certifies herein that groundwater is adequately available in the quantity and quality necessary for domestic use from the proposed development area.