STATE OF TEXAS
COUNTY OF LIVE OAK

WINDSOR CHASE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH NICKY NIXON DAUGHTREY, JR., AUTHORIZED AGENT, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE TRACTS OF LAND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF DESCRIPTION AND DEVELOPMENT AND DOES HEREBY DESIGNATE THIS SUBDIVISION AS KENEDY GREEN ACRES.

THIS THE 7 DAY OF September, 2023.

WINDSOR CHASE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NICKY NIXON DAUGHTREY, JR.
AUTHORIZED AGENT

THE STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICKY NIXON DAUGHTREY, JR., AUTHORIZED AGENT FOR WINDSOR CHASE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME ON BEHALF OF WINDSOR CHASE, LLC, A TEXAS LIMITED LIABILITY COMPANY, FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF September, 2023.

_____

NOTARY PUBLIC IN AND FOR Harris COUNTY, TEXAS

JASON DANIEL OCONNELL
Notary Public, State of Texas
Comm. Expires 02-18-2025
Notary ID 132932852

I, CHARLES W. CHIN, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE-DESCRIBED PROPERTY, THE LIEN BEING EVIDENCED BY AN INSTRUMENT OF RECORD IN DOCUMENT NO. 241141 AND 241142, OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS, SUBORDINATE TO THE SUBDIVISION AND DEDICATION TO THE LIEN, AND I CONFIRM THAT I AM THE PRESENT OWNER OF THE LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART.

THIS THE 27 DAY OF September, 2023.

LIENHOLDER

BY: _____
CHARLES W. CHIN

THE STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES W. CHIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF September 2023.

_____

NOTARY PUBLIC IN AND FOR Harris COUNTY, TEXAS

JASON DANIEL OCONNELL
Notary Public, State of Texas
Comm. Expires 02-18-2025
Notary ID 132932852

I, CAREY A. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT TRULY AND ACCURATELY REPRESENTS A SURVEY AND SUBDIVISION MADE UPON THE GROUND UNDER MY DIRECTION AND THAT 5/8" IRON RODS WERE SET AT ALL CORNERS, EXCEPT AS INDICATED THEREON.

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

_____
Carey A. Johnson
*Registered Professional Land Surveyor No. 6524*

LIVE OAK COUNTY HEALTH DEPARTMENT
PRIVATE SEWAGE FACILITIES

ALTHOUGH THE LOTS IN THIS SUBDIVISION HAVE BEEN APPROVED FOR SEPTIC TANK SYSTEMS AT THE TIME OF CONSTRUCTION, A SEPARATE DESIGN WILL BE REQUIRED FOR EACH LOT.
A PERMIT TO CONSTRUCT AND LICENSE TO OPERATE SAME MUST BE OBTAINED FROM THE LIVE OAK COUNTY HEALTH DEPARTMENT.

STATE OF TEXAS
COUNTY OF LIVE OAK

SUBDIVISION CONSTRUCTION AUTHORIZATION

PLEASE BE NOTIFIED THAT EACH PROSPECTIVE PURCHASER, LESSEE OR RENTER SHALL BE INFORMED:
1. THAT THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF THE RULES OF LIVE OAK COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES
2. THAT A PERMIT TO CONSTRUCT SHALL BE REQUIRED BEFORE A PRIVATE SEWAGE FACILITY CAN BE CONSTRUCTED IN THE SUBDIVISION
3. THAT A LICENSE TO OPERATE SHALL BE REQUIRED OF SUCH PRIVATE SEWAGE FACILITY
4. THAT AN APPLICATION FOR A SUBDIVISION CONSTRUCTION AUTHORIZATION HAS BEEN MADE AND APPROVED

BY _____ DATE: 9/21/2023
TINA M. CROWE
LIVE OAK COUNTY HEALTH DEPARTMENT
LICENSING AUTHORITY, DESIGNATIVE REP. FOR TCEQ
PUBLIC HEALTH COORDINATOR

Designated
DR/OSSF
Tina M. Crowe
OS0032275
Representative

CERTIFIED FLOODPLAIN
CFM
TINA M. CROWE
CFM#3379-17N
MANAGER

STATE OF TEXAS
COUNTY OF LIVE OAK

THIS PLAT OF KENEDY GREEN ACRES WAS APPROVED IN OPEN COURT BY THE COMMISSIONER'S COURT OF LIVE OAK COUNTY, TEXAS, THIS THE 29th DAY OF September 2023.

_____
COUNTY JUDGE OF LIVE OAK COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LIVE OAK

I, Lonnie Stewart, SECRETARY OF THE LIVE OAK COUNTY UNDERGROUND WATER CONSERVATION DISTRICT, DO HEREBY CERTIFY AND APPROVE THE LANDS DESCRIBED ON THE FOREGOING PLAT AND THE DEDICATION FOR THE PURPOSES EXPRESSED THEREIN.

SIGNED: _____
SECRETARY

STATE OF TEXAS
COUNTY OF LIVE OAK

I, Brenda Busselman SECRETARY OF THE EL OSO WATER SUPPLY CORPORATION WATER DISTRICT, DO HEREBY CERTIFY AND APPROVE THE LANDS DESCRIBED ON THE FOREGOING PLAT AND THE DEDICATION FOR THE PURPOSES EXPRESSED THEREIN.

SIGNED: _____
SECRETARY

**SEWAGE AND WASTE FACILITIES**
ALL SEWAGE AND WASTE FACILITIES EXISTING OR TO BE INSTALLED OR CONSTRUCTED WITHIN THIS SUBDIVISION SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES, REGULATIONS, COURT PROVISIONS AND REQUIREMENTS AS PRESENTLY EXIST OR AS MAY HEREAFTER BE ADOPTED PRIOR TO THE INSTALLATION OF ANY SEPTIC SYSTEM A PERMIT MUST BE OBTAINED FROM THE COUNTY.

**WATER SUPPLY**
PUBLIC WATER SUPPLY IS AVAILABLE.

APPROVED BY COMMISSIONERS' COURT OF LIVE OAK COUNTY, TEXAS THIS 29th DAY OF September, 2023.

_____
RICHARD LEE
COMMISSIONER, PRECINCT 1

_____
RANDY KOPPLIN
COMMISSIONER, PRECINCT 2

_____
JAMES LISKA
COUNTY JUDGE

_____
MITCHELL WILLIAMS
COMMISSIONER, PRECINCT 3

_____
LUCIO MORIN
COMMISSIONER, PRECINCT 4

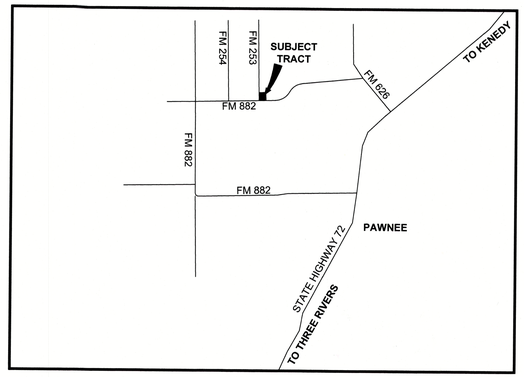
STATE OF TEXAS
COUNTY OF LIVE OAK

I, DONNA VANWAY, CLERK OF THE COUNTY COURT IN AND FOR LIVE OAK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING MAP OF KENEDY GREEN ACRES DATED THE 29th DAY OF September, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29th DAY OF September, 2023, AT 11:59 AM O'CLOCK IN THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS, IN VOLUME 2 PAGE 190.

WITNESS MY HAND AND SEAL OF OFFICE, AT GEORGE WEST, TEXAS, THE DATE LAST ABOVE WRITTEN.

_____
DONNA VANWAY, COUNTY CLERK
LIVE OAK COUNTY, TEXAS

COUNTY CLERK OF LIVE OAK COUNTY, TEXAS




VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER LIVE OAK COUNTY UNINCORPORATED AREA COMMUNITY MAP NO. 481179, FEMA FIRM PANEL NO. 4811790125A, HAVING AN EFFECTIVE DATE OF 11-19-2023. PER THE FEMA WEBSITE, THIS MAP IS NOT PRINTED AT TIME OF THIS PLAT BEING PRODUCED.
2. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXC-4204), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00009373.
3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE PUBLISHED VALUE OF NGS BENCHMARK PID BL1164, DESIGNATION L1149, PUBLISHED ELEVATION 166.9'. VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID18. NO DATUM ADJUSTMENT WAS MADE.
4. CONSTRUCTION NOT COMPLETED WITHIN TWO (2) YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO THE APPLICABLE COUNTY STANDARDS AND REGULATIONS AT THE TIME OF COMPLETION OR THE APPLICABLE COUNTY STANDARDS AND REGULATIONS AT THE TIME OF COMMENCEMENT OF THE CONSTRUCTION FOR CONSTRUCTION THAT COMMENCES AFTER TWO (2) YEARS OF THE RECORDING DATE. THE COUNTY MAY REQUIRE THE SUBDIVISION BE REPLATTED.
5. LIVE OAK COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS LIVE OAK COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH HERE.
6. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
7. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
8. LIVE OAK COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR OR THE CONTROL OF EROSION.
9. LIVE OAK COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
10. ○ = 5/8" IRON ROD SET AT PROPERTY CORNER.
11. SET 5/8" IRON RODS ARE MARKED WITH A CAP STAMPED "TPS 100834-00" UNLESS OTHERWISE NOTED.
12. THERE MAY BE EXISTING PIPELINES NOT SHOWN ON THIS MAP. USE THE TEXAS ONE CALL SYSTEM TO LOCATE ANY PIPELINES BEFORE PERFORMING ANY EXCAVATION ON THE PROPERTY. (L-800-344-8377)
13. TXDOT APPROVAL FOR DRIVEWAY LOCATIONS TO BE OBTAINED AT TIME OF PERMITTING.

# KENEDY GREEN ACRES

BEING A SUBDIVISION OF 36.90 ACRES SITUATED IN THE WILLIAM H. ROGERS SURVEY, ABSTRACT NO. 408, LIVE OAK COUNTY, TEXAS

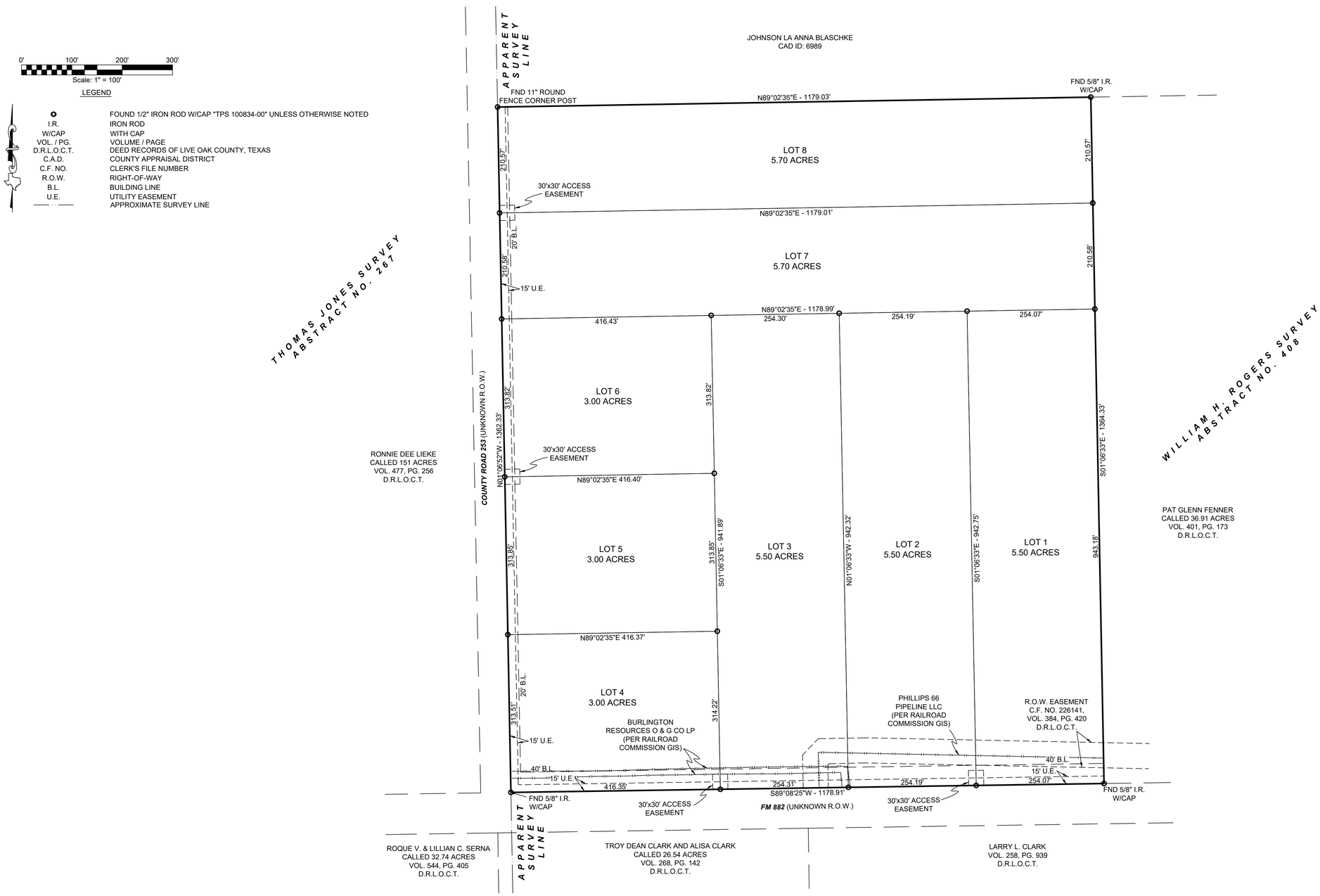
8 LOTS 1 BLOCK

SEPTEMBER 2023

OWNER
WINDSOR CHASE, LLC
A TEXAS LIMITED LIABILITY COMPANY
448 WEST 19TH STREET, STE. 161
HOUSTON, TX 77008

TPS
TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

32580.dwg




# KENEDY GREEN ACRES

BEING A SUBDIVISION OF 36.90 ACRES SITUATED IN THE WILLIAM H. ROGERS SURVEY, ABSTRACT NO. 408, LIVE OAK COUNTY, TEXAS

8 LOTS 1 BLOCK

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