

**APPENDIX D**  
**DEDICATIONS, CERTIFICATIONS, AND**  
**ACKNOWLEDGEMENTS**

**DEDICATIONS, CERTIFICATIONS, ACKNOWLEDGMENTS**

**THE FOLLOWING IS THE FORM OF DEDICATION  
TO BE UTILIZED ON SUBDIVISION AND RE-SUBDIVISION PLATS**

**CHOOSE THE APPROPRIATE FORM FOR THE DEVELOPMENT PLATTED WHERE APPLICABLE.**

**1. OWNER DEDICATION**

**A. DEDICATION FOR INDIVIDUALS**

THE STATE OF TEXAS           §  
COUNTY OF GRIMES           §

I (or We), (*name of owner or names of owners*), owner (or owners) of the property subdivided in the above and foregoing map of the (*name of subdivision*), do hereby make subdivision of said property, according to lines streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as (*name of subdivision*) in the (*name of survey*), Grimes County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

**The following paragraphs are to be used when the subdivision is  
located in the unincorporated area of Grimes County:**

This is to certify that I (or we), (*name(s) of owner(s)*), have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners' Court of Grimes County."

"FURTHER, I (or we), do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet 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 any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure". **THESE EASEMENTS FOR DRAINAGE PURPOSES HAVE NOT BEEN ACCEPTED BY GRIMES COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY. GRIMES COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY DRAINAGE EASEMENT WITHIN THE SUBDIVISION. THE OBLIGATION TO MAINTAIN OR IMPROVE ANY DRAINAGE EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION."**

"FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Grimes County, by Grimes County or any citizen thereof, by injunction as follows:

- 1.) The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- 2.) Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater."

APPENDIX D DEDICATIONS, CERTIFICATIONS, AND ACKNOWLEDGEMENTS

The following paragraph is required for overhead lines in easements:

"There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide for a plant twenty (20) feet above the ground upward, located adjacent to all easements shown hereon."

The following paragraph is to be used when applicable for all residential subdivisions:

"FURTHER, I (or we) do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of manufactured housing subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

WITNESS my hand (or our hands) in \_\_\_\_\_, Grimes County, Texas, this day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(Printed name of owner)

\_\_\_\_\_  
(Signature of owner(s))

\_\_\_\_\_  
(Printed name of owner(s))

**Note: All signatures shall be acknowledged by a Notary Public.**

B. DEDICATION FOR CORPORATIONS

THE STATE OF TEXAS           §  
COUNTY OF GRIMES         §

We, *(name of President)* and *(name of Secretary)*, President and Secretary, respectively of *(name of company)*, owner of the property subdivided in the above and foregoing map of *(name of subdivision)*, do hereby make subdivision of said property for and on behalf of said *(name of company)* according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown and designate said subdivision as *(name of subdivision)*, located in the *(name of survey)*, Grimes County, Texas, and on behalf of said *(name of company)* and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

**The following paragraphs are to be used when the subdivision is  
located in the unincorporated area of Grimes County:**

"This is to certify that we, *(name of President)* and *(name of Secretary)*, president and secretary, respectively of *(name of company)* owner of the property subdivided in the above and foregoing map of *(name of subdivision)* have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioners' Court of Grimes County, Texas."

"FURTHER we, *(name of company)*, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Grimes County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures." **THESE EASEMENTS FOR DRAINAGE PURPOSES HAVE NOT BEEN ACCEPTED BY GRIMES COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY. GRIMES COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY DRAINAGE EASEMENT WITHIN THE SUBDIVISION. THE OBLIGATION TO MAINTAIN OR IMPROVE ANY DRAINAGE EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.**"

"FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its uses, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Grimes County, by Grimes County or any citizen thereof, by injunction as follows:

- 1.) The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- 2.) Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

APPENDIX D DEDICATIONS, CERTIFICATIONS, AND ACKNOWLEDGEMENTS

The following paragraph is to be used when applicable for all residential subdivisions:

"FURTHER, I (or we) do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of manufactured housing subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

IN TESTIMONY WHEREOF, the (name of company) has caused these presents to be signed by (name of President) its President, thereunto authorized, attested by its Secretary, (name of Secretary), and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
(Name of Company)

By: \_\_\_\_\_  
(Signature of Company President)

\_\_\_\_\_  
(Printed Name of Company President)

ATTEST: \_\_\_\_\_  
(Signature of Company Representative)

\_\_\_\_\_  
(Printed Name of Company Secretary)

**Note: All signatures shall be acknowledged by a Notary Public.**

The following paragraph is required for overhead lines in easements:

"There is also dedicated for utilities an obstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon."

**C. ALTERNATIVE PARAGRAPHS TO BE USED AS APPROPRIATE AND AS FOLLOWS:**

**1. When private roads/streets are established within the plat.**

FURTHER, I (or we) do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire-fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind myself (or ourselves), (or our) heirs and assigns to warrant and forever defend the title to the land so designed and established as private streets.

**2. When plat indicates building setback lines and public utility easements are to be established in adjacent acreage owned by the developer.**

FURTHER, I (or we) do hereby certify that I am (or we are) the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of *(name of subdivision)* where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

**3. When Grimes County does not accept subdivision roads or drainage infrastructure for maintenance.**

*ROAD AND DRAINAGE INFRASTRUCTURE HAS NOT BEEN ACCEPTED BY GRIMES COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY. GRIMES COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY ROAD OR DRAINAGE INFRASTRUCTURE WITHIN THE SUBDIVISION. THE OBLIGATION TO MAINTAIN OR IMPROVE ANY ROAD OR DRAINAGE INFRASTRUCTURE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION. SUCH ROADS ARE OPEN FOR PUBLIC USE EVEN THROUGH CONSIDERED TO BE PRIVATE ROADS, THEREFORE THE OWNERS OF THE PROPERTIES WITH ACCESS FROM THE PRIVATE ROAD SHALL KEEP THE ROADS TO A STANDARD THAT IS REASONABLY SAFE FOR PUBLIC USE."*

**4. When Grimes County does not accept storm sewer infrastructure for maintenance.**

STORM SEWER INFRASTRUCTURE HAS NOT BEEN ACCEPTED BY GRIMES COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY FOR MAINTENANCE. GRIMES COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY STORM SEWER INFRASTRUCTURE DRAINAGE INFRASTRUCTURE WITHIN THE SUBDIVISION. APPROVAL OF THE SUBDIVISION IS CONDITIONAL UPON ACCEPTANCE OF PERPETUAL MAINTENANCE RESPONSIBILITY OF STORM SEWER INFRASTRUCTURE BY A PROPERTY OWNER'S ASSOCIATION OR SIMILAR ENTITY UNDER THE TERMS OF A MAINTENANCE AGREEMENT BETWEEN THE ASSOCIATION AND GRIMES COUNTY. STORM SEWER INFRASTRUCTURE INCLUDES THE ENTIRE SUBDIVISION DRAINAGE NETWORK, INCLUDING BUT NOT LIMITED TO STORM SEWER, INLETS, DRAINAGE DITCHES, DRAINAGE EASEMENT, DETENTION BASINS, AND OUTFALLS.

**2. LIEN HOLDER ACKNOWLEDGMENT AND SUBORDINATION STATEMENT**

*Holders of all liens against the property being platted must be made a part of the final plat or prepared as separate instruments which shall be filed for record with the plat.*

I (or we), *(name(s) of mortgager(s))* owner(s) and holder(s) of a lien(s) against the property described in the plat known as *(name of plat)* said lien(s) being evidenced by instrument of record in Volume \_\_\_\_\_

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Page \_\_\_\_\_ of the Official Records of Grimes County, Texas, do hereby in all things subordinate to said plat said lien(s), and I (or we) hereby confirm that I am (or we are) the present owner(s) of said lien(s), and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
(Signature of Lien Holder )

\_\_\_\_\_  
(Printed name of Lien Holder)

**Note: All signatures shall be acknowledged by a Notary Public.**

3. NOTARY PUBLIC ACKNOWLEDGMENT

A. ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF TEXAS           §  
COUNTY OF GRIMES           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by \_\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Notary Printed Name

\_\_\_\_\_  
Notary Commission Expiration

(SEAL)

B. ACKNOWLEDGMENT FOR CORPORATIONS

THE STATE OF TEXAS           §  
COUNTY OF GRIMES           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by \_\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Notary Printed Name

\_\_\_\_\_  
Notary Commission Expiration

(SEAL)

4. SURVEYOR'S ACKNOWLEDGMENT

This is to certify that I, (*name of surveyor*) a Registered Professional Land Surveyor of the State of Texas, Registration No. \_\_\_\_\_ have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and that all easements as appear of record in the office of the County Clerk of Grimes County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked with iron rods of minimum 5/8 inch diameter and thirty (30) inches long, and that this plat correctly represents that survey made by me.

\_\_\_\_\_  
Surveyor Signature

\_\_\_\_\_  
Texas Registration No.

(SEAL)

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5. ACCESS ACKNOWLEDGEMENT

Direct vehicular access to the subdivision from (insert road name) is prohibited as directed by (insert government agency).

6. ONE-FOOT RESERVES

One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

7. STORMWATER DRAINAGE EASEMENTS

This easement shall be kept clear of fences, buildings, plants and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement.

8. INCORPORATED CITY ACKNOWLEDGMENT

The following paragraph is to be used when the subdivision is inside the corporate limits of any municipality or within any municipality's extraterritorial jurisdiction.

"This is to certify that the City Commission (or Council) of the City (Town) of (name of City/Town), Texas, has approved this plat and subdivision of (name of subdivision) as shown hereon."

"IN TESTIMONY WHEREOF, witness the official signature of the Mayor and Secretary of the City Commission (or Council) of the City of (name of City/Town), Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_".

\_\_\_\_\_

City Secretary

\_\_\_\_\_

Printed Name

\_\_\_\_\_

City Mayor

\_\_\_\_\_

Printed Name

**9. COMMISSIONERS' COURT ACKNOWLEDGMENT**

The following paragraph is to be used when the subdivision is within the unincorporated areas of Grimes County:

"APPROVED by the Commissioners' Court of Grimes County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_."

\_\_\_\_\_

County Judge

\_\_\_\_\_  
Commissioner, Precinct 1

\_\_\_\_\_  
Commissioner, Precinct 3

\_\_\_\_\_  
Commissioner, Precinct 2

\_\_\_\_\_  
Commissioner, Precinct 4

**10. COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT**

THE STATE OF TEXAS       §  
COUNTY OF GRIMES       §

I, \_\_\_\_\_, Clerk of the County Court of Grimes County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_m., in plat cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of record in the Plat Records of Grimes County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, at Anderson, Grimes County, Texas, the day and date last above written.

\_\_\_\_\_  
Clerk of the County Court  
Grimes County, Texas

**11. DIRECTIONS FOR PROPER DEDICATION EXECUTION**

All plats submitted for approval, and recording, shall have original signatures in black ink. Each signature shall have, immediately under it in legible lettering or typing in black ink, the name corresponding to the original signature. All corporate, legal, license and registration seals shall be affixed and darkened in such as manner as to be legible.

**12. NOTATION FOR ALL PLATS**

"No road, street or passageway set aside in this Plat shall be maintained by Grimes County, Texas in the absence of an express Order of the Commissioners' Court entered of record in the minutes of the Commissioners' Court of Grimes County, Texas specifically accepting such road, street or passageway for county maintenance."

13. NOTATION FOR ALL PLATS CONTAINING PRIVATE ROADS

"THIS SUBDIVISION CONTAINS PRIVATE ROADS WHICH ARE NOT INTENDED TO EVER BECOME PUBLIC ROADS. STATE LAW PROHIBITS GRIMES COUNTY FROM MAINTAINING PRIVATE ROADS. PRIVATE ROADS WILL NEVER BE MAINTAINED BY GRIMES COUNTY, TEXAS. GRIMES COUNTY EXPRESSLY DOES NOT ACCEPT RESPONSIBILITY FOR ANY ROADS ON THIS PLAT. UPON APPROVAL OF THIS PLAT, IF ANY, BY THE GRIMES COUNTY COMMISSIONERS COURT, ANY SUCH PRIVATE ROAD SHALL BE OWNED BY AND REMAIN THE RESPONSIBILITY OF ITS OWNER, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR GRIMES COUNTY, TEXAS. GRIMES COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS, NOTED ON THIS PLAT. THE PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS, AND SAID OWNERS AGREE TO INDEMNIFY, DEFEND, AND SAVE HARMLESS GRIMES COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS AS SET FORTH HEREIN."

"THE ROADS CONTAINED IN THIS SUBDIVISION ARE PRIVATE ROADS TO BE MAINTAINED BY [MUNICIPAL UTILITY DISTRICT; HOMEOWNERS ASSOCIATION; PROPERTY OWNERS ASSOCIATION] TITLED [NAME OF ENTITY] ESTABLISHED ON [DATE ESTABLISHED] WHICH HAS ASSESSMENT AUTHORITY OVER THE PROPERTY IN THIS SUBDIVISION."