

We, Jonathan D. Ausmus and Grace Ausmus, owners of the property subdivided in the above and foregoing map of Weston Estates, do hereby make subdivision of said property for and on behalf of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Weston Estates in the Thomas G. Stewart Survey, Abstract No. 529, Montgomery County, Texas, and on behalf of said property, 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, my successors and assigns to warrant and forever defend the title of the land so dedicated.

This is to certify that We, Jonathan D. Ausmus and Grace Ausmus, owners(s) of the property subdivided in the above and foregoing map of Weston Estates, has complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

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

FURTHER, We do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and or maintaining drainage work and/or structures.

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 to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery 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, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

FURTHER, 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

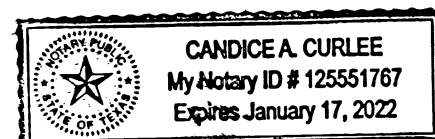
WITNESS, our hands in Conroe, Montgomery County, Texas, this 22<sup>nd</sup> day of May, 2018.

By: Jonathan D. Ausmus Jonathan D. Ausmus  
 Owner  
 By: Grace Ausmus Grace Ausmus  
 Owner

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan D. Ausmus and Grace Ausmus, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purposes and consideration therein set forth, and the same said Grace Ausmus, having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22<sup>nd</sup> day of May, 2018.

Candice Curlee  
 Notary Public in and for  
 Montgomery County, Texas



Approved by Commissioners' Court of Montgomery County, Texas this 24 day of June, 2018.

Mike Meador  
 Mike Meador  
 Commissioner, Precinct 1

Charlie Riley  
 Charlie Riley  
 Commissioner, Precinct 2

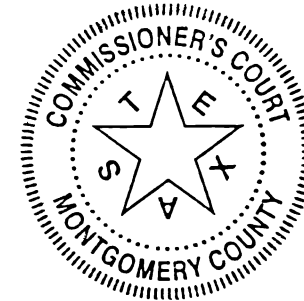
Craig Doyal  
 Craig Doyal  
 County Judge

James Noack  
 James Noack  
 Commissioner, Precinct 3

Jim Clark  
 Jim Clark  
 Commissioner, Precinct 4

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on June 26, 2018, at 9:30 o'clock, A.M., and duly recorded on June 29, 2018, at 12:12 o'clock, P.M., in Cabinet 7, Sheet 5184-5, of record of maps for said County.

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



Mark Turnbull  
 Mark Turnbull, Clerk, County Court  
 Montgomery County, Texas

By: Amber Dobby  
 Deputy

County Engineer's Acknowledgement

I, Mark J. Mooney P.E., County Engineer of Montgomery 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 Montgomery County Commissioners Court.

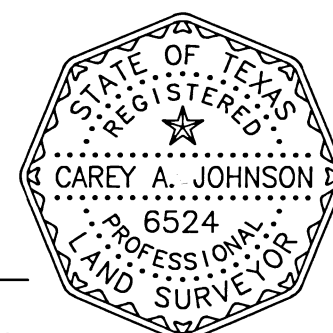
I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any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

Mark J. Mooney  
 Mark J. Mooney P.E., County Engineer

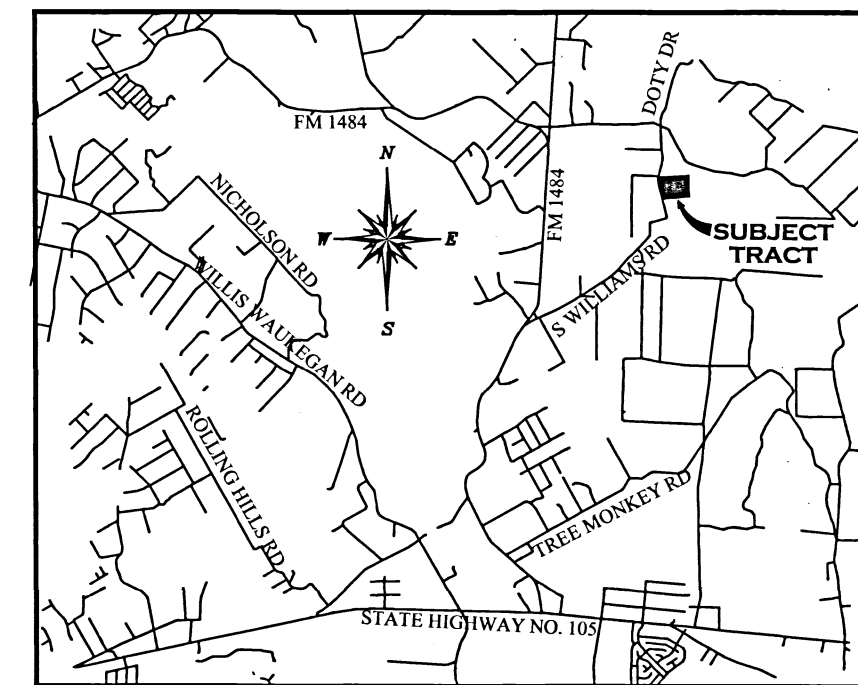
Surveyor's Acknowledgement

I, Carey A. Johnson, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods which have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') unless otherwise noted; and that the plat boundary corners have been tied to the nearest survey corner.

Carey A. Johnson  
 Carey A. Johnson  
 Texas Registration No. 6524



DOC # 2018062299  
 Cabinet 002 Sheet 5184



VICINITY MAP  
 (NOT TO SCALE)  
 KEY MAP - 130Z

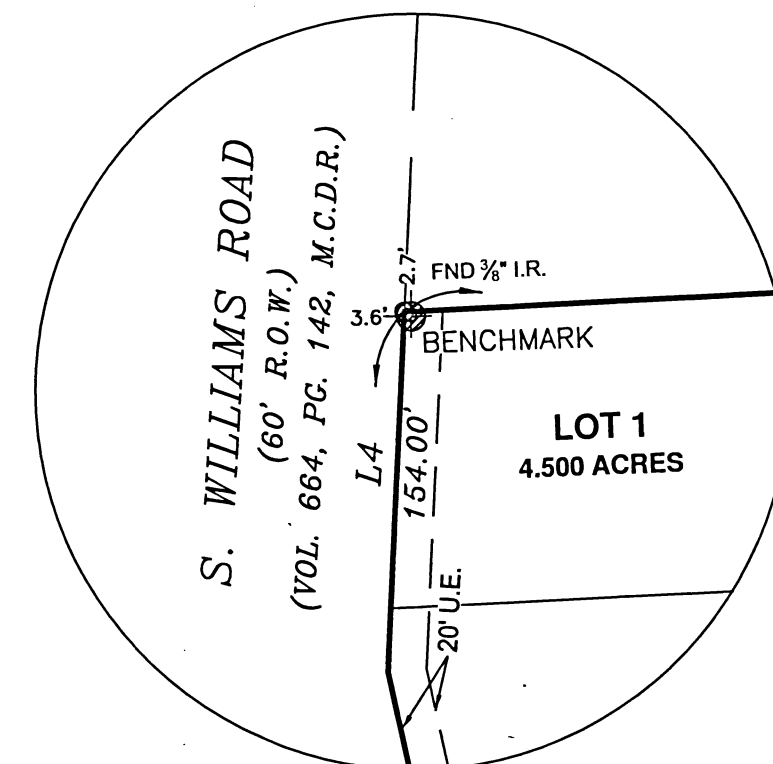
WESTON ESTATES

BEING A SUBDIVISION OF 26.362 ACRES, BEING SITUATED IN THE THOMAS G. STEWART SURVEY, ABSTRACT NO. 529, MONTGOMERY COUNTY, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN INSTRUMENT TO JONATHAN D. AND GRACE AUSMUS, RECORDED IN CLERK'S FILE NO. 2017102487 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

CONTAINING 7 LOTS, 1 BLOCK  
 MAY, 2018

OWNER  
 JONATHAN D. AUSMUS 18515 COUNTY RD 210  
 GRACE AUSMUS ANGLETON, TX 77515-8585

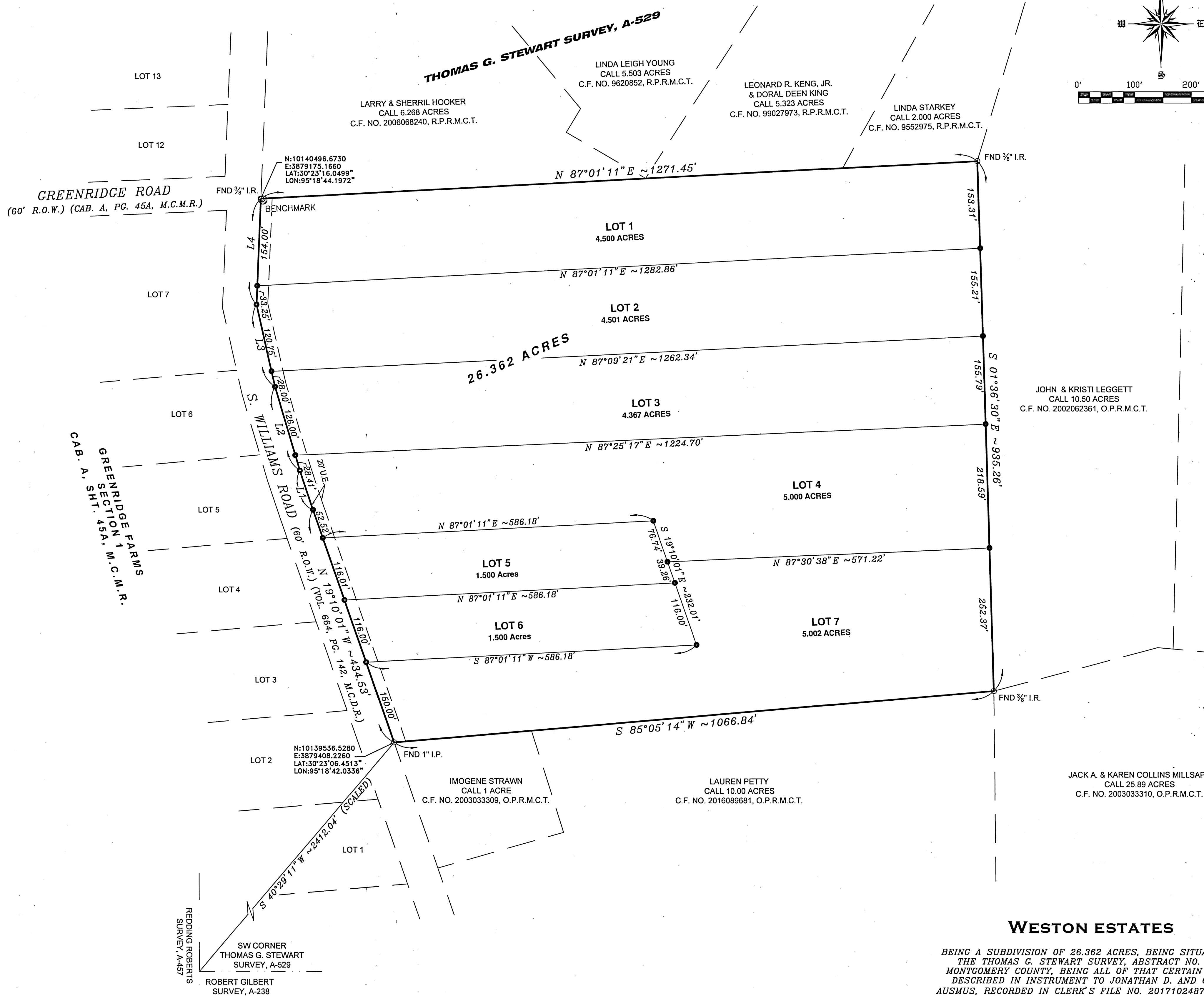
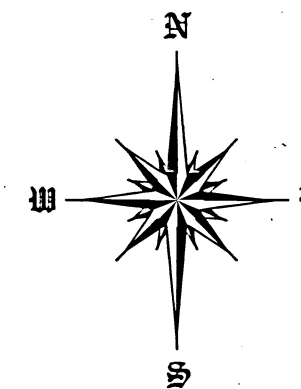
SURVEYOR  
 TEXAS PROFESSIONAL SURVEYING 3032 NORTH FRAZIER  
 FIRM REGISTRATION No. 100834-00 CONROE, TEXAS 77303



-BENCH MARK-  
 3" BRASS DISK SET IN CONCRETE COLUMN  
 6" IN DIAMETER, THREE FEET DEEP AND BURIED  
 FLUSH WITH NATURAL GROUND  
 STAMPED: PRE  
 ELEVATION: 265.63', NAVD88, 2009 ADJUSTMENT  
 NAVD 88 GEOID 09 TEXAS CENTRAL ZONE

General Notes:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) O.P.R.M.C.T. INDICATES "OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY TEXAS"
- 3) R.P.R.M.C.T. INDICATES "REAL PROPERTY RECORDS MONTGOMERY COUNTY TEXAS"
- 4) M.C.D.R. INDICATES "MONTGOMERY COUNTY DEED RECORDS"
- 5) M.R.M.C.T. INDICATES "MAP RECORDS OF MONTGOMERY COUNTY TEXAS"
- 6) C.F. NO. INDICATES "CLERKS FILE NUMBER"
- 7) ● INDICATES "SET 5/8" IRON ROD W/CAP STAMPED TPS100834-00"
- 8) THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NO. 4203 (NAD83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993186166187.
- 9) THE BENCHMARK SHOWN HEREON IS REFERENCED TO NGS MONUMENT L1149 ELEV: 167.5' (NAVD 88)
- 10) SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN PER GRAPHIC SCALING, ACCORDING TO FEMA COMMUNITY PANEL 48339C0275G WITH AN EFFECTIVE DATE OF 08/18/14.



LINE	BEARING	DISTANCE
L1	N 18°23'58" W	73.07'
L2	N 16°25'14" W	154.41'
L3	N 12°32'12" W	148.75'
L4	N 02°38'04" E	187.25'

**WESTON ESTATES**

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DOC # 2018062299  
Cabinet 002 Sheet 5185

CONTAINING 7 LOTS, 1 BLOCK  
MAY, 2018