

I, John R. Christie, Director of French Quarter & Lake Breeze Properties, LLC, A Texas Limited Liability Company, owner of the property subdivided in the above and foregoing map of The French Quarter On Lake Conroe Section 4, do hereby make subdivision of said property for and on behalf of said French Quarter & Lake Breeze Properties, LLC, A Texas Limited Liability Company according to lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as The French Quarter On Lake Conroe Section 4, located in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas, and on behalf of said French Quarter & Lake Breeze Properties, LLC, A Texas Limited Liability 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.

This is to certify that I, John R. Christie, Director of French Quarter & Lake Breeze Properties, LLC, A Texas Limited Liability Company, owner of the property subdivided in the above and foregoing map of The French Quarter Section Four, have 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 of twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we, French Quarter & Lake Breeze Properties, LLC, A Texas Limited Liability Company, do hereby dedicate forever to the public a strip of land, a minimum of land 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 the said subdivision, as easements for drainage purposes, giving Montgomery 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.

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. That 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.

FURTHER, 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 fireman, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

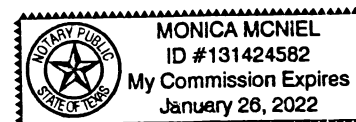
IN TESTIMONY WHEREOF, the French Quarter & Lake Breeze Properties, LLC, A Texas Limited Liability Company, has caused these presents to be signed by John Christie, its Director, thereunto authorized, and its common seal hereunto affixed this 27<sup>th</sup> day of September, 2021.

John R. Christie  
John R. Christie  
Director

BEFORE ME, the undersigned authority, on this day personally appeared John R. Christie, Director of French Quarter & Lake Breeze Properties, LLC, A Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27<sup>th</sup> day of September, 2021.

Monica Moniel  
Notary Public in and for  
Montgomery County, Texas



Approved by Commissioners' Court of Montgomery County, Texas this 12 day of October, 2021.

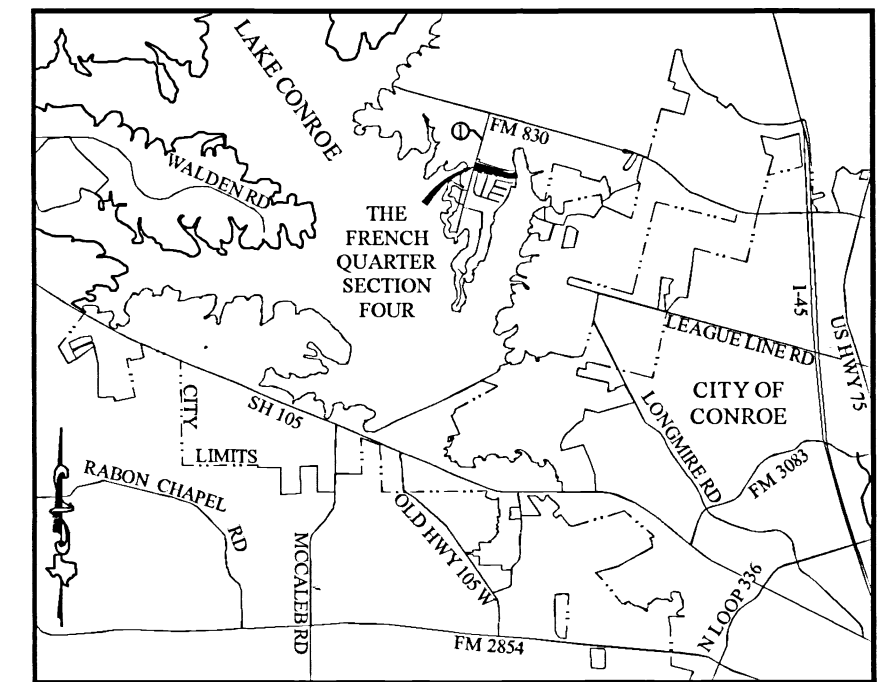
Robert C. Walker  
Robert C. Walker  
Commissioner, Precinct 1

Charlie Riley  
Charlie Riley  
Commissioner, Precinct 2

Mark Keough  
Mark Keough  
County Judge

James Noack  
James Noack  
Commissioner, Precinct 3

James Metts  
James Metts  
Commissioner, Precinct 4



VICINITY MAP (NTS)  
NO. \_\_\_\_\_ STREET NAME \_\_\_\_\_  
① Cude Cemetery Road

### THE FRENCH QUARTER ON LAKE CONROE SECTION 4

A SUBDIVISION OF 24.50 ACRES SITUATED IN THE ELIJAH COLLARD SURVEY, ABSTRACT NO. 7, MONTGOMERY COUNTY, TEXAS, THE MONTGOMERY COUNTY MAP RECORDS

68 LOTS 7 RESERVES (2.44 ACRES) 4 BLOCKS

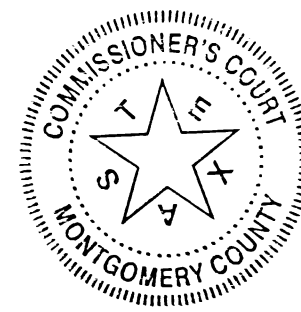
OCTOBER 2021

**OWNER**  
FRENCH QUARTER & LAKE BREEZE PROPERTIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
2040 N. LOOP 336 W. STE. 216  
CONROE, TX 77356

**SURVEYOR**  
TEXAS PROFESSIONAL SURVEYING  
FIRM REGISTRATION NO. 100834-00  
3032 N. FRAZIER  
CONROE, TX 77303

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 October 12, 2021 at 9:30 o'clock, A.M., and duly recorded on October 15, 2021, at 9:37 o'clock, A.M. in Cabinet 002, Sheet 7881 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

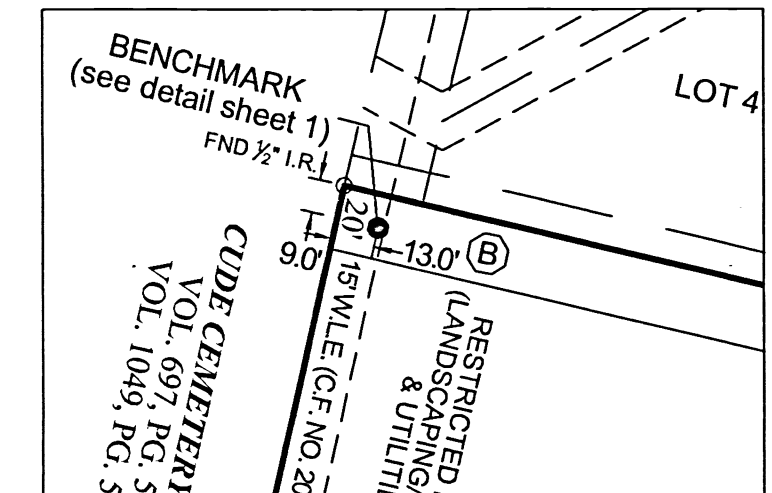
By: Holly Zinn  
Deputy

#### COUNTY ENGINEER'S ACKNOWLEDGMENT

I, Jeff Johnson 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.

Jeff Johnson  
Jeff Johnson P.E., County Engineer



-BENCH MARK-  
3" BRASS DISK SET IN 6" CONCRETE COLUMN  
STAMPED: FCC 4  
ELEVATION: 218.12', NAVD88, 2009 ADJUSTMENT  
NAVD88 GEOID12B TEXAS CENTRAL ZONE

#### General Notes:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) S.S.E. INDICATES "SANITARY SEWER EASEMENT"
- 3) W.L.E. INDICATES "WATER LINE EASEMENT"
- 4) O.P.R.M.C.T. INDICATES "OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY TEXAS"
- 5) M.C.R.P.R. INDICATES "MONTGOMERY COUNTY REAL PROPERTY RECORDS"
- 6) M.C.D.R. INDICATES "MONTGOMERY COUNTY DEED RECORDS"
- 7) M.C.M.R. INDICATES "MONTGOMERY COUNTY MAP RECORDS"
- 8) C.F. NO. INDICATES "CLERKS FILE NUMBER"
- 9) ● INDICATES "SET 3/8" IRON ROD W/CAP STAMPED TPS100834-00"
- 10) □ INDICATES "POINT FOR CORNER IN WATER / BULKHEAD"
- 11) ○ INDICATES "FOUND 5/8" IRON ROD"
- 12) The coordinates shown hereon are grid and referenced to the Texas State Plane Coordinate System, Central Zone No. 4203 (NAD83) and may be converted to surface by multiplying by the combined scale factor of 1.000069689.
- 13) The benchmark shown hereon is referenced to NGS Monument L1149 Elev: 167.5' (NAVD88 2009 ADJ.) (GEOID12B)
- 14) Subject property shown hereon is located in Zone "X" and "AE" and does partially lie within the 100 year flood plain per graphic scaling, according to FEMA Community Panel 48339C0225G with an effective date of 08/18/14.
- 15) Private streets are also dedicated as utility easements.
- 16) Subject to restrictions by Texas Water Quality Board in Order No. 70-1120-13 and recorded in Volume 741, Page 445, M.C.D.R.
- 17) Temporary Turn-Around easements as recorded under Clerk's File No. 2007054211, O.P.R.M.C.T.
- 18) Temporary drainage easement 30 ft. in width granted to Far Hills Utility District as recorded under Clerk's File No. 2008117857, O.P.R.M.C.T.
- 19) 10 ft. easement granted to Entergy Texas, Inc., as recorded under Clerk's File No. 2014033693, O.P.R.M.C.T.
- 20) Terms, conditions and provisions granted to San Jacinto River Authority as recorded in Volume 701, Page 823, M.C.D.R.
- 21) Easements granted to San Jacinto River Authority as recorded in Volume 701, Page 815, M.C.D.R.

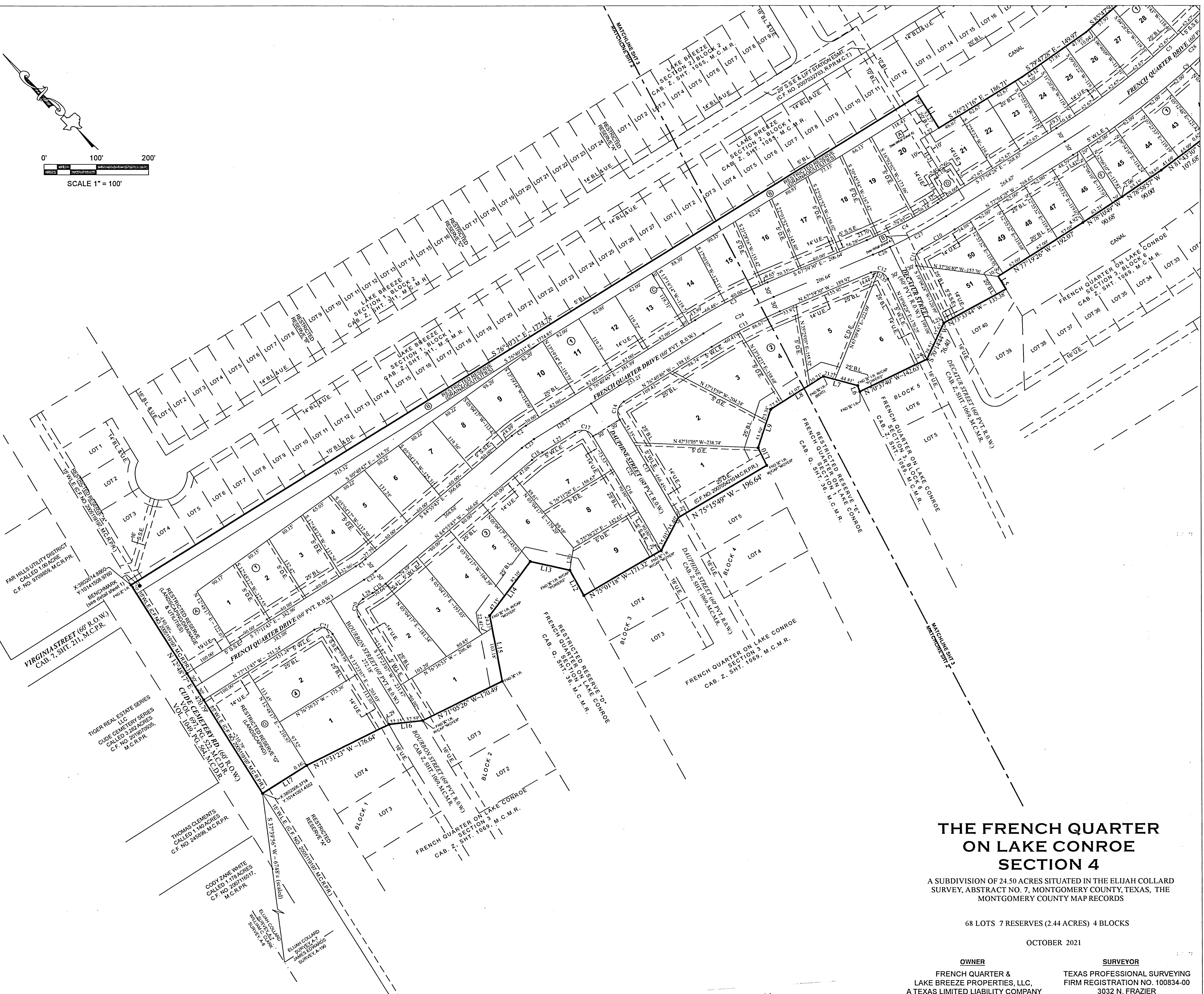
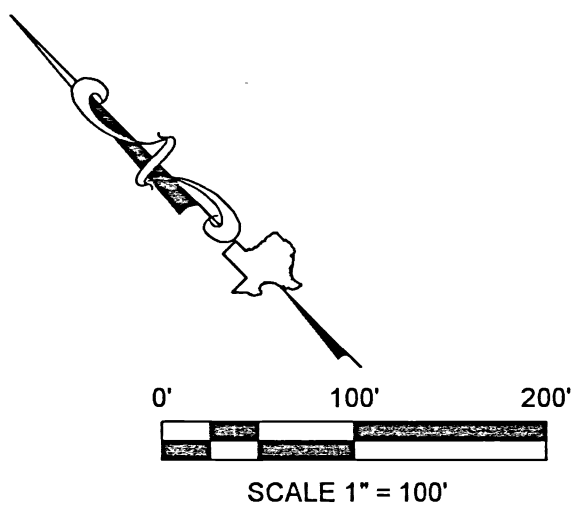
#### SURVEYOR'S ACKNOWLEDGEMENT

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  
Registered Professional Land Surveyor No. 6524



DOC # 2021143661  
Cabinet 002 Sheet 7881



**THE FRENCH QUARTER  
ON LAKE CONROE  
SECTION 4**

A SUBDIVISION OF 24.50 ACRES SITUATED IN THE ELIJAH COLLARD SURVEY, ABSTRACT NO. 7, MONTGOMERY COUNTY, TEXAS, THE MONTGOMERY COUNTY MAP RECORDS

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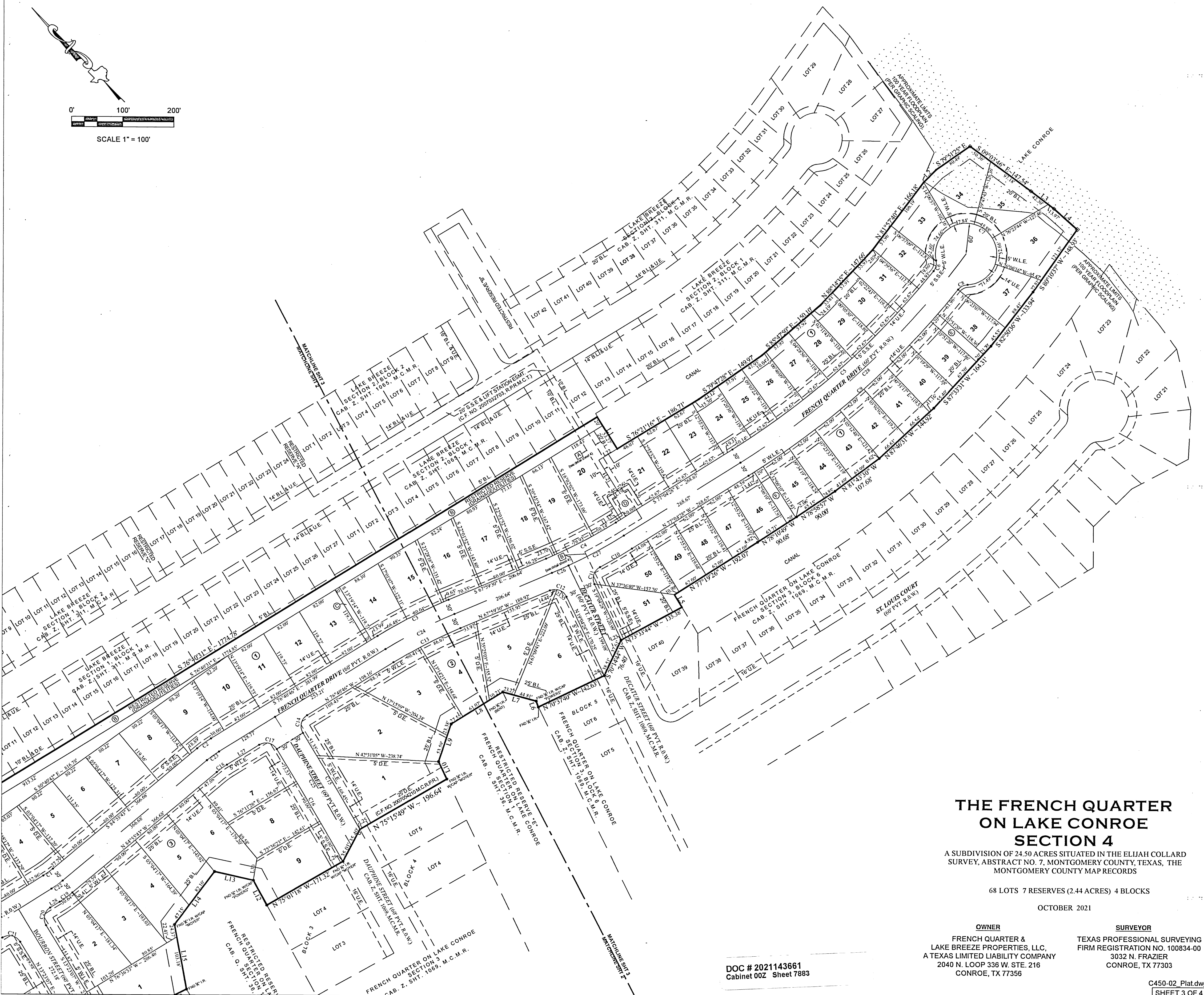
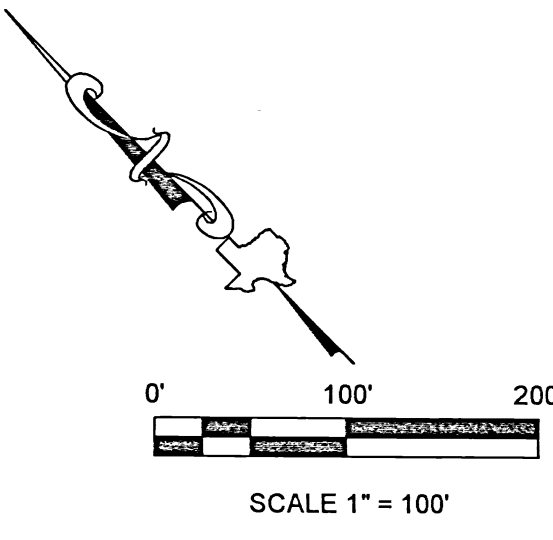
OCTOBER 2021

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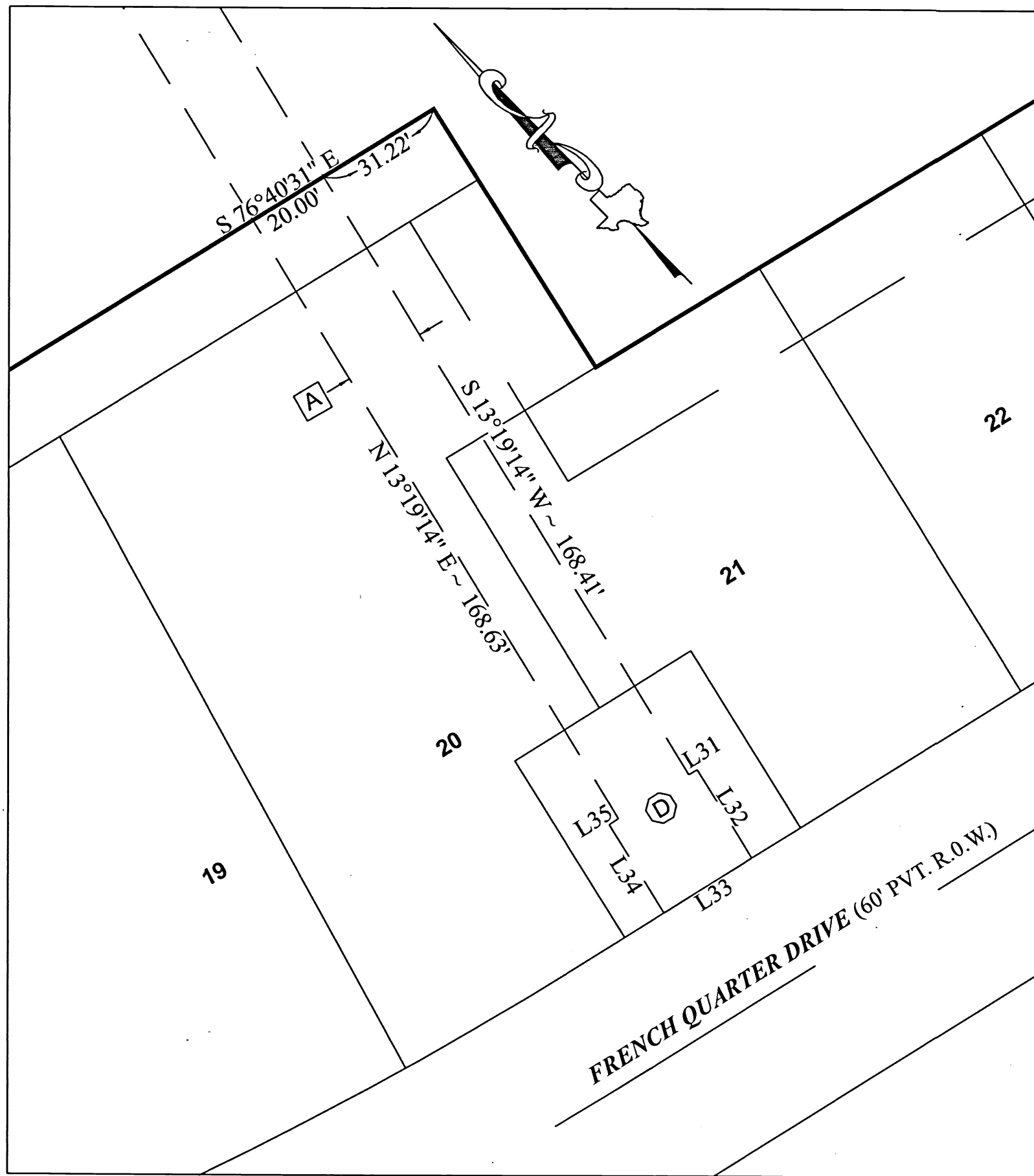
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OCTOBER 2021

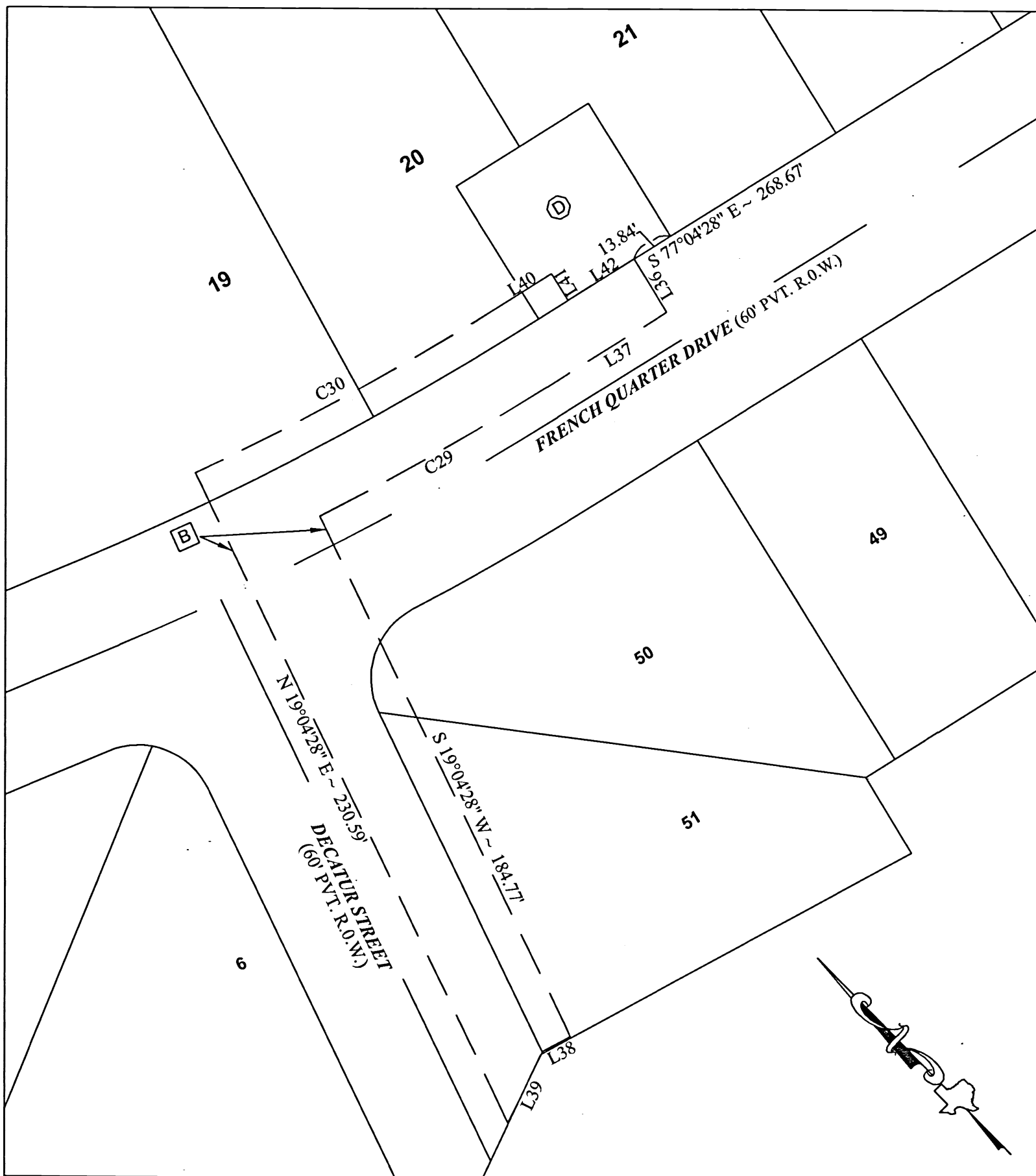
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Cabinet 00Z Sheet 7883



DETAIL "A"  
SCALE 1" = 40'



DETAIL "B"  
SCALE 1" = 40'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	170.00'	22.95'	7°44'00"	S 81°03'43" E	22.93'
C2	230.00'	33.11'	8°14'57"	S 80°48'15" E	33.09'
C3	1030.00'	156.18'	8°41'16"	S 72°20'08" E	156.03'
C4	970.00'	153.77'	9°04'57"	S 72°31'59" E	153.60'
C5	1570.00'	526.96'	19°13'51"	S 86°41'23" E	524.49'
C6	25.00'	22.20'	50°52'16"	N 58°15'33" E	21.47'
C7	60.00'	292.52'	279°20'23"	S 07°30'24" E	77.66'
C8	25.00'	21.18'	48°32'54"	N 72°06'39" W	20.56'
C9	1630.00'	549.37'	19°18'39"	N 86°43'47" W	546.77'
C10	1030.00'	72.16'	4°00'50"	N 75°04'03" W	72.14'
C11	25.00'	38.34'	87°51'54"	S 63°00'25" W	34.69'
C12	25.00'	37.99'	87°03'58"	N 24°27'31" W	34.44'
C13	970.00'	147.08'	8°41'16"	N 72°20'08" W	146.94'
C14	25.00'	39.24'	89°55'51"	S 58°17'09" W	35.33'
C15	8855.62'	217.80'	1°24'16"	S 14°02'03" W	217.79'
C16	8826.33'	253.53'	1°38'45"	N 14°09'18" E	253.52'
C17	25.00'	39.28'	90°00'42"	N 31°40'25" W	35.36'
C18	170.00'	24.48'	8°14'57"	N 80°48'15" W	24.45'
C19	230.00'	31.04'	7°44'00"	N 81°03'43" W	31.02'
C20	25.00'	39.02'	89°25'10"	S 58°05'42" W	35.18'
C21	25.00'	39.52'	90°34'50"	N 31°54'18" W	35.53'
C22	200.00'	26.99'	7°44'00"	S 81°03'43" E	26.97'
C23	200.00'	28.79'	8°14'57"	S 80°48'15" E	28.77'
C24	1000.00'	151.63'	8°41'16"	S 72°20'08" E	151.49'
C25	8855.62'	290.77'	1°52'53"	S 14°00'01" W	290.75'
C26	1000.00'	35.51'	2°02'04"	S 69°00'32" E	35.51'
C27	1000.00'	123.01'	7°02'54"	S 73°33'01" E	122.94'
C28	1600.00'	602.98'	21°35'34"	S 87°52'15" E	599.42'
C29	990.00'	83.70'	4°50'38"	N 74°39'09" W	83.67'
C30	960.00'	110.48'	6°35'38"	S 73°46'39" E	110.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°37'15" W	73.27'
L2	N 89°19'06" E	34.39'
L3	S 07°52'44" E	56.27'
L4	S 03°24'17" W	61.12'
L5	S 13°35'15" W	28.28'
L6	N 24°18'49" E	12.21'
L7	N 29°57'26" W	68.09'
L8	N 77°02'39" W	118.83'
L9	S 63°07'55" W	76.96'
L10	S 19°12'28" W	37.42'
L11	N 16°02'04" E	55.22'
L12	N 32°31'49" W	77.58'
L13	S 82°04'10" W	129.26'
L14	S 34°15'18" W	127.55'
L15	N 51°22'51" W	64.74'
L16	N 77°06'08" W	99.84'
L17	N 12°55'32" E	50.00'
L18	S 77°04'28" E	50.00'
L19	S 12°55'32" W	50.00'
L20	N 13°19'14" E	70.53'
L21	S 76°22'12" E	42.12'
L22	N 73°33'17" W	0.70'
L23	S 70°14'44" W	0.27'
L24	N 75°17'41" W	0.32'
L25	S 72°42'38" W	0.10'
L26	N 76°40'46" W	73.85'
L27	N 77°11'43" W	21.71'
L28	N 71°31'23" W	1.44'
L29	S 54°16'50" W	43.14'
L30	S 77°04'28" E	2.33'
L31	S 12°55'32" W	25.00'
L32	N 77°04'28" W	25.00'
L33	N 12°55'32" E	25.00'
L34	S 77°04'28" E	25.00'
L35	S 13°19'14" W	20.00'
L36	N 77°04'28" W	45.33'
L37	N 72°32'43" W	10.00'
L38	S 70°50'04" W	25.47'
L39	S 77°04'28" E	20.47'
L40	S 12°55'32" W	10.00'
L41	S 77°04'28" E	25.00'
L42	S 77°04'28" E	25.00'

AREA TABLE - BLOCK 1		
LOT	ACRES	SQ. FT.
1	0.26	11232.82
2	0.24	10398.61
3	0.25	10788.15
4	0.24	10286.32
5	0.25	10738.11
6	0.24	10262.47
7	0.22	9786.83
8	0.21	9311.19
9	0.23	10098.07
10	0.22	9583.21
11	0.23	9818.00
12	0.23	9817.49
13	0.23	9816.98
14	0.23	10154.96
15	0.25	10718.52
16	0.25	11100.88
17	0.28	11992.72
18	0.29	12652.73
19	0.29	12441.68
20	0.35	15104.67
21	0.21	9320.99
22	0.17	7459.06
23	0.17	7409.72
24	0.17	7222.03
25	0.17	7196.72
26	0.16	7134.45
27	0.16	7164.48
28	0.16	7180.86
29	0.16	7122.57
30	0.17	7189.78
31	0.16	7153.59
32	0.16	7140.07
33	0.19	8357.34
34	0.28	12398.92
35	0.25	10749.36
36	0.33	14165.91
37	0.22	9712.98
38	0.18	7655.26
39	0.17	7600.32
40	0.18	7638.88
41	0.18	7657.93
42	0.18	7720.52
43	0.18	7722.02
44	0.18	7639.02
45	0.17	7611.53
46	0.17	7445.75
47	0.17	7395.13
48	0.17	7412.06
49	0.17	7428.81
50	0.23	9826.44
51	0.23	9877.14

AREA TABLE - BLOCK 2		
LOT	ACRES	SQ. FT.
1	0.46	20242.71
2	0.62	26948.18
3	0.38	16511.14
4	0.32	14002.63
5	0.40	17480.86
6	0.46	20168.86

AREA TABLE - BLOCK 3		
LOT	ACRES	SQ. FT.
1	0.38	16746.96
2	0.36	15868.23
3	0.34	14974.95
4	0.33	14331.17
5	0.29	12418.69
6	0.34	14658.55
7	0.36	15647.60
8	0.31	13360.16
9	0.34	14753.83

AREA TABLE - BLOCK 4		
LOT	ACRES	SQ. FT.
1	0.42	18404.10
2	0.46	19977.16

EXISTING EASEMENT TABLE	
A	20' S.S.E. & LIFT STATION C.F. NO. 2007032703, M.C.R.P.R.
B	30' S.S.E. & ACCESS ESMT. C.F. NO. 2007032702, M.C.R.P.R.

RESERVE TABLE		
RESERVE	ACREAGE/SQ. FT.	RESTRICTION
A	0.946 AC / 41,198.5	LANDSCAPE / DRAINAGE & UTILITIES
B	0.815 AC / 35,485.2	DRAINAGE & UTILITIES
C	0.027 AC / 1197.2	DRAINAGE & UTILITIES
D	0.057 AC / 2500.0	UTILITIES & LIFT STATION
E	0.054 AC / 2,361.8	DRAINAGE & UTILITIES
F	0.054 AC / 2,356.8	DRAINAGE & UTILITIES
G	0.484 AC / 21,087.4	LANDSCAPING & UTILITIES

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AUGUST 2021

<p><b>OWNER</b> FRENCH QUARTER &amp; LAKE BREEZE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY 2040 N. LOOP 336 W. STE. 216 CONROE, TX 77356</p>	<p><b>SURVEYOR</b> TEXAS PROFESSIONAL SURVEYING FIRM REGISTRATION NO. 100834-00 3032 N. FRAZIER CONROE, TX 77303</p>
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