

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

That Jerry Steven Sondag and Mary Jeanne Sondag, herein acting individually or through the undersigned duly authorized agent, do hereby adopt this plat designating the herein described real property as Replat of Longmire on Lake Conroe, Amending Plat No 1, and do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; 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 Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the City of Conroe, Texas, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

WITNESS my hand in the City of CONROE, Montgomery County, Texas, this 21 day of FEBRUARY, 2019.

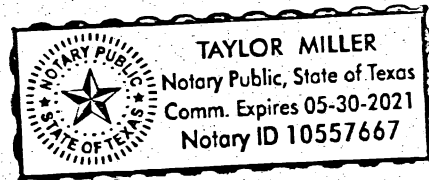
By: Jerry Steven Sondag
Jerry Steven Sondag, Owner

By: Mary Jeanne Sondag
Mary Jeanne Sondag, Owner

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Steven Sondag and Mary Jeanne Sondag, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 21 day of FEBRUARY, 2019.

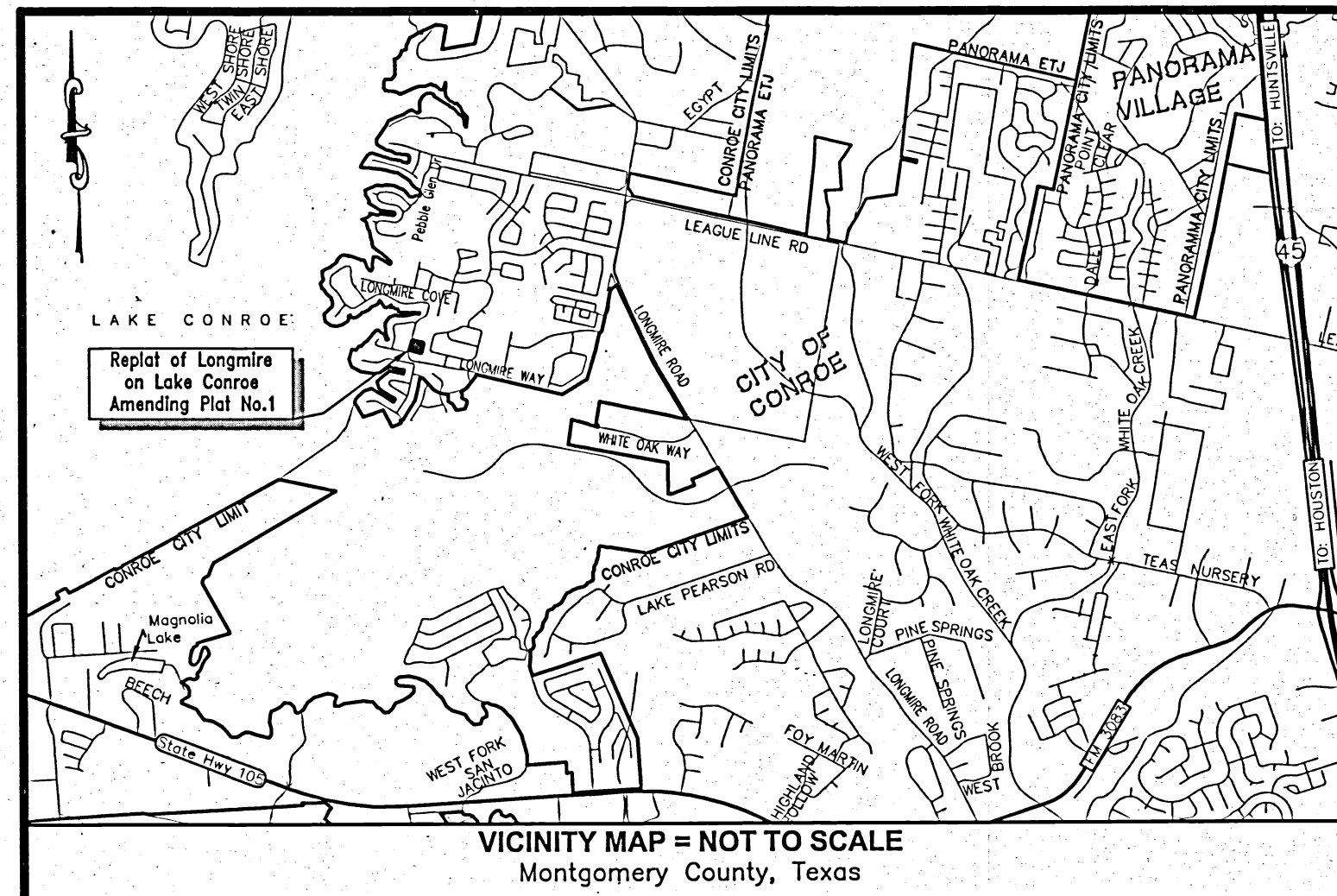
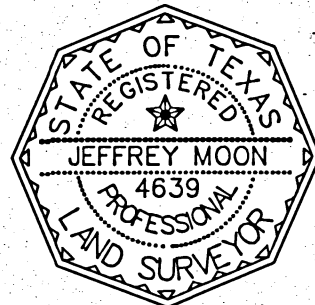


Taylor Miller
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, STATE OF TEXAS.
My Commission Expires 05-30-2021

SURVEYOR'S CERTIFICATION

This is to certify that the undersigned, a Registered Professional Land Surveyor of the State of Texas, has platted the above subdivision from an actual survey on the ground; that this plat correctly represents the survey; and that all boundary corners, angle points and points of curvature or tangency are properly monumented as required by the applicable regulations of the City of Conroe, Texas and the Texas Board of Professional Land Surveying.

Jeffrey Moon
Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



VICINITY MAP - NOT TO SCALE
Montgomery County, Texas

DOC # 2019045430
Cabinet 002 Sheet 5789

Certificate of Approval of Amending Plat

On the 22nd day of May, 2019, this plat was approved by the City Engineer of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

"WITNESS the official signatures of the City Engineer and the Secretary of the Planning Commission of the City of Conroe, Texas,

this 22nd day of May, 2019.

[Signature]
City Engineer

[Signature]
Secretary

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office

on May 29, 2019 at 2:45 o'clock P.m, and duly recorded on May 29, 2019 at 3:09 o'clock P.m, in

Cabinet 2, Sheet 5799-5800, of record of maps for said County.

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

Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County

By: [Signature], Deputy

AMENDING PLAT REPLAT OF LONGMIRE ON LAKE CONROE AMENDING PLAT NO. 1

AMENDING PLAT OF LOT 7 AND A PORTION OF LOT 6, IN BLOCK 3, OF SECTION 1 AND A PORTION OF LOT 6, IN BLOCK 3 OF SECTION 2, ALL IN THE REPLAT OF LONGMIRE ON LAKE CONROE (RESERVE A AND C OF SECTION 1 AND RESERVES B AND E OF SECTION 2 AND THE CONVERSION OF ALL STREETS FROM PUBLIC TO PRIVATE)

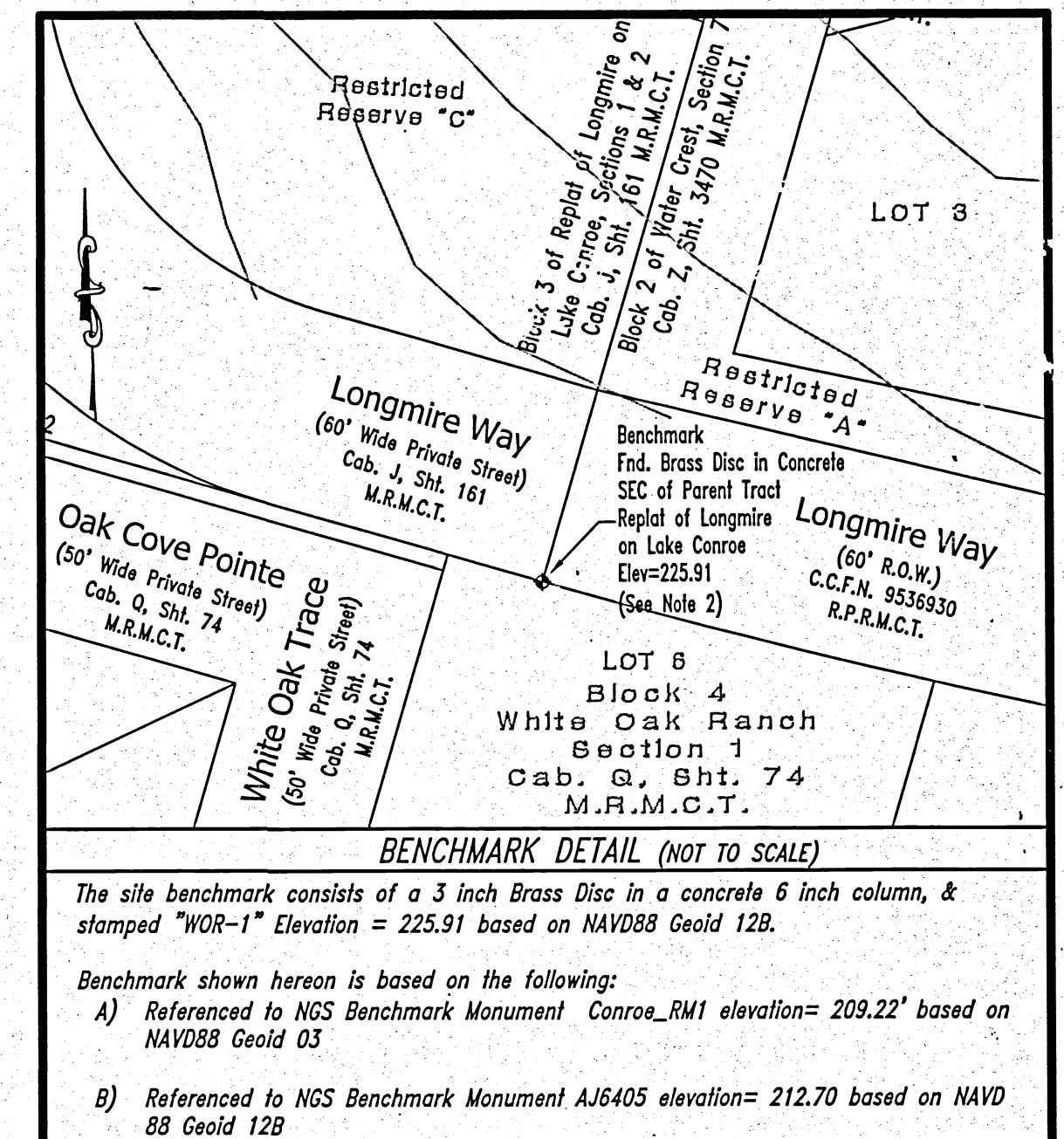
BEING A SUBDIVISION OF 0.762 ACRE OF LAND IN THE JAMES EDWARD SURVEY, ABSTRACT NUMBER 190, IN MONTGOMERY COUNTY, TEXAS WITH 0.381 ACRE IN LOT 7 AND 0.271 ACRE BEING A PORTION OF LOT 6, IN BLOCK 3 OF SECTION 1 AND 0.110 ACRE BEING A PORTION OF LOT 6, IN BLOCK 3 OF SECTION 2, ALL IN THE REPLAT OF LONGMIRE ON LAKE CONROE (RESERVE A AND C OF SECTION 1 AND RESERVES B AND E OF SECTION 2 AND THE CONVERSION OF ALL STREETS FROM PUBLIC TO PRIVATE)

CONTAINING: 1 LOT, IN 1 BLOCK

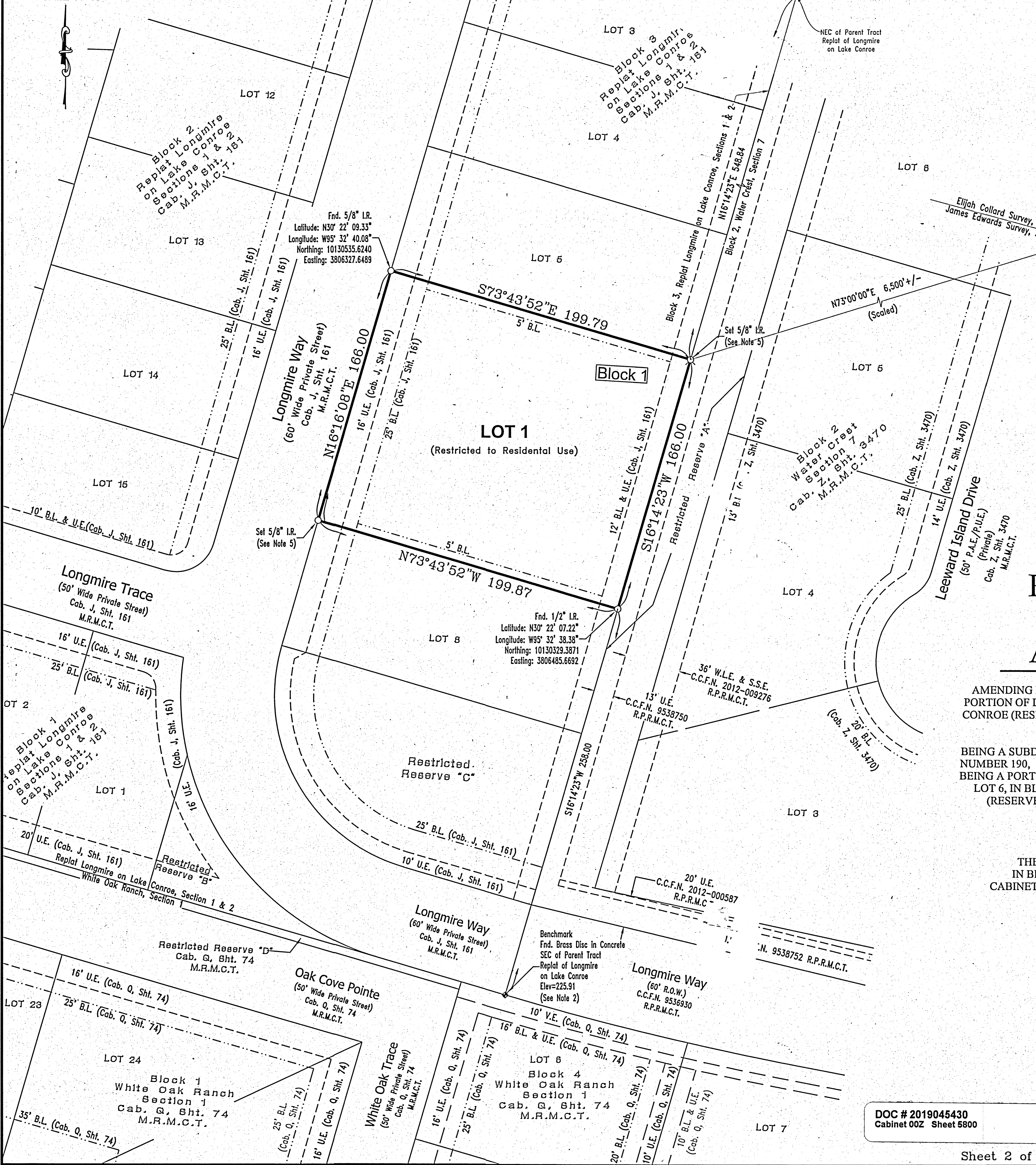
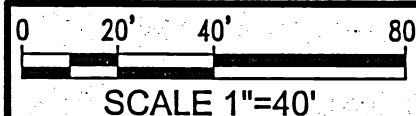
THE REASON FOR THE AMENDING PLAT IS TO COMBINE LOTS 6 AND 7, IN BLOCK 3, REPLAT OF LONGMIRE ON LAKE CONROE, AS RECORDED IN CABINET J, SHEET 161 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS INTO ONE RESIDENTIAL LOT, KNOWN AS LOT 1, BLOCK 1

FEBRUARY, 2019

OWNER/DEVELOPER:
JERRY S. & MARY J. SONDAG
12704 LONGMIRE WAY
CONROE, TEXAS 77304
PHONE: (936) 520-3503
EMAIL: sondag@consolidated.net



JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
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PHONE: (936)756-5266
FAX: (936)756-5281
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- Notes:
- 1) All bearings and coordinates shown hereon are grid and based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone (2002 ADJ) (FIPS 4203) and may be brought to the surface by applying a combined scale factor of 1.00003376. All distances shown hereon are ground measurements.
 - 2) The site benchmark consists of a 3 inch Brass Disc in a 6 inch concrete column, & stamped "WOR-1" Elevation = 225.91 based on NAVD88 Geoid 12B. (See Benchmark Detail)
 - 3) By graphical plotting, the subject property lies in Zone "X" area determined to be outside of the 100 year flood plain, the subject according to F.I.R.M. Panel No. 48339C0360G, effective date August 18, 2014.
 - 4) Private streets, storm water detention facilities, common areas, streetlights and screening devices, not maintained by governmental entity, shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such private facility if it determines that the condition of the facility would interfere with the provision of any governmental service, or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by the City shall be assessed against the owners of the lots within the subdivision. Such assessments are secured by a continuing Vendor's Lien, in favor of the City, that is hereby established upon each lot. This provision shall be a covenant running with the land, and shall be binding on each person purchasing a lot within the subdivision.
 - 5) 5/8" iron rods with survey cap marked "Jeff Moon R.P.L.S. 4639" set at all corners unless otherwise noted.
 - 6) Standard Abbreviations:

B.L.	Building Line
U.E.	Utility Easement
W.L.E.	Water Line Easement
S.S.E.	Sanitary Sewer Easement
P.A.E.	Public Access Easement
P.U.E.	Public Utility Easement
R.O.W.	Right-of-Way
Cab., Sht.	Cabinet and Sheet
D.R.M.C.T.	Deed Records of Montgomery County, Texas
M.R.M.C.T.	Map Records of Montgomery County, Texas
R.P.R.M.C.T.	Real Property Records of Montgomery County, Texas
C.C.F.N.	County Clerk's File Number
T.P.E.	Tree Preservation Easement

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Cabinet 002 Sheet 5800