

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, Crockett Reserve 3, LLC, a Texas limited liability company, acting by and through Kenneth Schott, Director of Crockett Reserve 3, LLC, a Texas limited liability company, owner of the property subdivided in the above and foregoing map of Crockett Reserve, Section 3, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Crockett Reserve, Section 3 located in J.E. Lewis Survey, A-665, Montgomery 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 ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Crockett Reserve 3, LLC, a Texas limited liability company, acting by and through Kenneth Schott, Director of Crockett Reserve 3, LLC, a Texas limited liability company owners of the property subdivided in the above and foregoing map of Crockett Reserve, Section 3, 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.

FURTHER, we, do hereby dedicate forever to the public a strip, 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 units thereon and shall be restricted for the same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, the Crockett Reserve 3, LLC, a Texas limited liability company has caused these presents to be signed by Kenneth Schott, its Director.

thereunto authorized this the 7 of September 2021.

Crockett Reserve 3, LLC
a Texas limited liability company

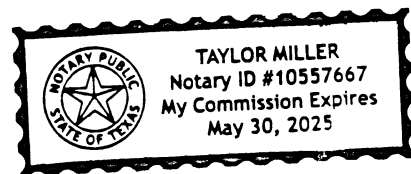
By: Kenneth Schott
Kenneth Schott, Director

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Kenneth Schott, Director of Crockett Reserve 3, LLC, a Texas limited liability company known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 7 day of September, 2021.



By: Taylor Miller
Notary Public in and for the
Montgomery County, Texas
My Commission expires 05/30/2025

We, FC-V Financial, L.P., owners and holders of a lien against the property described in the plat known as Crockett Reserve, Section 3, said lien being evidenced by instrument of record in the under County Clerk's File Number 2021116894 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat, said lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

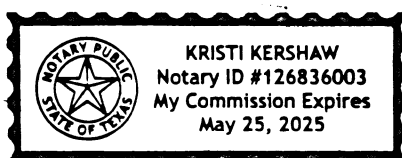
By: Todd Aiken
Print Name: Todd Aiken
Title: Executive Vice President

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Todd Aiken of FC-V Financial, L.P. known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 7 day of September, 2021.

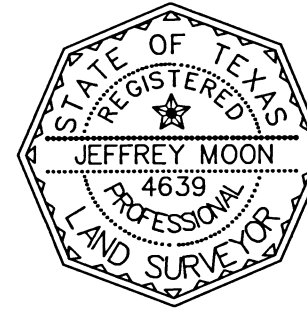


By: Kristi Kershaw
Notary Public in and for the
Montgomery County, Texas
My Commission expires 5-25-25

Surveyor's Certification

I, Jeffrey Moon, am registered under the laws of the State of Texas to practice the profession of Land 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 (or other suitable permanent metal) pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

By: Jeffrey Moon
Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



Certificate of Approval of the Town of Cut and Shoot

This is to certify that the Town Council of the Town of Cut and Shoot has approved the plat and subdivision of Crockett Reserve, Section 3, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the Mayor and Secretary of the Town Council of the Town of Cut and Shoot, Texas this the 8 day of September 2021.

By: Nyla Akin Dalhaus
Nyla Akin Dalhaus, Mayor

By: Amy L. Wade
Amy L. Wade, City Secretary

"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.

By: Jeff Johnson
Jeff Johnson, P.E.
County Engineer
Montgomery County, Texas

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

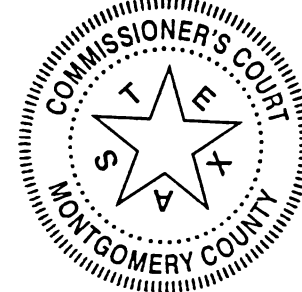
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office

on NOV. 9, 2021 at 930 o'clock, A.m., and duly

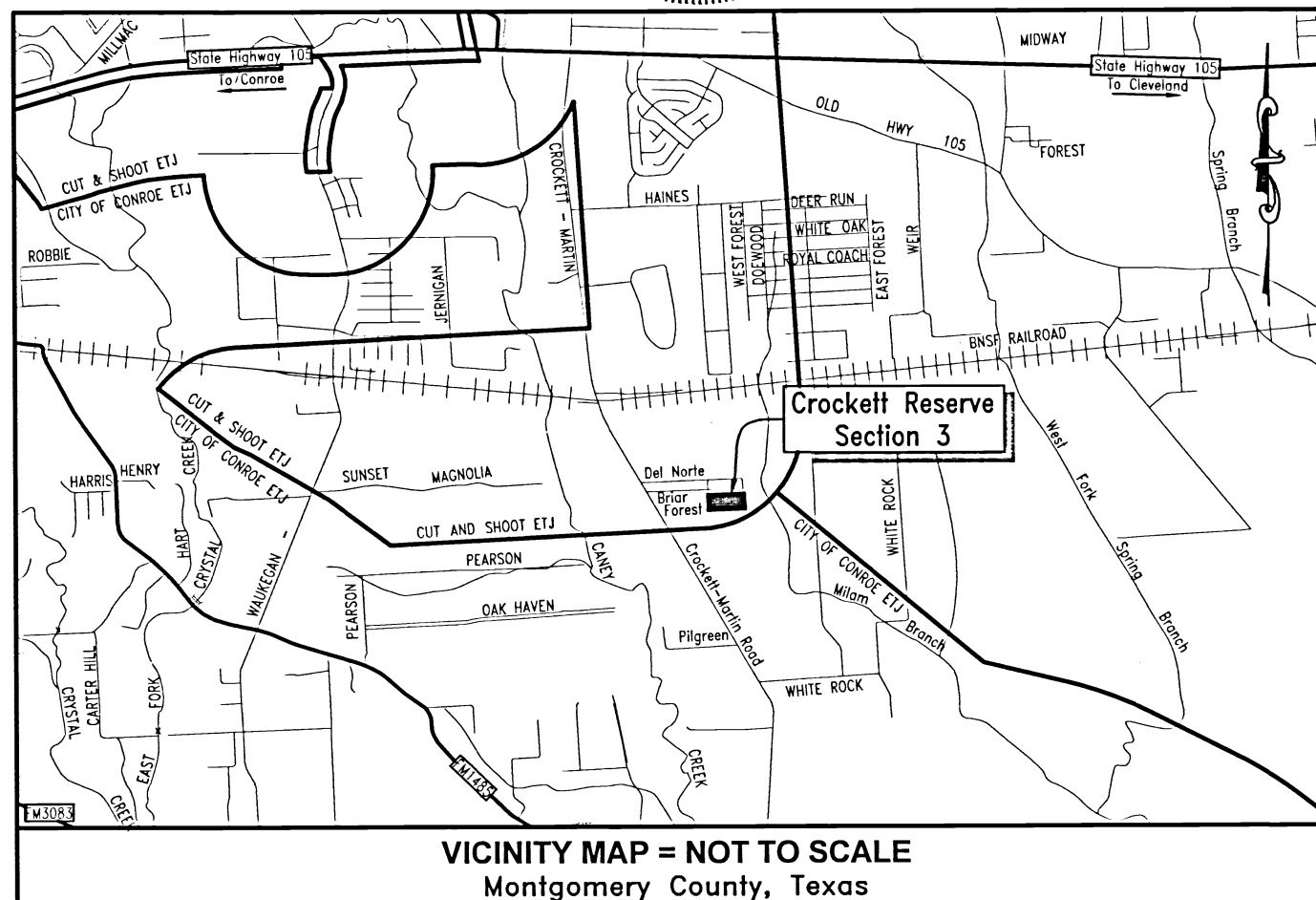
recorded on NOV. 22, 2021, at 844 o'clock, A.m., in

Cabinet 2, Sheet 1983 of record of maps for said County.

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



By: Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County
By: Debbie J. ... Deputy



VICINITY MAP = NOT TO SCALE
Montgomery County, Texas

DOC # 2021161194
Cabinet 002 Sheet 7983

CROCKETT RESERVE Section 3

A SUBDIVISION OF 13.229 ACRES OF LAND
IN THE J.E. LEWIS SURVEY, A - 665
MONTGOMERY COUNTY, TEXAS,

CONTAINING: 79 RESIDENTIAL LOTS
AND 2 RESTRICTED RESERVES (0.300 ACRE),
IN 3 BLOCKS

OWNER/DEVELOPER
Crockett Reserve 3, LLC
185 Cedar Point Drive
Livingston, Texas 77351
Phone: (936) 646-6767
Fax: (281) 646-7970
corporate@wdtexas.com

August 2021

ENGINEER
Bleyl Engineering
100 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7833
Fax: (936) 760-3833
jgarza@bleylengineering.com

APPROVED and ACCEPTED by the Commissioner's Court of Montgomery County, Texas,
this 9 day of November, 2021.

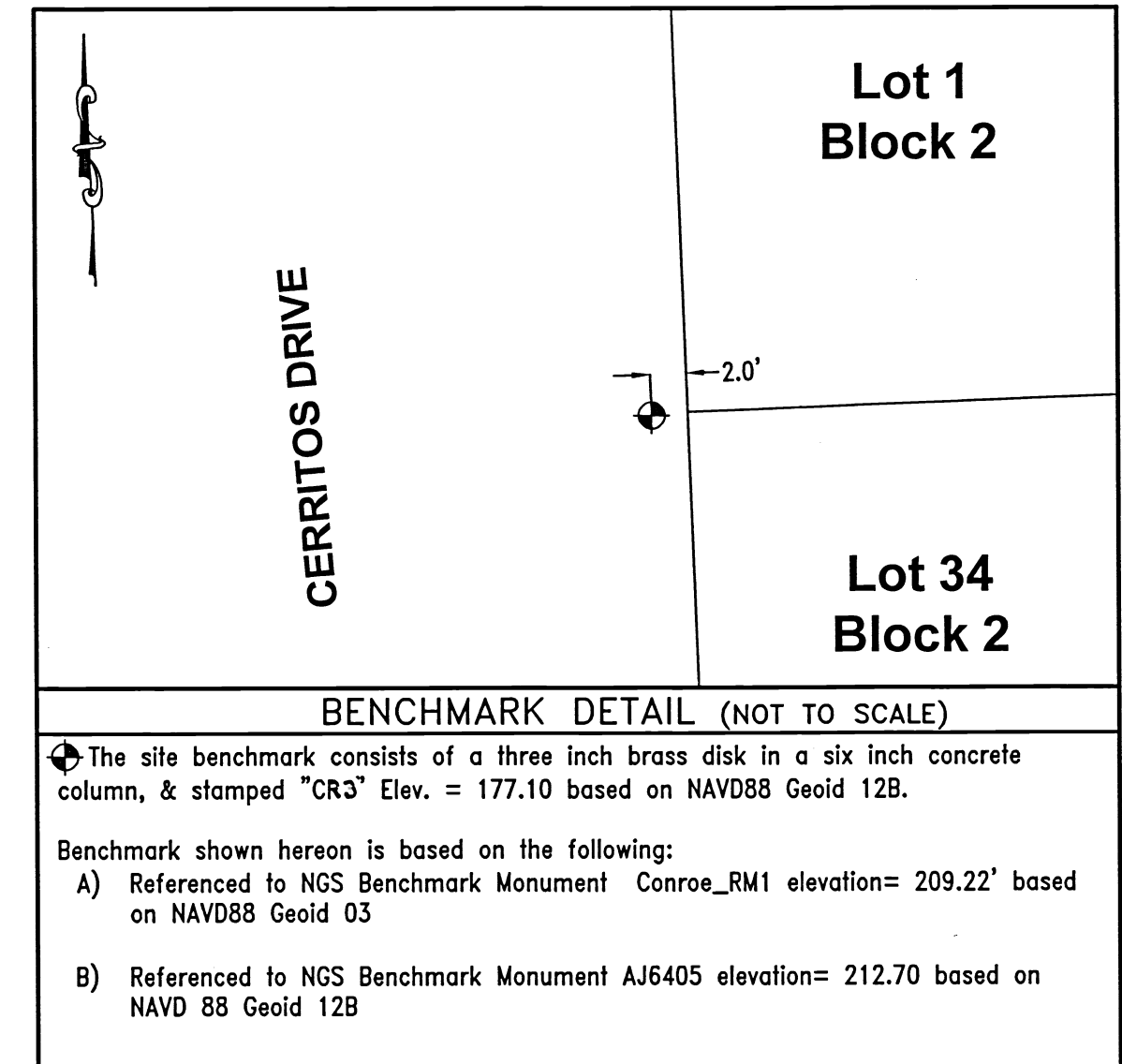
By: Robert C. Walker
Robert C. Walker
Commissioner, Precinct 1

By: Charlie Riley
Charlie Riley
Commissioner, Precinct 2

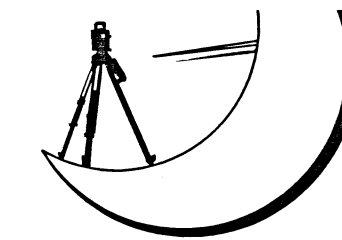
By: Mark Keough
Mark Keough,
County Judge

By: James Noack
James Noack
Commissioner, Precinct 3

By: James Melts
James Melts
Commissioner, Precinct 4



JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-5281

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OWNER/DEVELOPER
Crockett Reserve 3, LLC
185 Cedar Point Drive
Livingston, Texas 77351
Phone: (936) 646-6767
Fax: (281) 646-7970
corporate@wdtexas.com

CROCKETT RESERVE

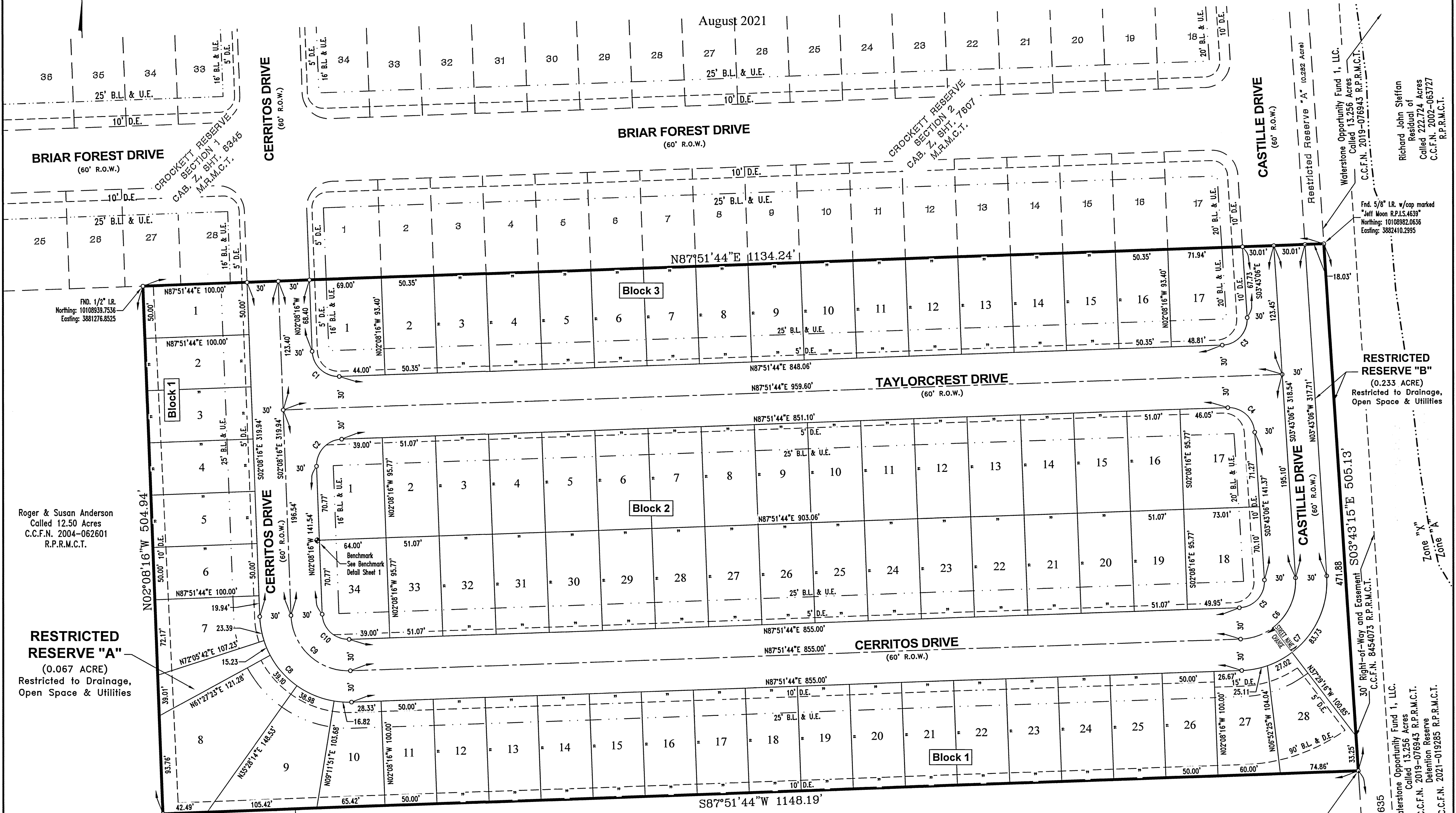
Section 3

A SUBDIVISION OF 13.229 ACRES OF LAND
IN THE J.E. LEWIS SURVEY, A - 665
MONTGOMERY COUNTY, TEXAS,

ENGINEER
Bleyl Engineering
100 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7833
Fax: (936) 760-3833
jgarza@bleylengineering.com

CONTAINING: 79 RESIDENTIAL LOTS
AND 2 RESTRICTED RESERVES (0.300 ACRE),
IN 3 BLOCKS

August 2021



Roger & Susan Anderson
Called 12.50 Acres
C.C.F.N. 2004-062601
R.P.R.M.C.T.

RESTRICTED RESERVE "A"
(0.067 ACRE)
Restricted to Drainage,
Open Space & Utilities

RESTRICTED RESERVE "B"
(0.233 ACRE)
Restricted to Drainage,
Open Space & Utilities

Richard John Steffan
Residual of
Called 222.724 Acres
C.C.F.N. 2002-063727
R.P.R.M.C.T.

Watersstone Opportunity Fund 1, LLC.
Called 13.256 Acres
C.C.F.N. 2019-076943 R.P.R.M.C.T.

Watersstone Opportunity Fund 1, LLC.
Called 13.256 Acres
C.C.F.N. 2019-076943 R.P.R.M.C.T.

Watersstone Opportunity Fund 1, LLC.
Called 13.256 Acres
C.C.F.N. 2021-019285 R.P.R.M.C.T.

FN. 1/2" L.R.
Northings: 10108435.1669
Eastings: 3881295.6880

FN. 1/2" L.R.
Northings: 10108477.9974
Eastings: 3882443.0801

Katherine Gonzalez
Called 1.500 Acres
C.C.F.N. 2018-112140
R.P.R.M.C.T.

Floyd & Betty Lou Blake
Called 12.460 Acres
C.C.F.N. 2015-014088
R.P.R.M.C.T.

Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	39.27	25.00	090° 00' 00"	N47° 08' 16"W 35.36
C2	39.27	25.00	090° 00' 00"	S42° 51' 44"W 35.36
C3	39.96	25.00	091° 34' 50"	S42° 04' 19"W 35.84
C4	38.80	25.00	088° 55' 12"	N47° 40' 34"W 35.02
C5	39.96	25.00	091° 34' 50"	N42° 04' 19"E 35.84
C6	87.91	55.00	091° 34' 50"	N42° 04' 19"E 78.85
C7	135.86	85.00	091° 34' 51"	N42° 04' 19"E 121.85
C8	133.52	85.00	089° 59' 59"	S47° 08' 16"E 120.21
C9	86.39	55.00	090° 00' 00"	S47° 08' 16"E 77.78
C10	39.27	25.00	090° 00' 00"	S47° 08' 16"E 35.36

DOC # 2021161194
Cabinet 002 Sheet 7984