

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

I, Robert Bridges III, owner of the property subdivided in the above and foregoing map of Peach Creek Plantation Section Three Partial Replat No. 1, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Peach Creek Plantation Section Three Partial Replat No. 1, located in the Elijah Votaw Survey, Abstract No. 584, 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 successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Robert Bridges III, 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, I, Robert Bridges III, 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 (or the placement of mobile home subdivision) 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 30th day of March, 2021.

By [Signature]
Owner
Robert Bridges III

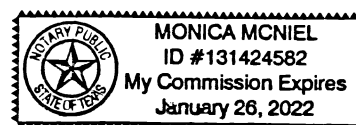
THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Robert Bridges III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same for purposes and consideration therein set forth.

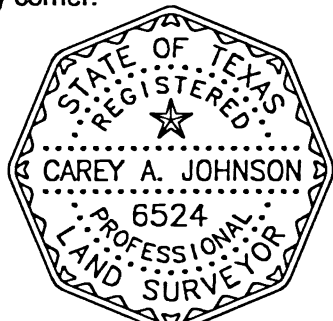
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of March, 2021.

[Signature]
Notary Public in and for
Montgomery County, Texas



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
Registered Professional Land Surveyor No. 6524

DOC # 2021051089
Cabinet 002 Sheet 7255

Approved by Commissioners' Court of Montgomery County, Texas this 13 day of April, 2021.

[Signature]
Robert C. Walker
Commissioner, Precinct 1

[Signature]
Charlie Riley
Commissioner, Precinct 2

[Signature]
James Noack
Commissioner, Precinct 3

[Signature]
Mark Keough
County Judge

[Signature]
James Metts
Commissioner, Precinct 4

COUNTY ENGINEER'S ACKNOWLEDGEMENT

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.

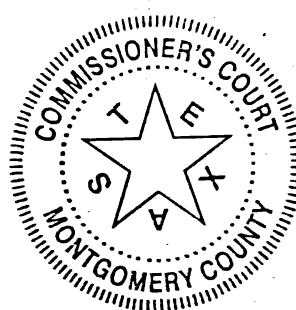
[Signature]
Jeff Johnson P.E., County Engineer

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

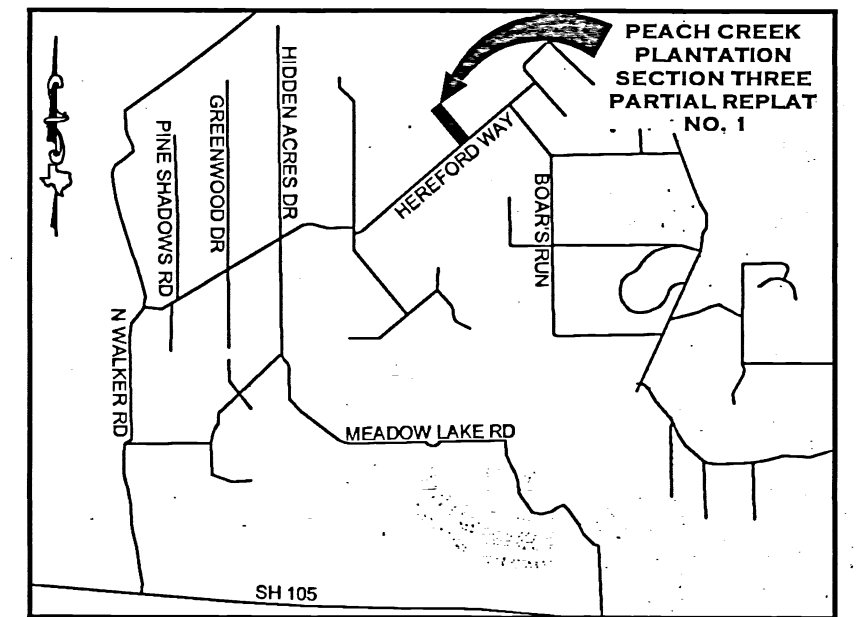
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on April 13 2021, at 9:30 o'clock, A .M., and duly recorded on April 19, 2021, at 9:50 o'clock, A .M., in Cabinet Z, Sheet 7255, of record of map 7 for said County.

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



[Signature]
Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By: [Signature]
Deputy



VICINITY MAP
(NOT TO SCALE)

PEACH CREEK PLANTATION
SECTION THREE
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 10.0026 ACRES SITUATED IN THE ELIJAH VOTAW SURVEY, ABSTRACT NO. 584, BEING A REPLAT OF LOT 13 IN BLOCK 3 OF PEACH CREEK PLANTATION SECTION THREE, RECORDED IN CABINET Z, SHEET 1479 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT IS TO CREATE 5 LOTS IN 1 BLOCK

5 LOTS 1 BLOCK

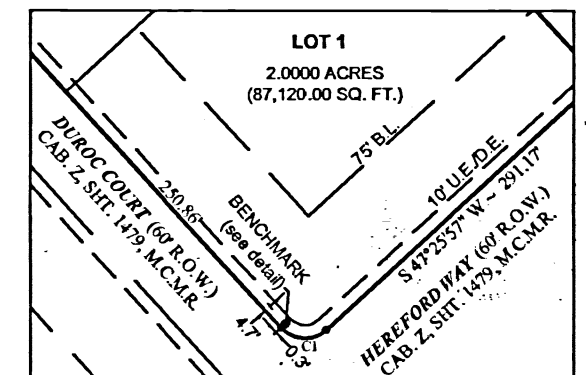
APRIL 2021

OWNER

ROBERT BRIDGES III
21097 HEREFORD WAY
CLEVELAND, TEXAS 77328

SURVEYOR

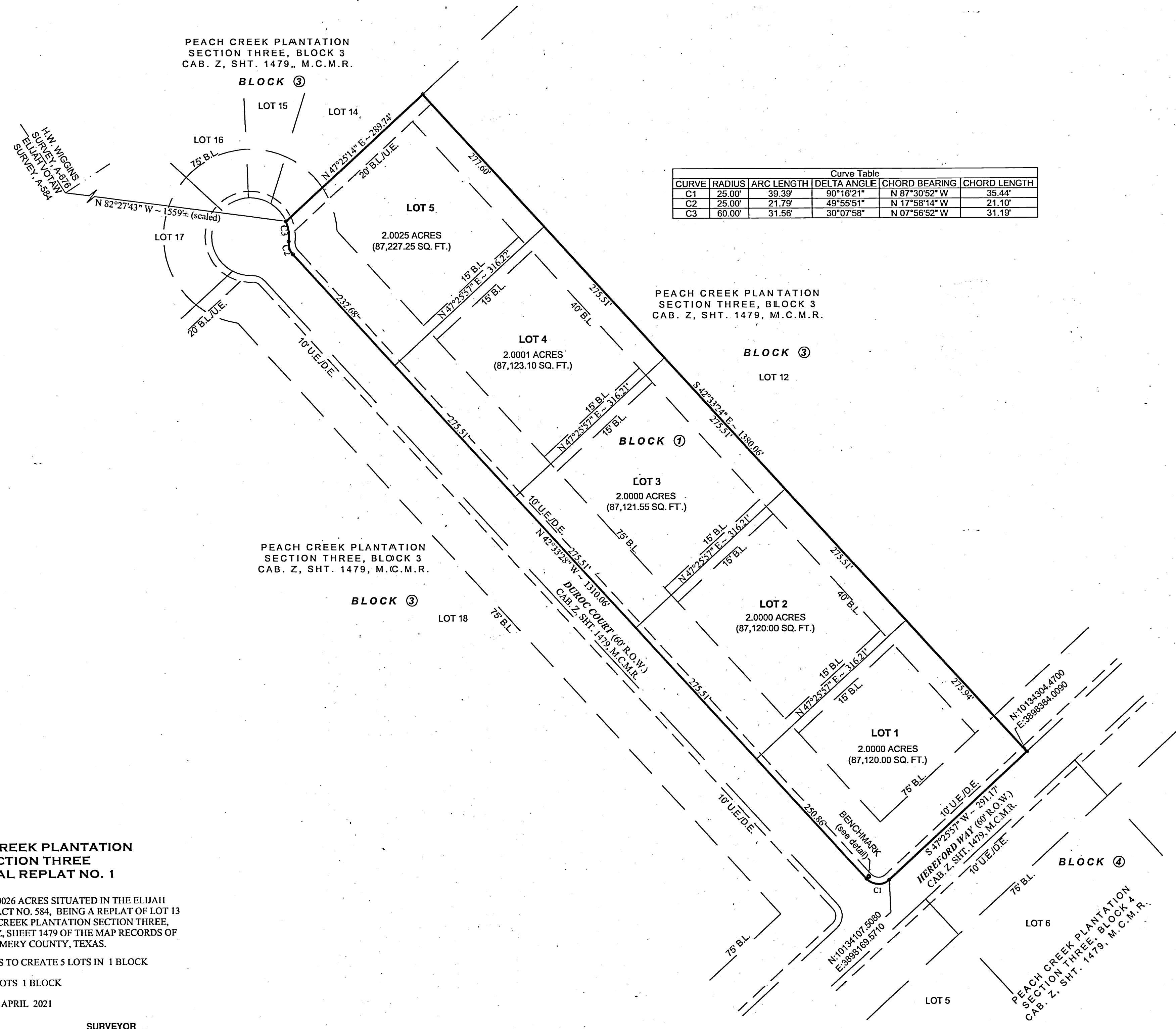
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No: 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303



-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: PCP3 PR
ELEVATION: 203.10', NAVD88, 2009 ADJUSTMENT
NAVD88 GEOID09 TEXAS CENTRAL ZONE 42033

General Notes:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) CAB. INDICATES "CABINET"
- 3) SHT. INDICATES "SHEET"
- 4) O.P.R.M.C.T. INDICATES "OFFICIAL PROPERTY RECORDS MONTGOMERY COUNTY TEXAS"
- 5) M.C.M.R. INDICATES "MONTGOMERY COUNTY MAP RECORDS"
- 6) C.F. NO. INDICATES "CLERKS FILE NUMBER"
- 7) All coordinates shown hereon are grid and referenced to the Texas State Plane Coordinate System (NAD83), Texas Central Zone No. 4203 and may be converted to surface by multiplying by the combined scale factor of 1.000068582.
- 8) Bearings shown hereon are based on GPS Observations and are referenced to the Texas State Plane Coordinate System (NAD83), Central Zone (4203). All distances shown are grid.
- 9) The Benchmark shown hereon is reference to NGS Monument BL1164, Elev=167.5' (NAVD88) and NGS Monument DH3604, Elev=234.25' (NAVD88).
- 10) Subject property shown hereon is located in Zone "X", does not lie within the 100 year flood plain, according to FEMA Community Panel No. 48339C0425G, with an effective date of 08/18/14.



Curve Table					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.39'	90°16'21"	N 87°30'52" W	35.44'
C2	25.00'	21.79'	49°55'51"	N 17°58'14" W	21.10'
C3	60.00'	31.56'	30°07'58"	N 07°56'52" W	31.19'

**PEACH CREEK PLANTATION
SECTION THREE
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FIRM REGISTRATION No. 100834-00
3032 NORTH FRAZIER
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DOC # 2021051089
Cabinet 002 Sheet 7256