

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, J&J Texas Properties, LLC., a Texas limited liability company, owners of the property subdivided in the above and foregoing map of Old Kentucky Farms Section 2, 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 Old Kentucky Farms Section 2 located in James Pevehouse Survey, A-29, 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, J&J Texas Properties, LLC., a Texas limited liability company, owners of the property subdivided in the above and foregoing map of Old Kentucky Farms Section 2, 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 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, 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 J&J Texas Properties, LLC., a Texas limited liability company, has cause these presents to be signed by Joseph D. Christian its Member, thereunto authorized, and his common seal thereunto affixed

this 20 day of August, 2021.

By: Joseph D. Christian
Joseph D. Christian, Member
J&J Texas Properties, LLC
a Texas limited liability company

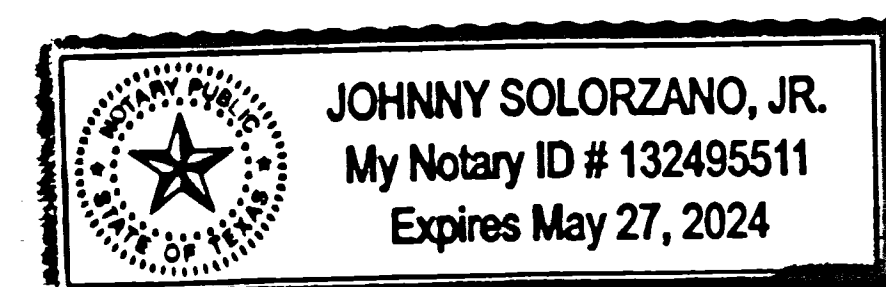
STATE OF TEXAS:
COUNTY OF Texas:

Before me, the undersigned authority, on this day personally appeared Joseph D. Christian, Member of J&J Texas 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 limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 20 day of August, 2021.

Johnny Solorzano, Jr.
Notary Public in and for the
Montgomery County, Texas
My Commission expires May 27, 2024.



OLD KENTUCKY FARMS SECTION 2

BEING A SUBDIVISION OF 32.161 ACRES OF LAND
IN THE JAMES PEVEHOUSE SURVEY, A-29
MONTGOMERY COUNTY, TEXAS,

CONTAINING: 25 RESIDENTIAL LOTS IN 1 BLOCK

August 2021

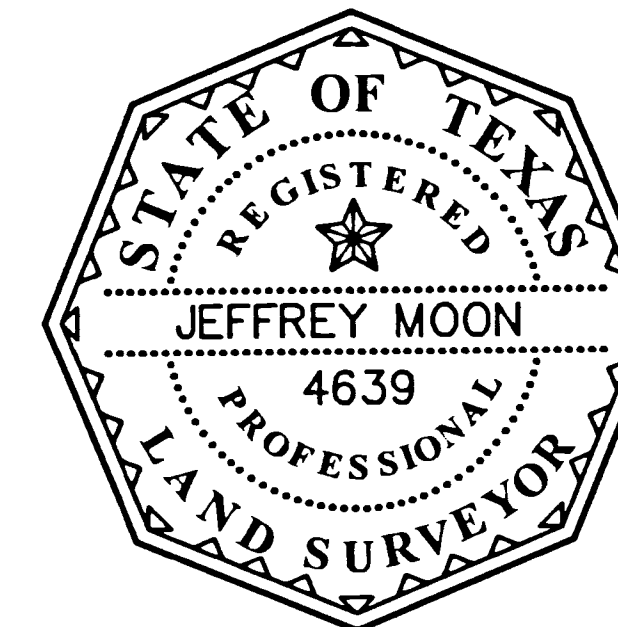
OWNER/DEVELOPER
J&J TEXAS PROPERTIES LLC
12401 BARKER HOLLOW COVE
AUSTIN, TEXAS 78739
PHONE: (936) 499-5500
MARK@HALLMARK-DEVELOPMENT.COM

ENGINEER
BLEYL ENGINEERING
JULIAN GARZA
100 NUGENT STREET
CONROE, TEXAS 77301
PHONE: (936) 441-7833
WWW.BLEYENGINEERING.COM

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.

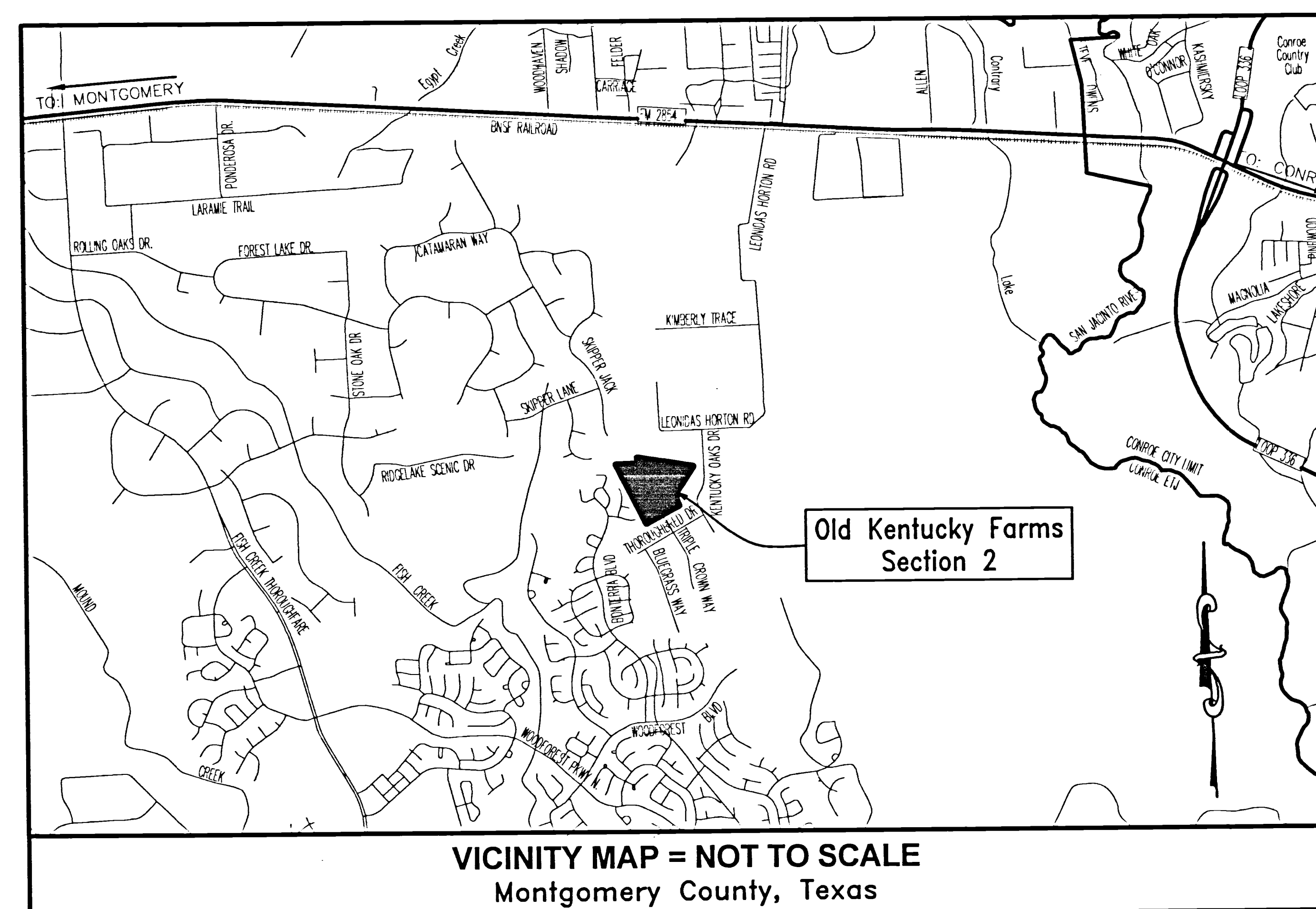
Jeffrey Moon
Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



"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
Montgomery County, Texas



APPROVED and ACCEPTED by the Commissioner's Court of Montgomery County, Texas,

this 20 day of October, 2021.

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

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

James Noack
James Noack
Commissioner, Precinct 3

Mark Keough
Mark Keough,
County Judge

James Melts
James Melts
Commissioner, Precinct 4

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

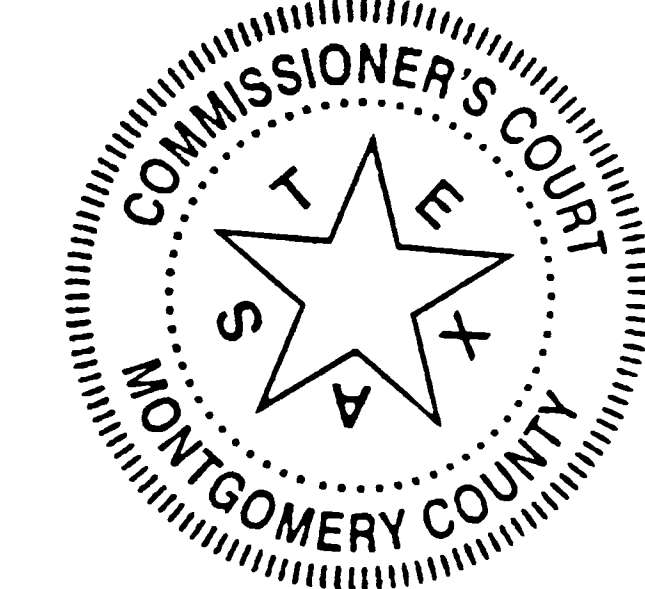
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on Oct. 26, 2021 at 9:30 o'clock Am, and duly

recorded on Nov. 4, 2021 at 8:29 o'clock Am, in

Cabinet 2, Sheet 1957 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.



Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County
By: Deputy

Lot 1 Block 1

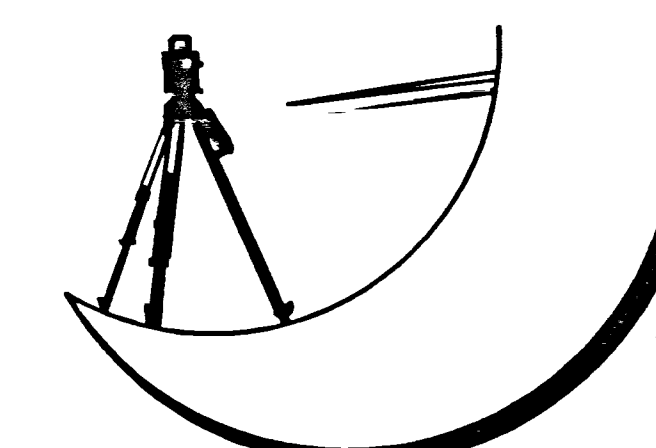
BENCHMARK DETAIL (NOT TO SCALE)

The site benchmark consists of a three inch brass disk in a six inch concrete column, & stamped "OKF2" Elev. = 196.23 based on NAVD88 Geoid 12B.

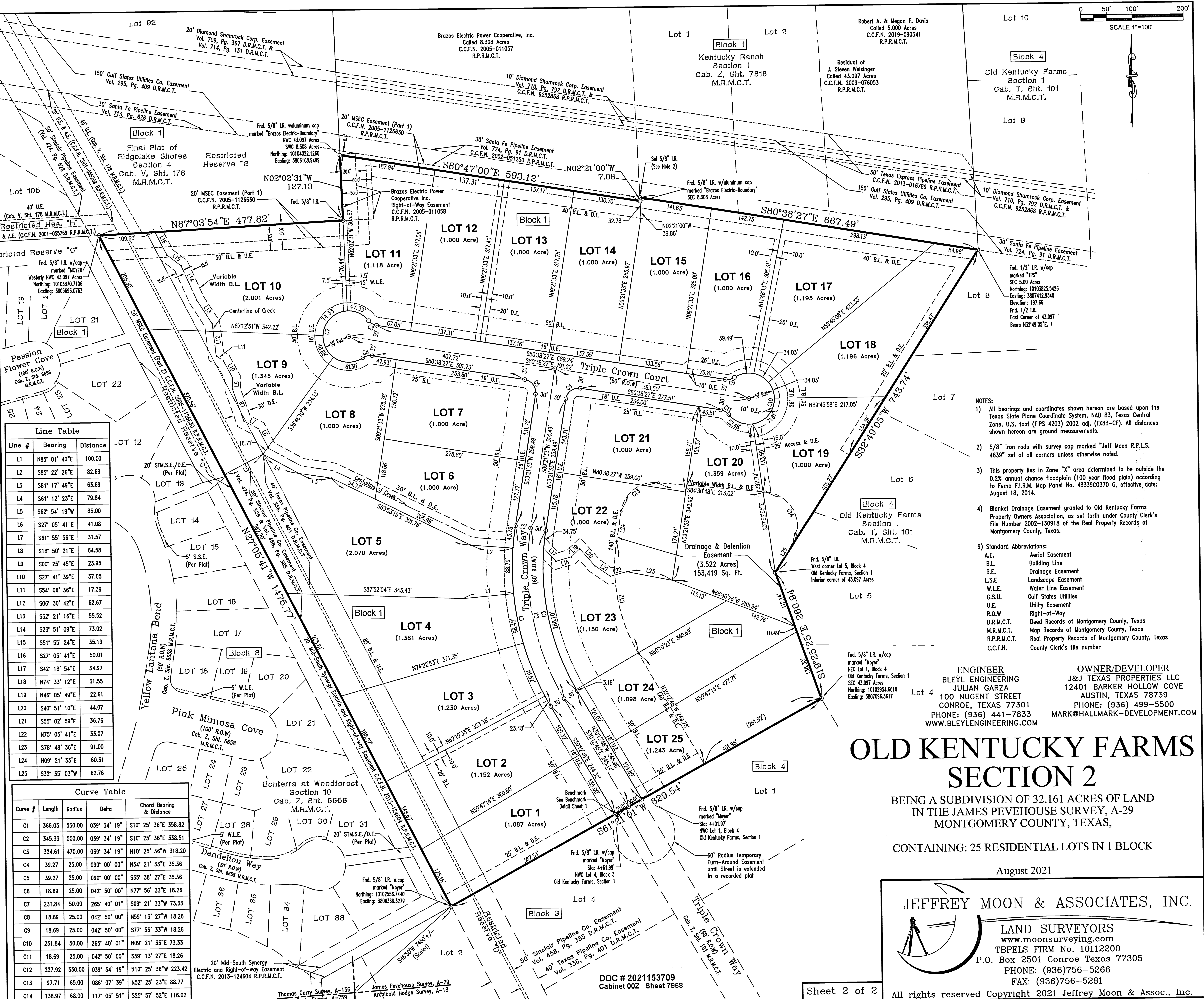
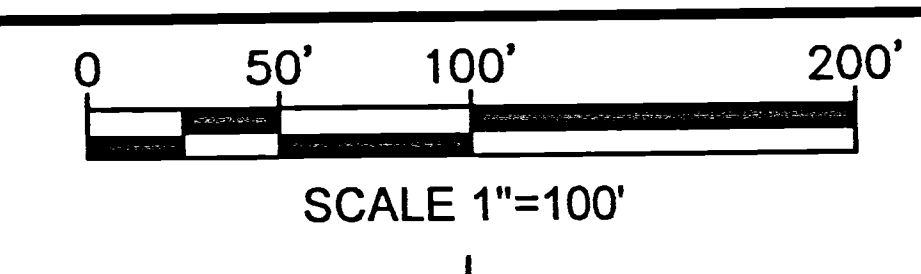
Benchmark shown hereon is based on the following:

- Referenced to NGS Benchmark Monument Conroe_RM1 elevation= 209.22' based on NAVD88 Geoid 03
- Referenced to NGS Benchmark Monument AJ6405 elevation= 212.70 based on NAVD 88 Geoid 12B

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



Line #	Bearing	Distance
L1	N85° 01' 40"E	100.00
L2	S85° 22' 26"E	82.69
L3	S81° 17' 49"E	63.69
L4	S61° 12' 23"E	79.84
L5	S62° 54' 19"W	85.00
L6	S27° 05' 41"E	41.08
L7	S61° 55' 56"E	31.57
L8	S18° 50' 21"E	64.58
L9	S00° 25' 45"E	23.95
L10	S27° 41' 39"E	37.05
L11	S54° 06' 36"E	17.39
L12	S06° 30' 42"E	62.67
L13	S32° 21' 16"E	55.52
L14	S23° 51' 09"E	73.02
L15	S51° 55' 24"E	35.19
L16	S27° 05' 41"E	50.01
L17	S42° 18' 54"E	34.97
L18	N74° 33' 12"E	31.55
L19	N46° 05' 49"E	22.61
L20	S40° 51' 10"E	44.07
L21	S55° 02' 59"E	36.76
L22	N75° 03' 41"E	33.07
L23	S78° 48' 36"E	91.00
L24	N09° 21' 33"E	60.31
L25	S32° 35' 03"W	62.76

Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	366.05	530.00	039° 34' 19"	S10° 25' 36"E 358.82
C2	345.33	500.00	039° 34' 19"	S10° 25' 36"E 338.51
C3	324.61	470.00	039° 34' 19"	N10° 25' 36"W 318.20
C4	39.27	25.00	090° 00' 00"	N54° 21' 33"E 35.36
C5	39.27	25.00	090° 00' 00"	S35° 38' 27"E 35.36
C6	18.69	25.00	042° 50' 00"	N77° 56' 33"E 18.26
C7	231.84	50.00	265° 40' 01"	S09° 21' 33"W 73.33
C8	18.69	25.00	042° 50' 00"	N59° 13' 27"W 18.26
C9	18.69	25.00	042° 50' 00"	S77° 56' 33"W 18.26
C10	231.84	50.00	265° 40' 01"	N09° 21' 33"E 73.33
C11	18.69	25.00	042° 50' 00"	S59° 13' 27"E 18.26
C12	227.92	330.00	039° 34' 19"	N10° 25' 36"W 223.42
C13	97.71	65.00	086° 07' 39"	N52° 25' 23"E 88.77
C14	138.97	68.00	117° 05' 51"	S25° 57' 52"E 116.02

- NOTES:
- All bearings and coordinates shown hereon are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. foot (FIPS 4203) 2002 adj. (TX83-CF). All distances shown hereon are ground measurements.
 - 5/8" iron rods with survey cap marked "Jeff Moon R.P.L.S. 4639" set at all corners unless otherwise noted.
 - This property lies in Zone "X" area determined to be outside the 0.2% annual chance floodplain (100 year flood plain) according to FEMA F.I.R.M. Map Panel No. 48339C0370 G, effective date: August 18, 2014.
 - Blanket Drainage Easement granted to Old Kentucky Farms Property Owners Association, as set forth under County Clerk's File Number 2002-130918 of the Real Property Records of Montgomery County, Texas.
 - Standard Abbreviations:

A.E.	Aerial Easement
B.L.	Building Line
B.E.	Drainage Easement
L.S.E.	Landscape Easement
W.L.E.	Water Line Easement
G.S.U.	Gulf States Utilities
U.E.	Utility Easement
R.O.W.	Right-of-Way
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

ENGINEER
 BLEY ENGINEERING
 JULIAN GARZA
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