

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

That I, Michael DiRenzo, Managing Member of Move-Land, LLC, owner of the property subdivided in the above and foregoing map of Lombard Rd, do hereby make subdivision of said property for and on behalf of said Move-Land, LLC, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Lombard Rd, located in the C.A. West Survey, Abstract No. 713, Montgomery County, Texas, and on behalf of said Move-Land, LLC; 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, Michael DiRenzo, Managing Member of Move-Land, LLC, owner of the property subdivided in the above and foregoing map of Lombard Rd, 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, Move-Land, LLC, 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.

IN TESTIMONY WHEREOF, that Move-Land, LLC has caused these presents to be signed by Michael DiRenzo, its Managing Member, thereunto authorized and its common seal hereunto affixed this 27 day of June, 2022.

Move-Land, LLC
By Michael DiRenzo
Managing Member
Michael DiRenzo

Approved by Commissioners' Court of Montgomery County, Texas this 20 day of July, 2022.

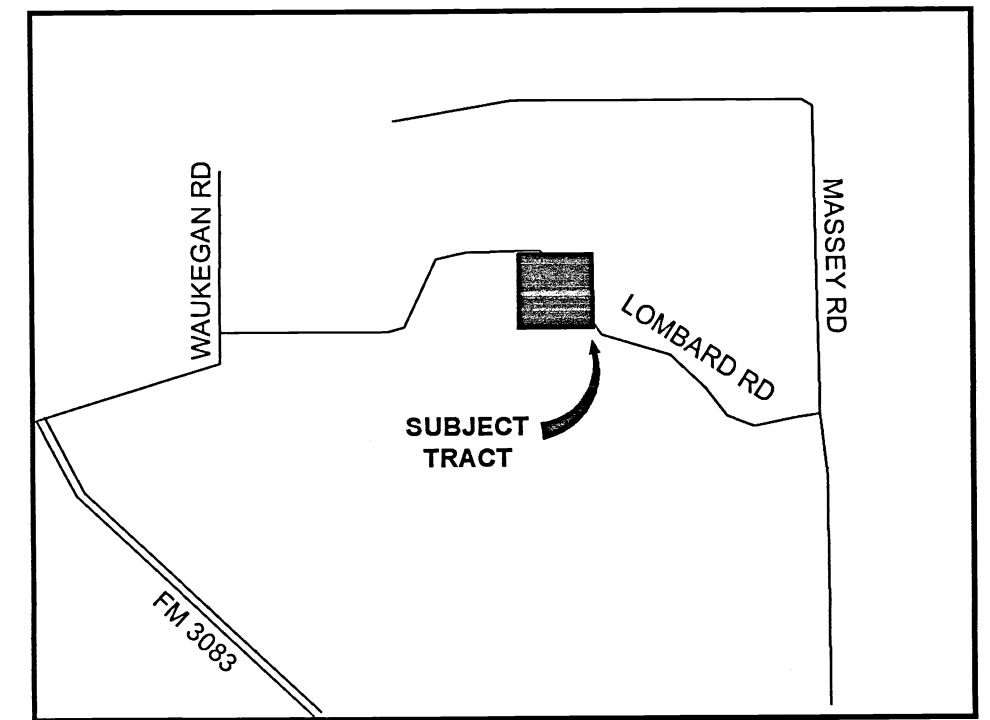
ABSENT
Robert C. Walker
Commissioner, Precinct 1

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

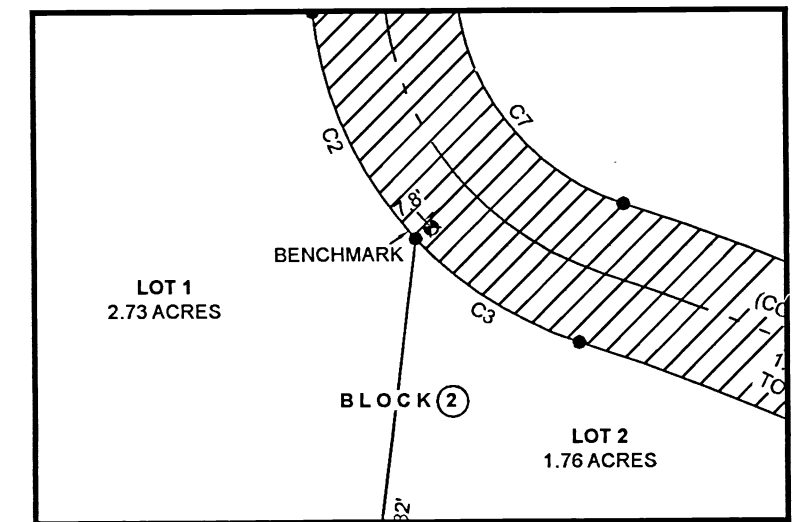
Mark Keough
Mark Keough
County Judge

James Noack
James Noack
Commissioner, Precinct 3

James Metts
James Metts
Commissioner, Precinct 4



VICINITY MAP
(NOT TO SCALE)



-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: TPS
ELEVATION: 167.99', NAVD88, 2009 ADJUSTMENT
NAVD88 GEOID12B TEXAS CENTRAL ZONE 4203

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.

Jeff Johnson
Jeff Johnson P.E., County Engineer

LEGEND:

- U.E. INDICATES "UTILITY EASEMENT"
- CAB. INDICATES "CABINET"
- SHT. INDICATES "SHEET"
- O.P.R.M.C.T. INDICATES "OFFICIAL PROPERTY RECORDS MONTGOMERY COUNTY, TEXAS"
- M.C.M.R. INDICATES "MONTGOMERY COUNTY MAP RECORDS"
- C.F. NO. INDICATES "CLERKS FILE NUMBER"
- INDICATES "SET 5/8" I.R. WITH TPS CAP" UNLESS OTHERWISE NOTED

GENERAL NOTES:

- 1) 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.
- 2) 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.
- 3) The Benchmark shown hereon is reference to NGS Monument BL1164, Elev=167.5' (NAVD88) and NGS Monument DH3604, Elev=234.25' (NAVD88).
- 4) 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.
- 5) This Plat is subject to an unlocatable Pipeline Right-of-Way Easement to Humble Oil & Refining Company as set forth in Vol. 234, Pg. 174, D.R.M.C.T.
- 6) This Plat is subject to an unlocatable Pipeline Right-of-Way Easement to Humble Oil & Refining Company as set forth in Vol. 237, Pg. 61, D.R.M.C.T.
- 7) This Plat is subject to an Easement to Gulf States Utilities Company as set forth in C.F. No. 8005966, R.P.R.M.C.T.

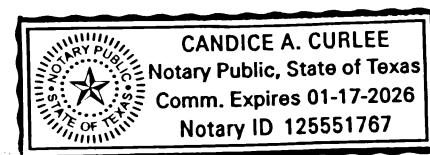
THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Michael DiRenzo, Managing Member of Move-Land, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for purposes and consideration 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 28th day of June, 2022.

Candice Curlee
Notary Public in and for
Montgomery County, Texas



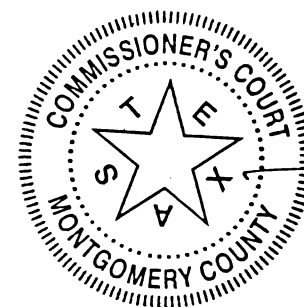
THE STATE OF TEXAS

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 July, 2022, at 9:30 o'clock, A.M., and duly recorded on July 28, 2022, at 3:00 o'clock, P.M., in Cabinet 002, Sheet 8850, of record of Map for said County.

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

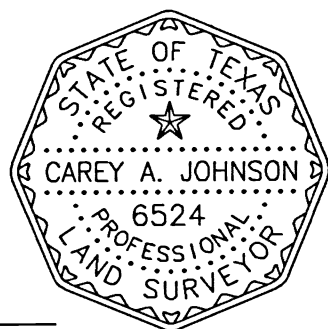
Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County, Texas
By Sandra Ann Ramirez
Deputy



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



LOMBARD RD

BEING A SUBDIVISION OF 9.962 ACRES SITUATED IN THE C.A. WEST SURVEY, ABSTRACT NO. 713, MONTGOMERY COUNTY, TEXAS, AND ALSO BEING A REPLAT OF LOTS 52 AND 61 OF SECURITY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 20 OF THE MONTGOMERY COUNTY DEED RECORDS.

REASON FOR REPLAT: TO DIVIDE LOTS 52 & 61 INTO 4 LOTS

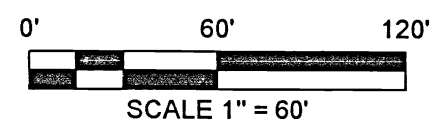
4 LOTS 2 BLOCKS
JUNE 2022

OWNER
MOVE-LAND, LLC
410 JERICHO TURNPIKE
JERICHO, NEW YORK 11753

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

DOC # 2022094580
Cabinet 002 Sheet 8850

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	77.00'	117.63'	106.52'	S 49°16'08" E	87°31'45"
C2	159.66'	104.61'	102.75'	S 24°16'28" E	37°32'26"
C3	159.66'	80.97'	80.10'	S 57°34'25" E	29°03'26"
C4	914.78'	439.62'	435.40'	S 58°20'05" E	27°32'06"
C5	974.78'	232.11'	231.56'	N 53°48'20" W	13°38'34"
C6	974.78'	195.23'	194.90'	N 66°21'52" W	11°28'31"
C7	99.66'	115.83'	109.42'	N 38°48'12" W	66°35'52"
C8	137.00'	75.86'	74.90'	N 21°22'03" W	31°43'35"



BILLY ALTON MCCREARY, SR AND
JACQUELYN RUTH MCCREARY
CALLED 1.00 ACRE
C.F. NO. 9898440
R.P.R.M.C.T.

MARIE GUADALUPE RODRIGUEZ
CALLED 7.00 ACRES
C.F. NO. 2011008729
O.P.R.M.C.T.

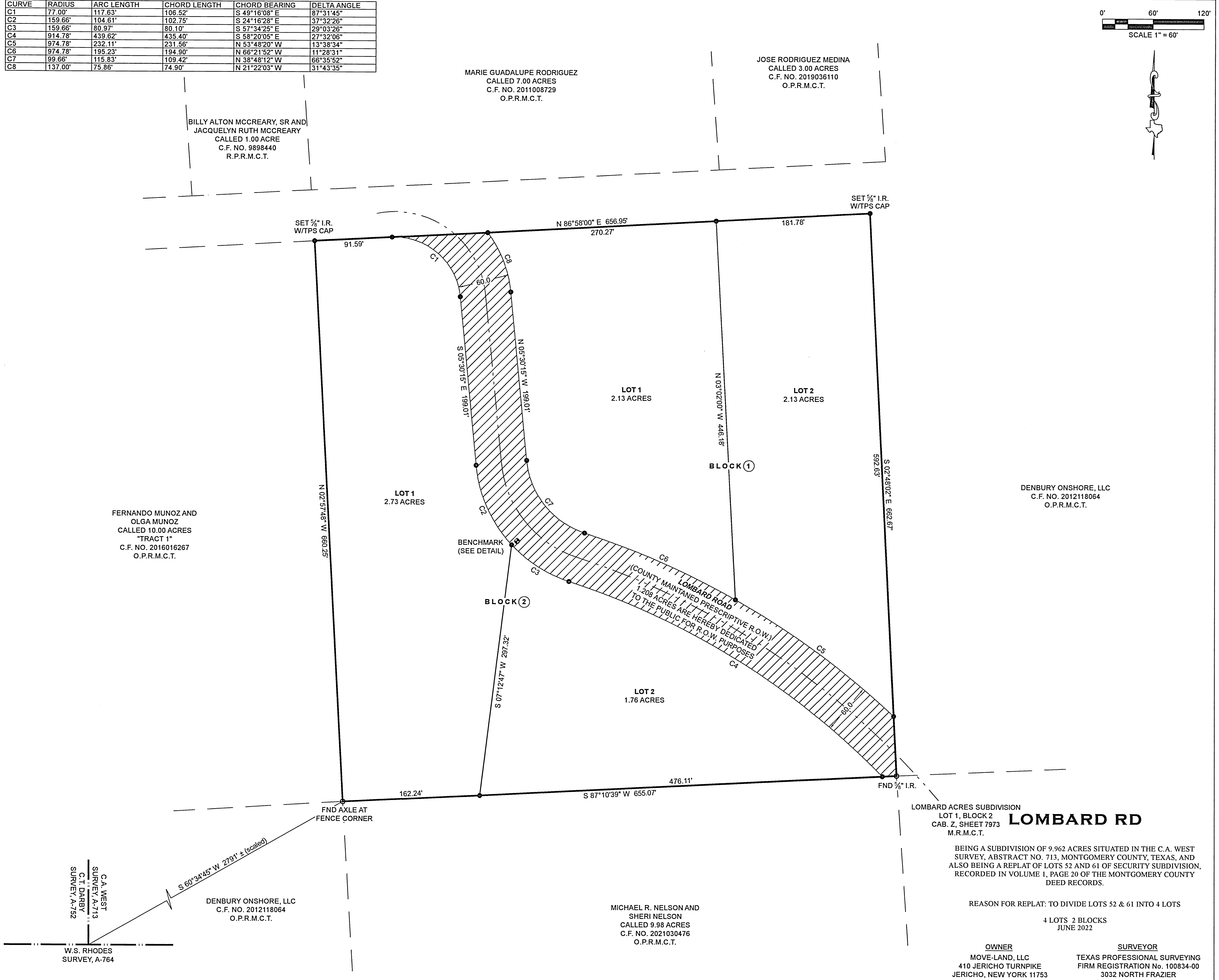
JOSE RODRIGUEZ MEDINA
CALLED 3.00 ACRES
C.F. NO. 2019036110
O.P.R.M.C.T.

FERNANDO MUNOZ AND
OLGA MUNOZ
CALLED 10.00 ACRES
"TRACT 1"
C.F. NO. 2016016267
O.P.R.M.C.T.

DENBURY ONSHORE, LLC
C.F. NO. 2012118064
O.P.R.M.C.T.

MICHAEL R. NELSON AND
SHERI NELSON
CALLED 9.98 ACRES
C.F. NO. 2021030476
O.P.R.M.C.T.

DENBURY ONSHORE, LLC
C.F. NO. 2012118064
O.P.R.M.C.T.



C.A. WEST
SURVEY, A-713
C.T. DARBY
SURVEY, A-752

W.S. RHODES
SURVEY, A-764

LOMBARD ACRES SUBDIVISION
LOT 1, BLOCK 2
CAB. Z, SHEET 7973
M.R.M.C.T.

LOMBARD RD

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TEXAS PROFESSIONAL SURVEYING
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3032 NORTH FRAZIER
CONROE, TEXAS 77303

DOC # 2022094580
Cabinet 002 Sheet 8851