

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

WE, YOUNG GUNS ACQUISITIONS LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF YOUNG GUNS, SECTION 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID YOUNG GUNS ACQUISITIONS LLC, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS YOUNG GUNS, SECTION 1, LOCATED IN THE CYRUS WICKSON SURVEY A - 601, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID YOUNG GUNS ACQUISITIONS 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 WE, YOUNG GUNS ACQUISITIONS LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF YOUNG GUNS, SECTION 1, HAVE COMPLIED WITH 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, YOUNG GUNS ACQUISITIONS LLC, 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 COURSED 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, I 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 AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATT YOUNG, MANAGING MEMBER OF YOUNG GUNS ACQUISITIONS LLC, THEREUNTO AUTHORIZED, AND THE COMMON SEAL HEREUNTO AFFIXED THIS 12 DAY OF September, 2022.

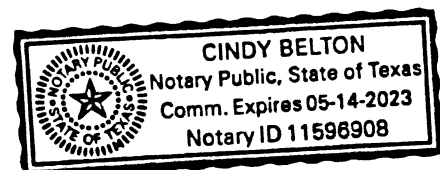
YOUNG GUNS ACQUISITIONS LLC, A TEXAS UNITED LIABILITY COMPANY

BY: Matt Young  
MATT YOUNG  
MANAGING MEMBER

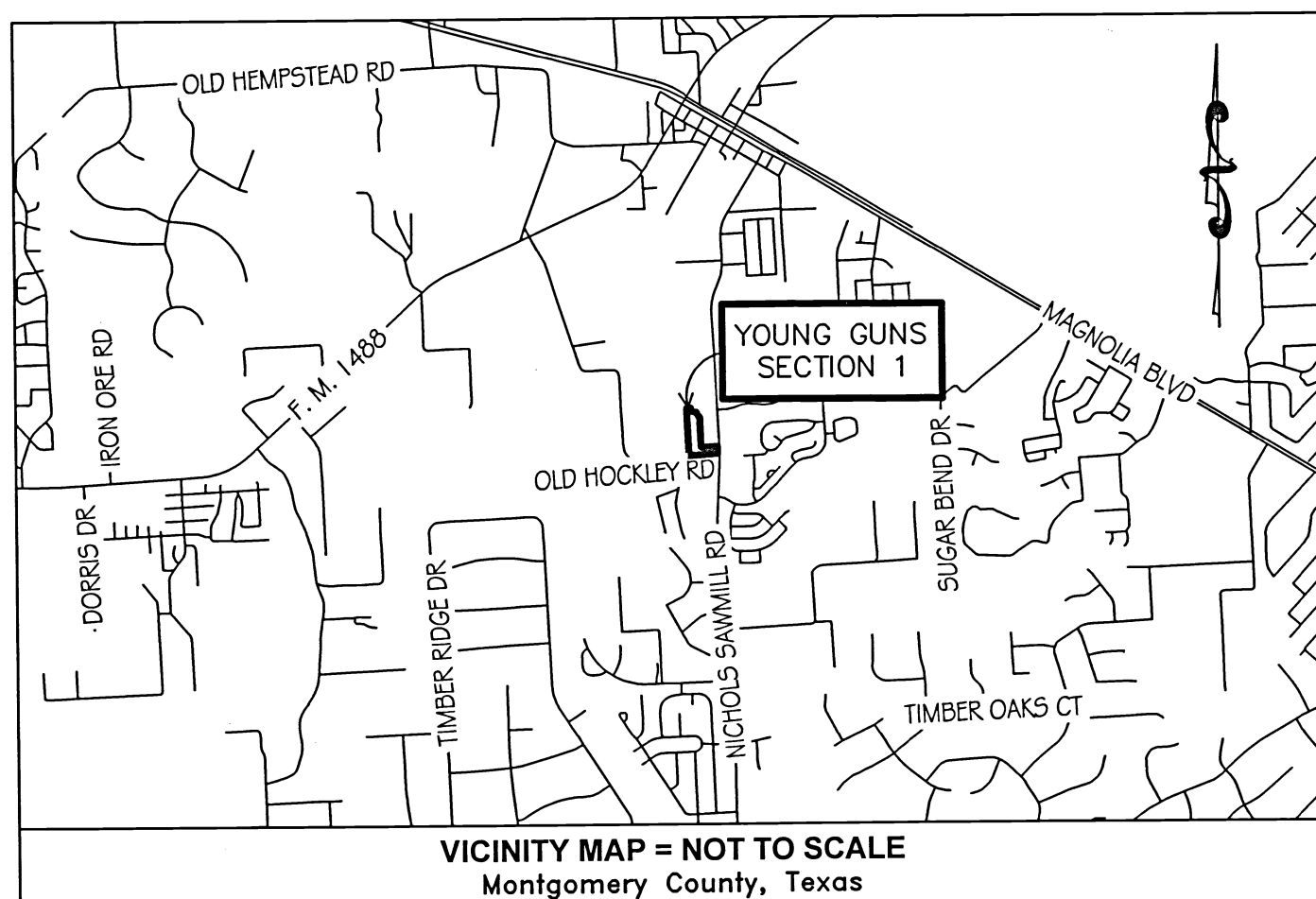
THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT YOUNG, MANAGING MEMBER OF YOUNG GUNS ACQUISITIONS LLC, 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 ENTITY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12 DAY OF September, 2022.



BY: Cindy Belton  
NOTARY PUBLIC IN AND FOR  
MONTGOMERY COUNTY, TEXAS



VICINITY MAP = NOT TO SCALE  
Montgomery County, Texas

# FINAL PLAT YOUNG GUNS SECTION 1

BEING A RESIDENTIAL SUBDIVISION OF 7.684 ACRES  
OF LAND SITUATED IN THE CYRUS WICKSON  
SURVEY, A-601 MONTGOMERY COUNTY, TEXAS

CONTAINING  
2 RESIDENTIAL LOTS, IN 1 BLOCK

OWNER/DEVELOPER  
YOUNG GUNS ACQUISITIONS LLC  
19803 INDIGO LAKE DRIVE  
MAGNOLIA, TEXAS 77355  
PHONE 832-490-6618  
YOUNGGUNSLLC1@GMAIL.COM

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

STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

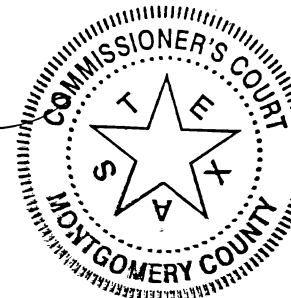
I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON December 13, 2022 AT 9:30 O'CLOCK A.M, AND DULY RECORDED ON December 20, 2022 AT 11:22 O'CLOCK A.M, IN

CABINET 002; SHEET 9195 OF RECORD OF Map 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: Carolina Camarena  
DEPUTY



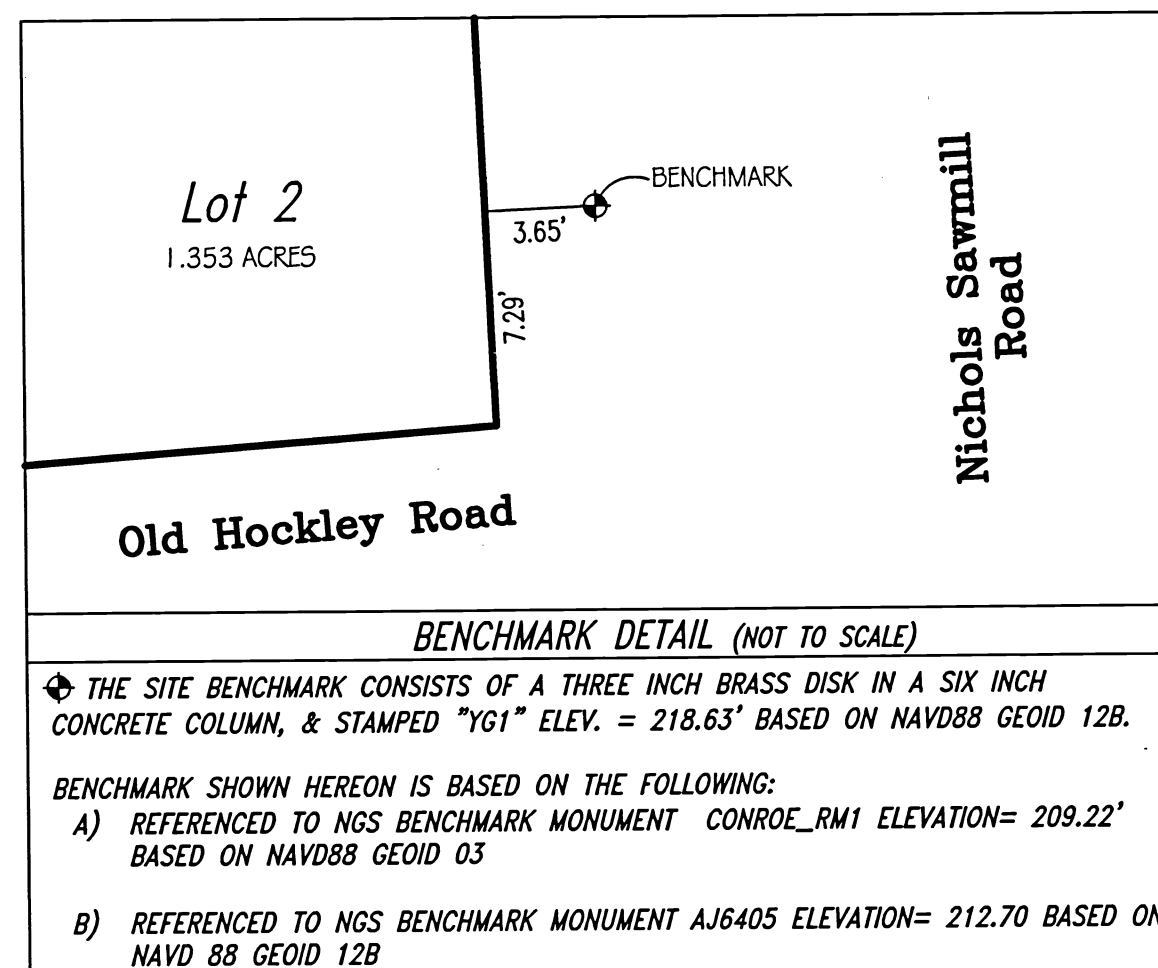
LIEN HOLDER'S SUBORDINATION

WE, PROSPERITY BANK, OWNER AND HOLDER OF LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS YOUNG GUNS, SECTION 1 SUBDIVISION, SAID LIENS BEING EVIDENCED BY DEED OF TRUST OF RECORD UNDER CLERK'S FILE NO. 2021126410 & 2021126409 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS. WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

Eddie Chumley  
BY: PROSPERITY BANK

PRINT NAME: EDDIE CHUMLEY

TITLE: BC Provided



Taren Hanks  
TAREN HANKS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6787

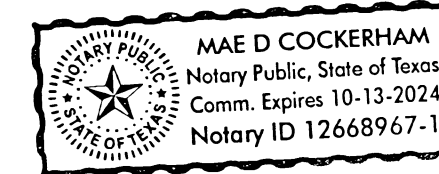
DOC # 2022147780  
Cabinet 002 Sheet 9195

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDDIE CHUMLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION 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 15 DAY OF September, 2022.



Mae D. Cockerham  
NOTARY PUBLIC IN AND FOR  
MONTGOMERY COUNTY, STATE OF TEXAS.  
MY COMMISSION EXPIRES 10-13-2024

APPROVED AND ACCEPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS 13 DAY OF December, 2022.

Robert C. Walker  
ROBERT C. WALKER  
COMMISSIONER, PRECINCT 1

Charlie Riley  
CHARLIE RILEY  
COMMISSIONER, PRECINCT 2

Mark J. Keough  
MARK J. KEOUGH  
COUNTY JUDGE

James L. Noack  
JAMES L. NOACK  
COMMISSIONER, PRECINCT 3

James Metts  
JAMES METTS  
COMMISSIONER, PRECINCT 4

NOTES:

1. U.E. INDICATES UTILITY EASEMENT.
2. B.L. INDICATES BUILDING LINE.
3. D.E. INDICATES DRAINAGE EASEMENT.
4. C.C.F.N. INDICATES COUNTY CLERK'S FILE NUMBER
5. M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
6. M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
7. M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS
8. THERE IS A 5' BUILDING LINE ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
9. THIS PROPERTY LIES PARTIALLY WITHIN THE 1.0% ANNUAL CHANCE REGULATORY FLOODWAY FLOOD HAZARD ZONE (100 YEAR FLOOD PLAIN), AND 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE (500 YEAR) ACCORDING TO F.I.R.M. MAP PANEL NO. 48339C0475 G, EFFECTIVE DATE: AUGUST 18, 2014.
10. 5/8" IRON RODS WITH CAP STAMPED "JEFFREY MOON RPL5 4639" SET AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
11. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, U.S. FOOT (TX83-CF).

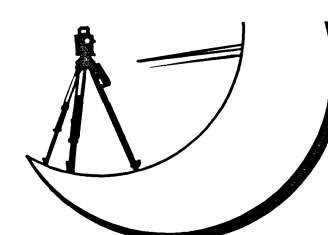
SURVEYOR'S CERTIFICATION

I, TAREN HANKS, 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 ON 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.

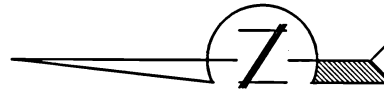
Taren Hanks  
TAREN HANKS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6787

DOC # 2022147780  
Cabinet 002 Sheet 9195

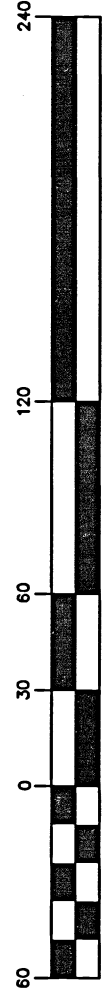
JEFFREY MOON & ASSOCIATES, INC.



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



GRAPHIC SCALE



# FINAL PLAT YOUNG GUNS SECTION 1

BEING A RESIDENTIAL SUBDIVISION OF 7.684 ACRES  
OF LAND SITUATED IN THE CYRUS WICKSON  
SURVEY, A-601 MONTGOMERY COUNTY, TEXAS

CONTAINING  
2 RESIDENTIAL LOTS, IN 1 BLOCK

34.8 ACRES  
SUZANNE W. BLACKWELL  
C.C.F.N. 9864471 M.C.R.P.R.

N87° 28' 53"E 86.09'

FND. 5/8" I.R.

S04° 11' 17"E 36.25'

S15° 01' 08"E 27.61'

S61° 31' 48"E 57.22'

N83° 34' 41"E 32.74'

S75° 30' 36"E 32.15'

S29° 55' 23"E 68.48'

S35° 33' 48"E 26.68'

S34° 46' 49"E 55.46'

S29° 55' 23"E 68.48'

3.5017 ACRES  
MAGNOLIA FINES, LLC  
C.C.F.N. 2013-113602 M.C.R.P.R.

FEMA ZONE AE  
GRAPHICALLY PLOTTED FROM THE MAP  
(1% ANNUAL CHANCE FLOOD HAZARD  
ZONE (100' YEAR FLOOD) PER FIRM MAP  
PANEL NO. 48339CO475 G)

FND. 1" I.P.  
FOR REFERENCE  
@ 1+24.47

S02° 26' 25"E 665.53'

N02° 30' 24"W 1067.23'

7.7642 ACRES  
LYNDA KATHRYN CLAYDEN  
C.C.F.N. 2000-013099 M.C.R.P.R.

Lot 1  
6.331 ACRES

FEMA ZONE X (SHADED)  
GRAPHICALLY PLOTTED FROM THE MAP  
(0.2% ANNUAL CHANCE FLOOD HAZARD  
ZONE (500 YEAR FLOOD) PER FIRM MAP  
PANEL NO. 48339CO475 G)

1.0243 ACRES  
HAFSA RE, LLC  
C.C.F.N. 2021-076781 M.C.R.P.R.

CENTERLINE OF ARNOLD BRANCH  
A.K.A. EAST MINK BRANCH

FEMA FLOODWAY ZONE  
GRAPHICALLY PLOTTED  
FROM THE MAP  
PER FIRM MAP PANEL NO.  
48339CO475 G)

3.3301 ACRES  
TOMAS SANTANA  
C.C.F.N. 2003-124058 M.C.R.P.R.

FND. 5/8" I.R.  
N: 10062622.4250  
E: 3743330.7360  
LAT: N030° 11' 23.9417"  
LONG: W095° 45' 10.5351"

N85° 35' 09"E 361.72'

Lot 2  
1.353 ACRES

FND. 5/8" I.R.  
N: 10062410.6060  
E: 3742697.3470  
LAT: N030° 11' 22.1051"  
LONG: W095° 45' 17.8432"

Old Hockley Road  
(50' RIGHT-OF-WAY)  
(VOL. 83 PG. 358 M.C.D.R.)

1.4776 ACRES  
LUIS ALCALA  
& WIFE JOVITA ALCALA  
C.C.F.N. 2005-105-403  
M.C.R.P.R.

RESIDUAL OF  
40.6914 ACRES  
FRANK A. LENK, JR.  
C.C.F.N. 2014-006742 M.C.R.P.R.

CRUS WICKSON SURVEY, A-601

DOC # 202214780  
Cabinet 002 Sheet 9196

8.688 ACRES  
RESTRICTED RESERVE 'B'  
(COMMERCIAL)

GRAND OAKS  
SECTION 1  
CAB. U. SHT. 190 M.C.M.R.

CRUS WICKSON SURVEY, A-601

CRUS T. WARD SURVEY, A-612

Nichols Sawmill Road  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 284, PG. 289 M.C.D.R.)

CITY OF MAGNOLIA  
VOL. 970, PG. 129  
M.C.D.R.

5.200 ACRES  
RESTRICTED RESERVE 'A'  
(COMMERCIAL)

GRAND OAKS  
SECTION 1  
CAB. U. SHT. 190 M.C.M.R.

CRUS T. WARD SURVEY, A-612