

We, Lance W. Broussard, and Karen Lee, owners of the property subdivided in the above and foregoing map of Point Aquarius, Section 1, Replat No. 1, 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 Point Aquarius, Section 1, Replat No.1 located in Timothy Cude Survey, A-12, 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, Lance W. Broussard, and Karen Lee, owners of the property subdivided in the above and foregoing map of Point Aquarius, Section 1, Replat No. 1, 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.

WITNESS, our hands in Willis, Montgomery County, Texas,
this 30th day of July, 2020.

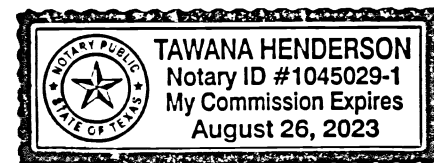
By Lance W. Broussard
Lance W. Broussard, Owner

By Karen Lee
Karen Lee, Owner

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Lance W. Broussard, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 30th day of July, 2020.

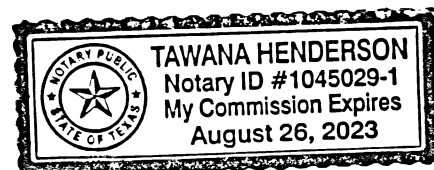


Tawana Henderson
Notary Public in and for the
Montgomery County, Texas
My Commission expires August 26, 2023

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Karen Lee, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 30th day of July, 2020.

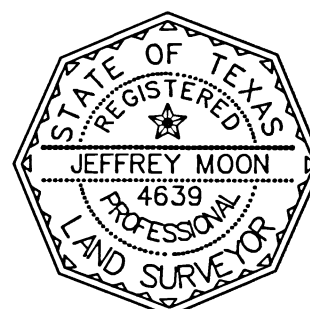


Tawana Henderson
Notary Public in and for the
Montgomery County, Texas
My Commission expires August 26, 2023

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
Registered/Professional
Land Surveyor No. 4639



DOC # 2020148418
Cabinet 00Z Sheet 6915

We, Mortgage Electronic Registration System, Inc., as Nominee for Academy Mortgage Corporation, Its Successors and Assigns, owners and holders of liens against the property described in the plat known as Point Aquarius Section 1, Replat No. 1, said lien being evidenced by instrument of record in the under Clerk's File Number 2018-006798 and 2018-006799 and amended by First Amendment to Deed of Trust recorded under Clerk's File Number 2020-065726 all of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat, said liens and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Lisa A. Cottone
Print Name: Lisa A. Cottone
Title: Vice President

New Jersey
STATE OF TEXAS: CO
COUNTY OF MONTGOMERY: Burlington CO

Before me, the undersigned authority, on this day personally appeared Lisa A. Cottone, Vice President, of Mortgage Electronic Registration Systems, Inc., as Nominee for Academy Mortgage Corporation, 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 20th day of August, 2020



Carla R. Johnson
Notary Public in and for the
Montgomery County, Texas
My Commission expires 8/18/2021

"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 15 day of December, 2020

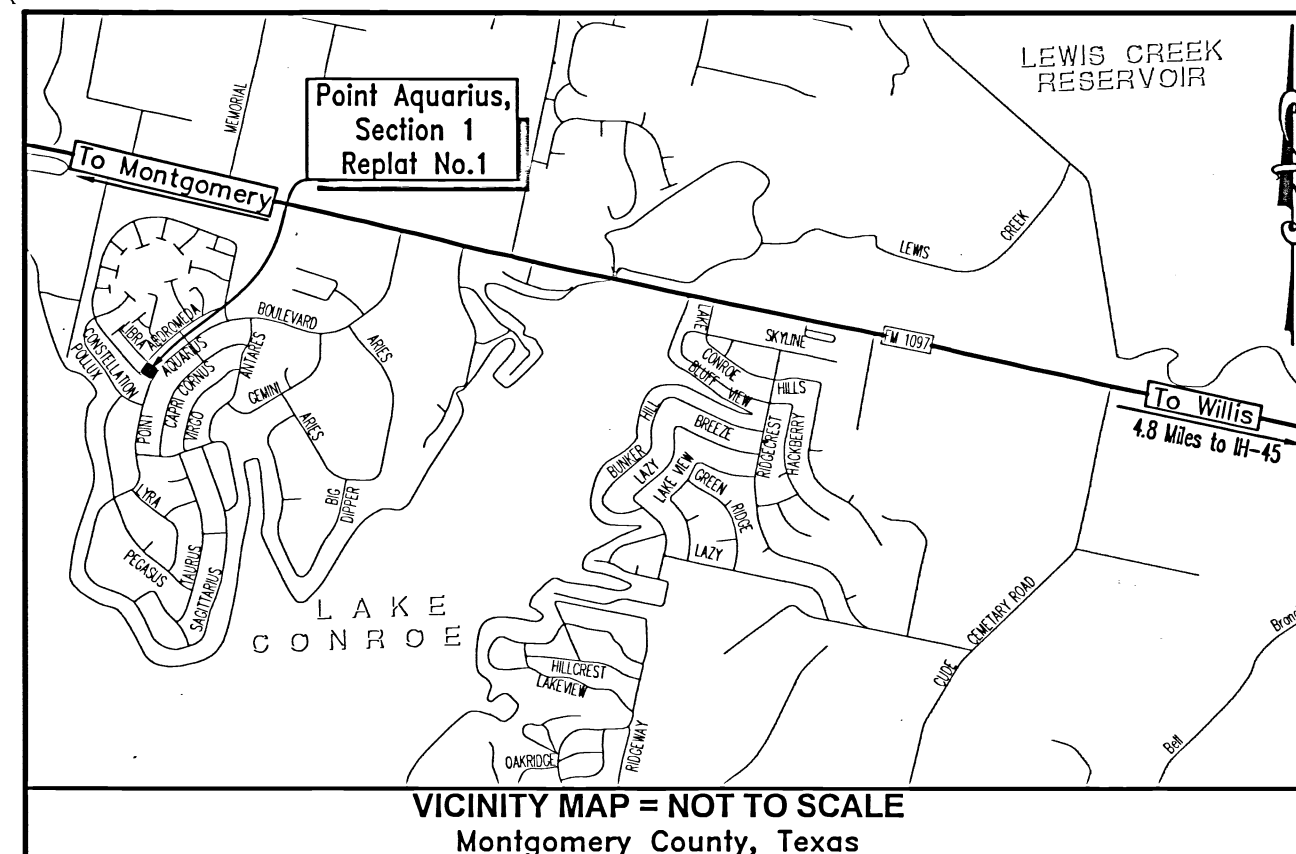
Absent
Mike Meador
Commissioner, Precinct 1

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

James Noack
James Noack
Commissioner, Precinct 3

Mark Keough
Mark Keough,
County Judge

Absent
James Metts
Commissioner, Precinct 4



POINT AQUARIUS SECTION 1 REPLAT NO. 1

A SUBDIVISION OF 0.155 ACRE OF LAND IN THE TIMOTHY CUDE SURVEY, A - 12 MONTGOMERY COUNTY, TEXAS.

BEING A REPLAT OF LOTS 2, 3 AND 4 IN BLOCK 1 OF POINT
AQUARIUS, SECTION 1, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN CABINET A, SHEET 34A OF THE MAP
RECORDS OF MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO COMBINE 3 LOTS INTO 1 LOT
CONTAINING: 1 RESIDENTIAL LOT, IN 1 BLOCK

July 2020

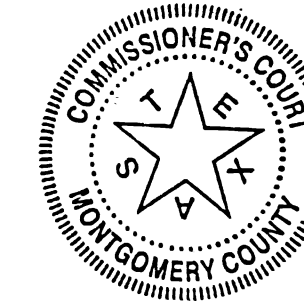
OWNER/DEVELOPER
LANCE W. BROUSSARD & KAREN LEE
12769 ANDROMEDA COURT
WILLIS, TEXAS 77318
PHONE: (337) 329-3250
EMAIL: lance.broussard@live.com

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

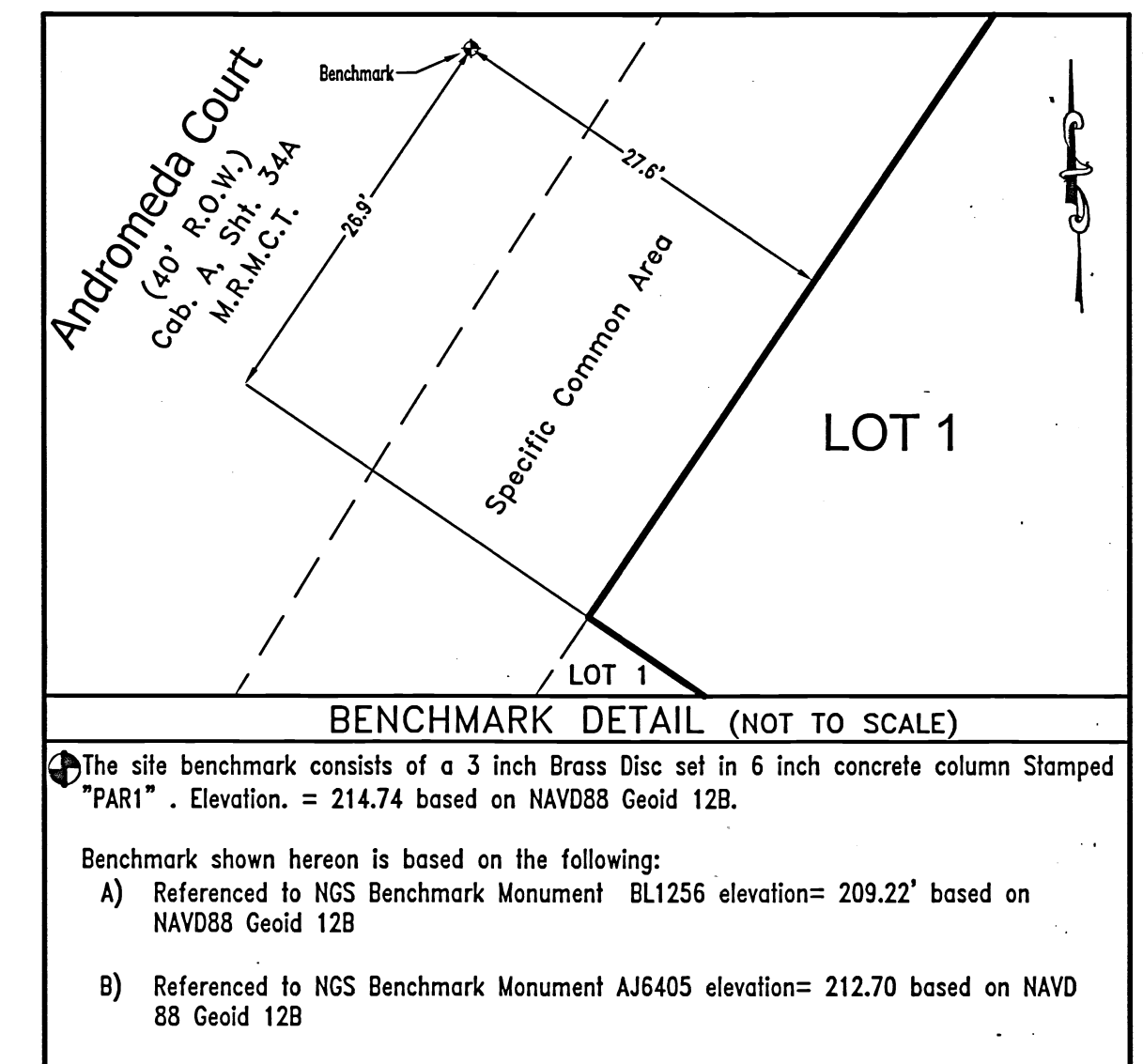
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office

on December 15, 2020 at 9:30 o'clock P.m, and duly
recorded on December 21, 2020 at 10:32 o'clock P.m, in
Cabinet Z, Sheet 6915-16 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 Amber Nicole Deputy



JEFFREY MOON & ASSOCIATES, INC.

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

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POINT AQUARIUS SECTION 1 REPLAT NO. 1

A SUBDIVISION OF 0.155 ACRE OF LAND
IN THE TIMOTHY CUDE SURVEY, A - 12
MONTGOMERY COUNTY, TEXAS.

BEING A REPLAT OF LOTS 2, 3 AND 4 IN BLOCK 1 OF POINT
AQUARIUS, SECTION 1, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN CABINET A, SHEET 34A OF THE MAP
RECORDS OF MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO COMBINE 3 LOTS INTO 1 LOT

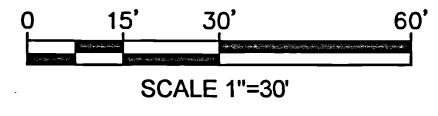
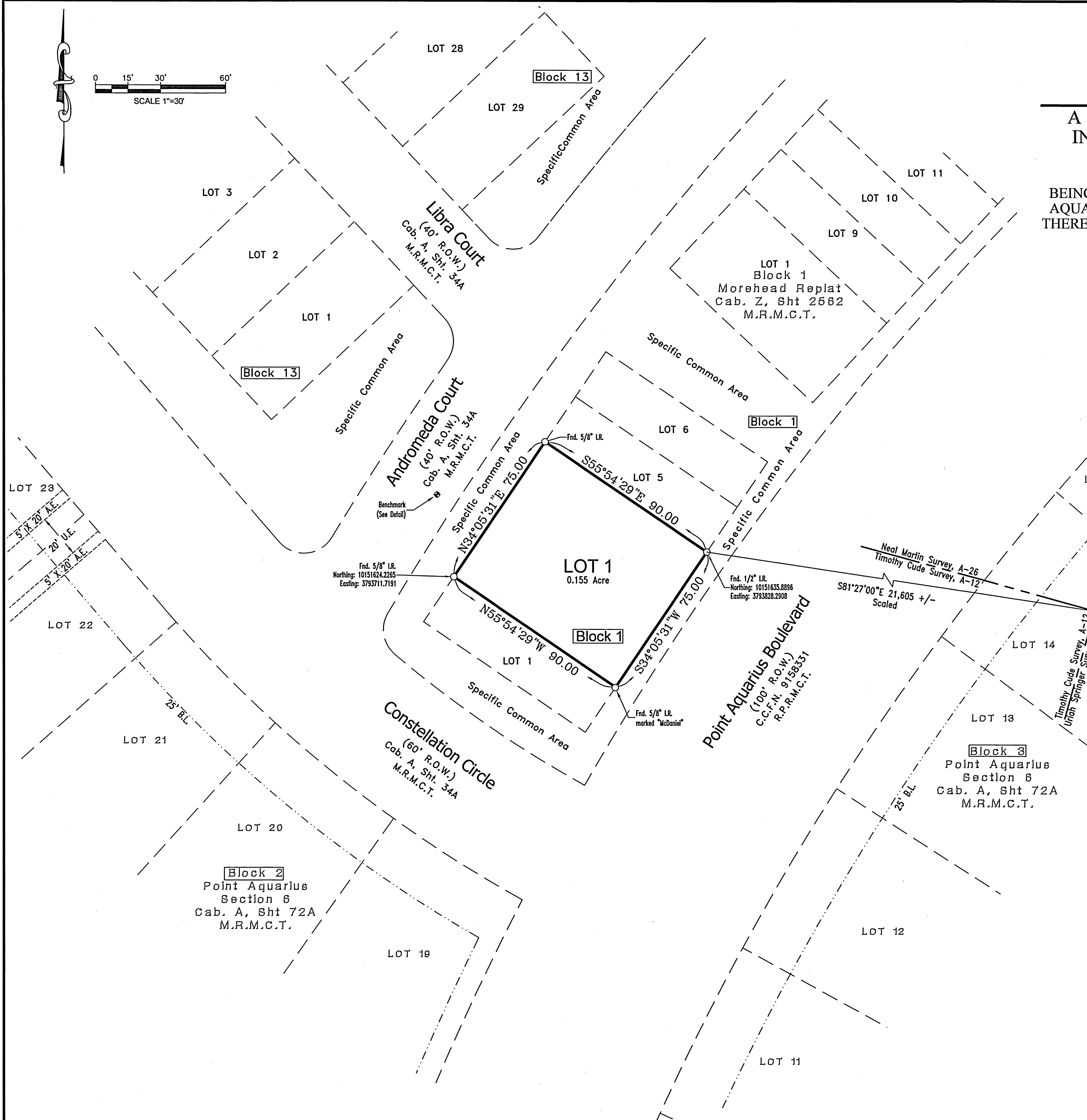
CONTAINING: 1 RESIDENTIAL LOT, IN 1 BLOCK

July 2020

OWNER/DEVELOPER
LANCE W. BROUSSARD & KAREN LEE
12769 ANDROMEDA COURT
WILLIS, TEXAS 77318
PHONE: (337) 329-3250
EMAIL: lance.broussard@live.com

NOTES:

- All bearings and coordinates shown hereon are grid and based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone (2002 Adj) (FIPS 4203) and may be brought to the surface by applying a combined scale factor of 0.99992787. All distances shown hereon are ground measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Montgomery County, Texas this property lies within Zone "X" and does not lie within the 0.2% annual chance floodplain (100 Year Floodplain) according to Map Panel No. 48339C0225G with an effective date of August 18, 2014
- The Subject property is subject to those restrictions recorded Cabinet A, Sheet 34A of the Map Records of Montgomery County, Texas and also recorded in Volume 744, Page 74, Volume 752, Page 420, Volume 775, Page 259, Volume 775, Page 264 and Volume 877, Page 671, all of the Deed Records of Montgomery County, Texas, and those recorded under Clerk's File Numbers 2002051438, 2002051439, 2002051440, 2002079891, 2002130959, 2003010512, 2003005223, 2003005224, 2004038548, 2004078542, 2004082729, 2004082730, 2004108864, 2005127724, 2005127725, 2006030561, 2007007405, 2007007406, 2007026714, 2007113141, 2008043056, 2008046963, 2009038491, 2009038492, 2009038493, 2009088487, 2009088488, 2012003832, 2012003863, 2012003864, 2012025540, 2012040653, 2013025578, 2013025579, 2013025580, 2013025581, 2013025582, 2013025583, 2013025584, 2013025585, 2013025586, 2013037192, 2013044728, 2013103064, 2013103065, 2013103066, 2013103067, 2013103068, 2014105222, 2014105223, 2015001746, 2015022258, 2016045030, 2017034549, 2018006888, and 2019003837.
- Property is subject to Order No. 70-1120-13 of the Texas Water Quality Board as set forth in Volume 741, Page 445 of the Deed Records of Montgomery County, Texas.
- Subject to agreement and notice of lien, as to Lots 3 and 4, as set forth in County Clerk's File Number 2000-055544 of the Real Property Records of Montgomery County, Texas.
- Subject to a Blanket Utility Easement granted to Tachus Infrastructure, LLC, as set forth under County Clerk's File Number 2020-064148 of the Real property records of Montgomery County, Texas
- Standard Abbreviations:
A.E. Aerial Easement
B.L. Building Line
U.E. Utility Easement
I.R. Iron Rod
FND. Found
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



DOC # 2020148418
Cabinet 00Z Sheet 6916

JEFFREY MOON & ASSOCIATES, INC.

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