

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

We, Beneficial Concepts 1097, LLC and/or Assigns, owner of the property subdivided in the above and foregoing map of Pearson Ridge, 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 Pearson Ridge, located in the William Atkins Survey, Abstract No. 47 and in the Fred Kessler Survey, Abstract No. 300, 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 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, Beneficial Concepts 1097, LLC and/or Assigns, have compiled 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, Beneficial Concepts 1097, LLC and/or Assigns, 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).

WITNESS, our hands in Conroe, Montgomery County, Texas, this 17th day of September, 2021.

By: [Signature] Manager John Bible

THE STATE OF TEXAS COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared John Bible, 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 corporation.

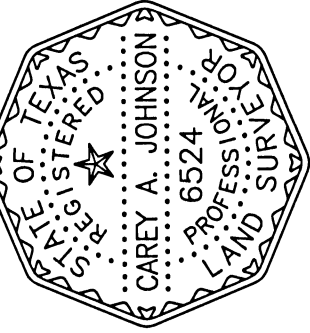
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of September, 2021.

[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.



[Signature] Carey A. Johnson Registered Professional Land Surveyor No. 6524

Approved by Commissioners' Court of Montgomery County, Texas this 17th day of October, 2021.

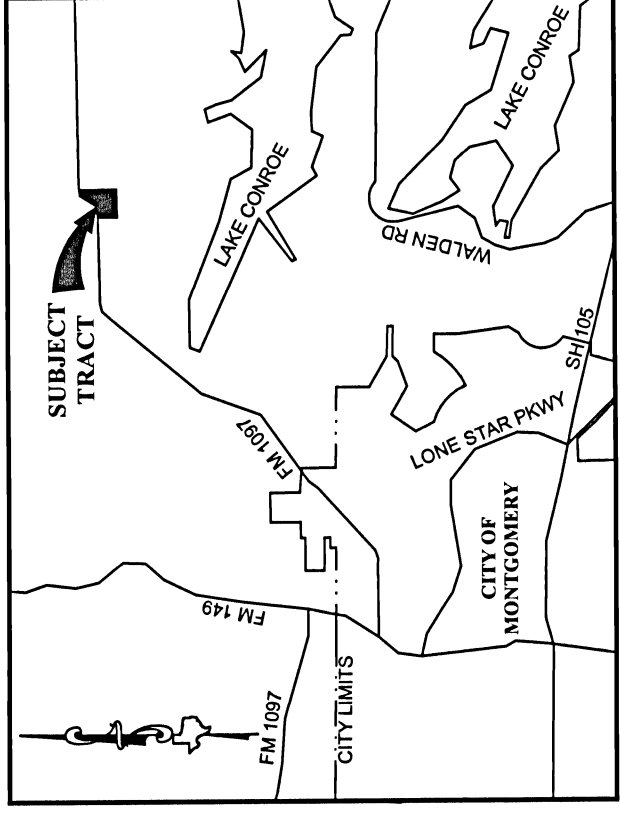
[Signature] Robert C. Walker Commissioner, Precinct 1

[Signature] Charlie Riley Commissioner, Precinct 2

[Signature] Mark Keough County Judge

[Signature] James Noack Commissioner, Precinct 3

[Signature] James Metts Commissioner, Precinct 4



VICINITY MAP (NOT TO SCALE)

PEARSON RIDGE

A SUBDIVISION OF 24.55 ACRES SITUATED IN THE WILLIAM ATKINS SURVEY, ABSTRACT NO. 47 AND THE FRED KESSLER SURVEY, ABSTRACT NO. 300, BEING A REMAINDER OF CALLED 38.088 ACRE TRACT UNDER CLERK'S FILE NO. 2019113618 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

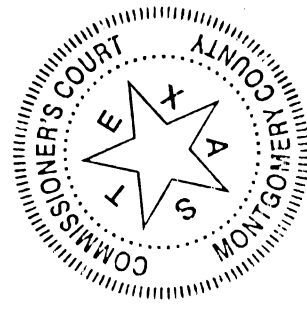
1 RESTRICTED RESERVE 1 BLOCK SEPTEMBER 2021

OWNER SURVEYOR BENEFICIAL CONCEPTS 1097, LLC TEXAS PROFESSIONAL SURVEYING P.O. BOX 130875 FIRM REGISTRATION NO. 100834-00 THE WOODLANDS, TX 77393 3032 NORTH FRAZIER CONROE, TEXAS 77303

THE STATE OF TEXAS COUNTY OF MONTGOMERY

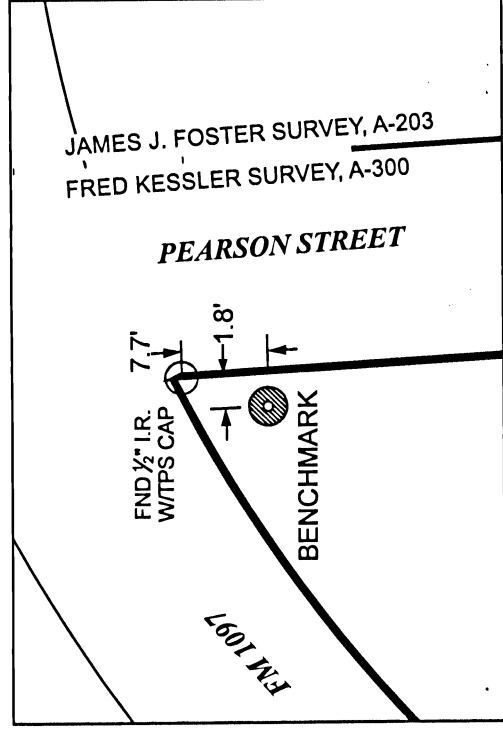
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 09/17/2021 at 10:00 clock, A.M., and duly recorded on 09/17/2021 at 10:00 clock, A.M., in Cabinet 2, Sheet 1819, of record of maps 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



-BENCH MARK- 3" BRASS DISK SET IN 6" CONCRETE COLUMN STAMPED: PEAR ELEVATION: 208.67, NAVD88, 2009 ADJUSTMENT NAVD88 GEOID12B TEXAS CENTRAL ZONE 4203

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 "CLERK'S 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 1.000077884.
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 Zones "X", does not lie within the 100 year flood plain, according to FEMA Community Panel No. 48339C0200G, with an effective date of 08/18/14.

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

0' 100' 200'



SCALE 1" = 100'



PEARSON RIDGE

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1 RESTRICTED RESERVE 1 BLOCK

SEPTEMBER 2021

OWNER
BENEFICIAL CONCEPTS 1097, LLC
P.O. BOX 130875
THE WOODLANDS, TX 77393

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

FOSTER TIMBER, LTD
CALLED 399.18 ACRES
C.F. NO. 9431137
O.P.R.M.C.T.

ABRAHAM PEVEHOUSE SURVEY, A-423

JAMES J. FOSTER SURVEY, A-203

N:10153631.6452
E:3772797.5710

FND 1/2" I.R.
W/TPS CAP

BENCHMARK
(see detail)

ASPD, LLC
CALLED 3.992 ACRES
C.F. NO. 2016004446
O.P.R.M.C.T.

WILLIAM V.H. CLARK FAMILY TRUST
CALLED 60.592 ACRES
C.F. NO. 2020153480
O.P.R.M.C.T.

RICHARD H. MOFFATT EXEMPT TRUST &
ANN M. DAVIS EXEMPT TRUST
CALLED 60.597 ACRES
C.F. NO. 2020005236
O.P.R.M.C.T.

FND 1/2" I.R.
W/TPS CAP

N 20°28'07" E 227.70'

FND 1/2" I.R.
W/TPS CAP

F.M. 1097 (80' ROW)
VOL. 290, PG. 20, M.C.D.R.

JAMES J. FOSTER SURVEY, A-203
WILLIAM ATKINS SURVEY, A-47

803.34'

WILLIAM ATKINS SURVEY, A-47
FRED KESSLER SURVEY, A-300

L1 FND 1/2" I.R.
BENT

FND 1/2" I.R.
W/TPS CAP

N 03°28'05" W 611.55'

BLOCK ①

RESTRICTED RESERVE "A"
(COMMERCIAL USE)

24.55 ACRE
(1,069,538.68 SQ. FT.)

N 86°31'44" E
80.00'

FND. 2" I.P.

PEARSON ROAD (80' R.O.W.)
VOL. 558, PG. 332, M.C.D.R.

S 03°28'05" E ~ 1697.31'

893.97'

NE CORNER
FRED KESSLER
SURVEY, A-300

ALLAMON PROPERTIES, LLC
CALLED 20.056 ACRES
C.F. NO. 2014024131
O.P.R.M.C.T.

SHERRY L GAULT
CALLED 1.08 ACRE
C.F. NO. 8814777
O.P.R.M.C.T.

JAMES J. FOSTER SURVEY, A-203
FRED KESSLER SURVEY, A-300

SCOTT P. DINGMAN
CALLED 14.982 ACRES
C.F. NO. 2014075867
O.P.R.M.C.T.

ADALBERTO TAMEZ LOPEZ &
MARIA DEL SOCORRO GARZA
CALLED 13.533 ACRES
C.F. NO. 2020012267, O.P.R.M.C.T.

FND 1/2" I.R.
W/TPS CAP

S 86°31'07" W ~ 454.98'

FND 1/2" I.R.

N 03°28'05" W ~ 240.00'

26' ENERGY GULF STATES, INC. EASEMENT
C.F. NO. 2003043099
O.P.R.M.C.T.

FND 1/2" I.R.

S 86°31'07" W ~ 567.86'

N:10151937.4450
E:3772900.2465

FND. 2" I.P.

DENNIS MATHEWS &
BECKY MATHEWS
CALLED 31.813 ACRES
C.F. NO. 2002098019
O.P.R.M.C.T.

BARTHOLET FAMILY TRUST
CALLED 5.0 ACRES
C.F. NO. 2014095205
O.P.R.M.C.T.

TODD & KIMBERLY BARTHOLET
CALLED 53.22 ACRES
C.F. NO. 2013086905
O.P.R.M.C.T.

LINE	BEARING	DISTANCE
L1	N 87°10'07" E	84.06'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	612.96'	713.04'	68°39'03"	N 53°47'43" E ~	673.51'
C2	532.96'	401.17'	43°07'41"	S 42°03'58" W ~	391.77'

DOC # 2021143658
Cabinet 002 Sheet 7880