

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

THE UNDERSIGNED (HEREINAFTER "OWNER" WHETHER ONE OR MORE), SPRING BRANCH 630, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SCOTT STEVENS, MANAGER OF MBS 2090 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF SPRING BRANCH CROSSING, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID SPRING BRANCH 630, LTD., ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS SPRING BRANCH CROSSING, SECTION 2, LOCATED IN THE CLARK BEACH SURVEY, ABSTRACT 79, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID SPRING BRANCH 630, LTD., 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 THE UNDERSIGNED OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF SPRING BRANCH CROSSING, SECTION 2, HAS 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.

FURTHER, I, SCOTT STEVENS, MANAGER, MBS 2090 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SPRING BRANCH 630, LTD, 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).

THERE IS ALSO DEDICATED FOR UTILITIES AND UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE TWENTY FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENT SHOWN HEREON.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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 (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, SPRING BRANCH 630, LTD, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT STEVENS, MANAGER OF MBS 2090 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID SPRING BRANCH 630, LTD, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 30th DAY OF November, 2022

SPRING BRANCH 630, LTD, A TEXAS LIMITED PARTNERSHIP

I, DANIEL WOLFSON, VICE PRESIDENT OF AUSTIN BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SPRING BRANCH CROSSING SECTION 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN COUNTY CLERKS FILE NUMBER 2021-105902, 2021-105903, 2021-105904 AND 2022-120216 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN, AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

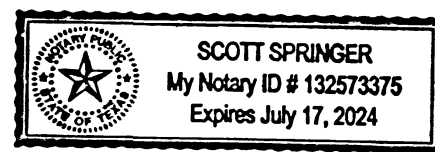
BY: Daniel Wolfson
DANIEL WOLFSON
VICE PRESIDENT

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL WOLFSON, VICE PRESIDENT, 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 BY AUSTIN BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF November, 2022.

BY: Scott Springer
NAME TO BE PRINTED Scott Springer
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, TEXAS

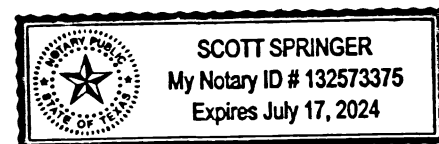


THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT STEVENS, MANAGER, MBS 2090 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SPRING BRANCH 630, LTD, A TEXAS LIMITED PARTNERSHIP, 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 PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF November, 2022.

BY: Scott Springer
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, TEXAS



Final Plat SPRING BRANCH CROSSING SECTION 2

A SUBDIVISION OF
74.432 ACRES OF LAND IN THE
CLARK BEACH SURVEY A-79
MONTGOMERY COUNTY, TEXAS
Containing 184 Lots, 6 Restricted Reserves (4.048 Acres), in 11 Blocks

November 2022
OWNER/DEVELOPER
SPRING BRANCH 630, LTD
PO Box 247
Conroe, Texas 77305

(936) 539-1232
Fax (936) 756-2316
Email--sstevens@stoeckercorp.com

"APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 1 DAY OF February, 2023

Robert C. Walker
ROBERT C. WALKER
COMMISSIONER, PRECINCT 1
Charlie Riley
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

Mark J. Keough
MARK (J. KEOUGH)
COUNTY JUDGE

ABSENT

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

Matt Gray
MATT GRAY
COMMISSIONER, PRECINCT 4

"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.

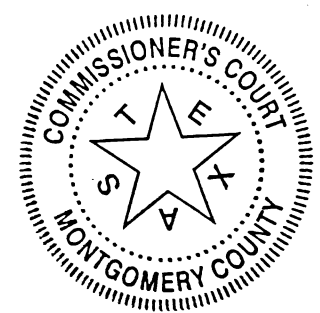
Jeff Johnson
JEFF JOHNSON, P.E.
COUNTY ENGINEER
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

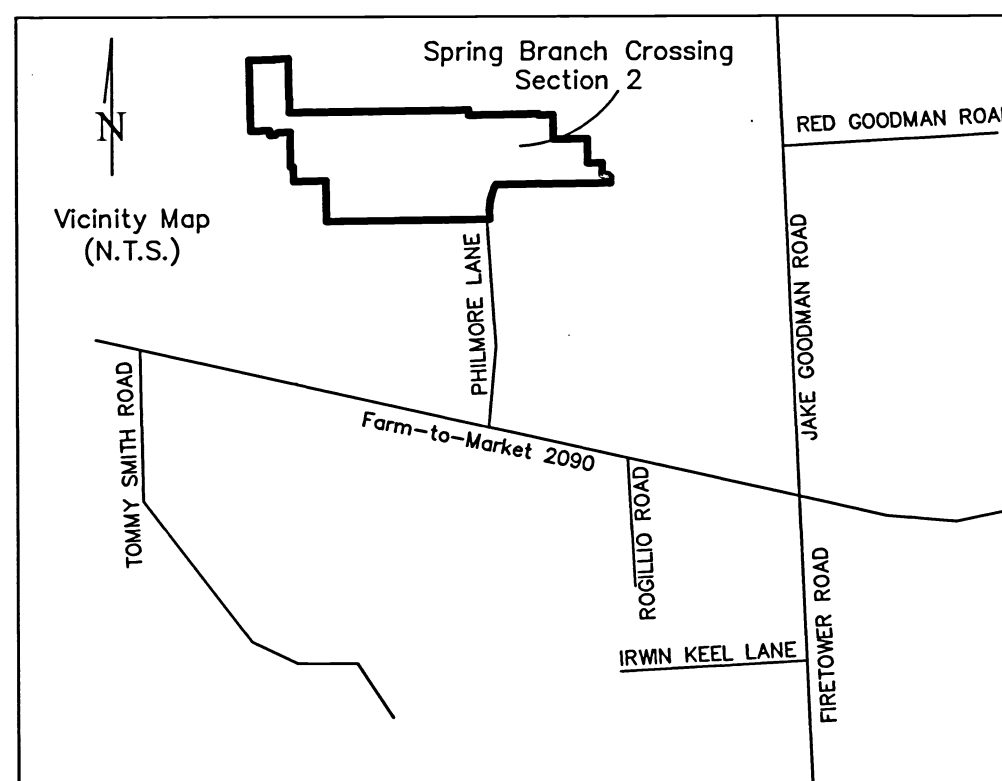
I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON February 1, 2023 AT 9:30 O'CLOCK A M., AND DULY RECORDED ON February 1, 2023 AT 10:09 O'CLOCK A M., IN CABINET Z, SHEET 9302-01 OF RECORD OF MAPS FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST SHOWN ABOVE WRITTEN.

L. Brandon Steinmann
L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY
BY Shelby G. Goff DEPUTY



Vicinity Map
Not-to-Scale



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.

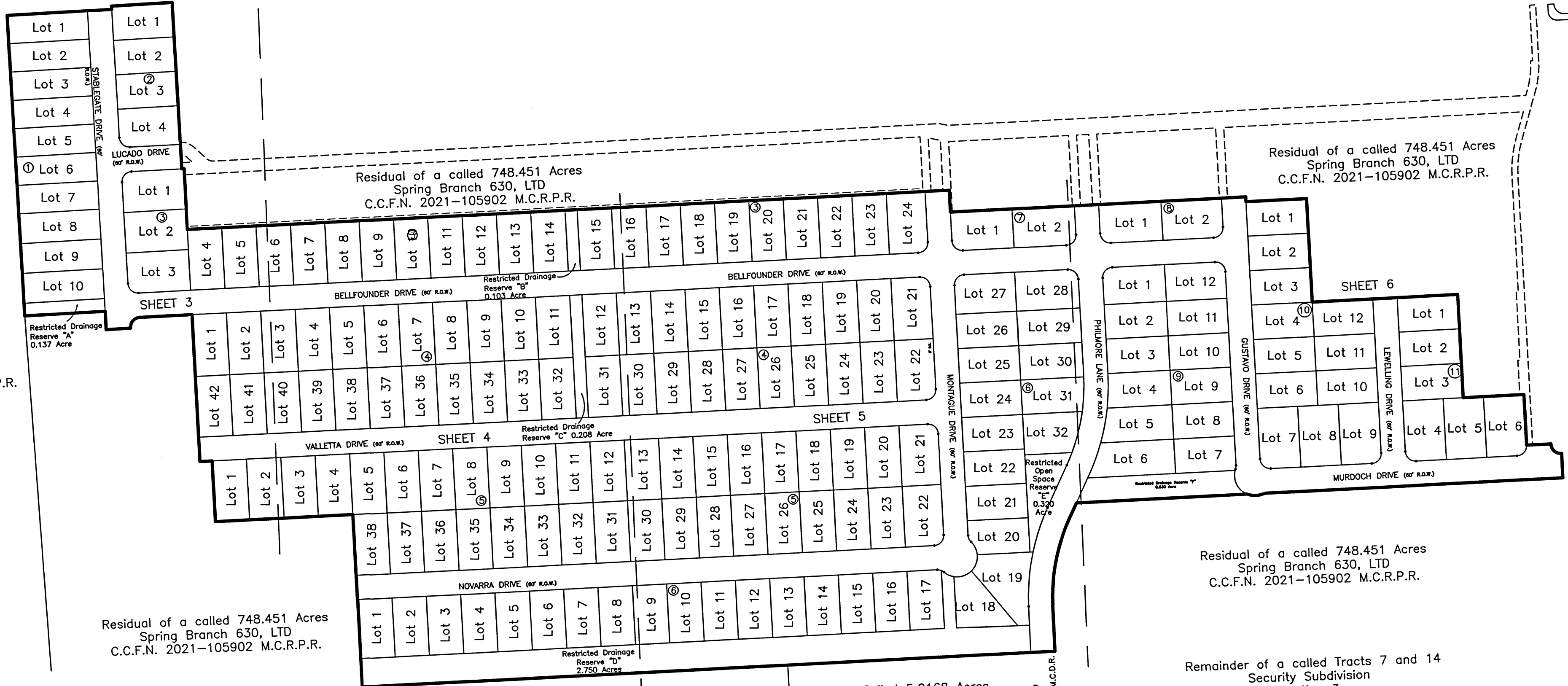


Taren Hanks
TAREN HANKS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6787

- 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 CLERKS' 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 DOES NOT LIE WITHIN THE 1.0% ANNUAL CHANCE FLOOD HAZARD ZONE (100 YEAR FLOOD PLAIN) ACCORDING TO F.I.R.M. MAP PANEL NO. 48339C0425 G, EFFECTIVE DATE: AUGUST 18, 2014.
 10. 5/8" IRON RODS WITH CAP STAMPED "JEFFREY MOON RPLS 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).
 12. THERE IS A 5' UTILITY EASEMENT ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.

DOC # 2023010798
Cabinet 002 Sheet 9302

Called 319.424 Acres
(Save and Except 5.090 Ac.)
Legacy Pines, LTD.
C.C.F.N. 2021-1451683 M.C.R.P.R.



Residual of a called 748.451 Acres
Spring Branch 630, LTD
C.C.F.N. 2021-105902 M.C.R.P.R.

Residual of a called 748.451 Acres
Spring Branch 630, LTD
C.C.F.N. 2021-105902 M.C.R.P.R.

Residual of a called 748.451 Acres
Spring Branch 630, LTD
C.C.F.N. 2021-105902 M.C.R.P.R.

Residual of a called 748.451 Acres
Spring Branch 630, LTD
C.C.F.N. 2021-105902 M.C.R.P.R.

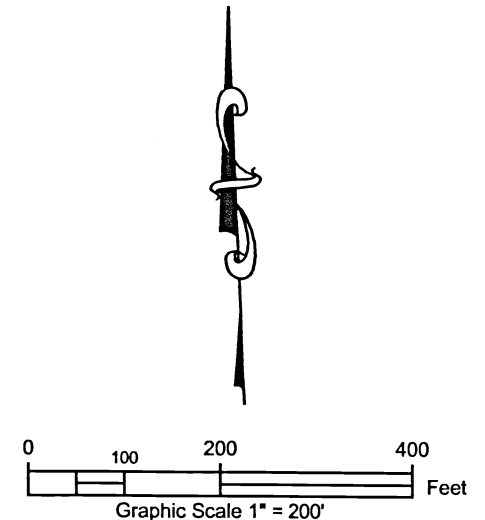
Remainder of a called Tracts 7 and 14
Security Subdivision
Section 3
Thomas J. Phillips and Gertude G. Phillips
Revocable Living Trust
Vol. 27, Pg. 517 M.C.D.R.
C.C.F.N. 2000097217 M.C.R.P.R.

Remainder of called 10.016
Acres
Costa J. Tomasino and
Etta A. Tomasino
C.C.F.N. 2014-030782 M.C.R.P.R.

Called 5.0168 Acres
Elizabeth McGeorge
C.C.F.N. 2020-042325
M.C.R.P.R.

Philmore Lane
60' Right of Way
Vol. 605, Pg. 518 M.C.D.R.

Final Plat
**SPRING BRANCH CROSSING
SECTION 2**
A SUBDIVISION OF
74.430 ACRES OF LAND IN THE
CLARK BEACH SURVEY A-79
MONTGOMERY COUNTY, TEXAS
Containing 184 Lots, 6 Restricted Reserves (4.048 Acres), in 11 Blocks



November 2022
OWNER/DEVELOPER
SPRING BRANCH 630, LTD
PO Box 247
Conroe, Texas 77305
(936) 539-1232
Fax (936) 756-2316
Email-sstevens@stoecorp.com

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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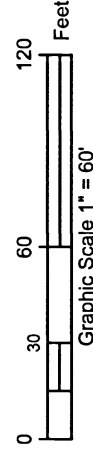
DOC # 2023010798
Cabinet 00Z Sheet 9303

Line Table		
Line #	Bearing	Distance
I1	N03° 37' 03"W	7.96
I2	N86° 38' 41"E	5.53
I3	S03° 23' 46"E	54.04
I4	S03° 23' 46"E	11.80
I5	N86° 40' 44"E	60.00
I6	S03° 21' 19"E	60.00
I7	S24° 06' 18"W	40.87
I8	S86° 38' 41"W	30.24
I9	S86° 22' 57"W	60.00
I10	N03° 37' 03"W	45.29
I11	N41° 35' 45"E	21.22

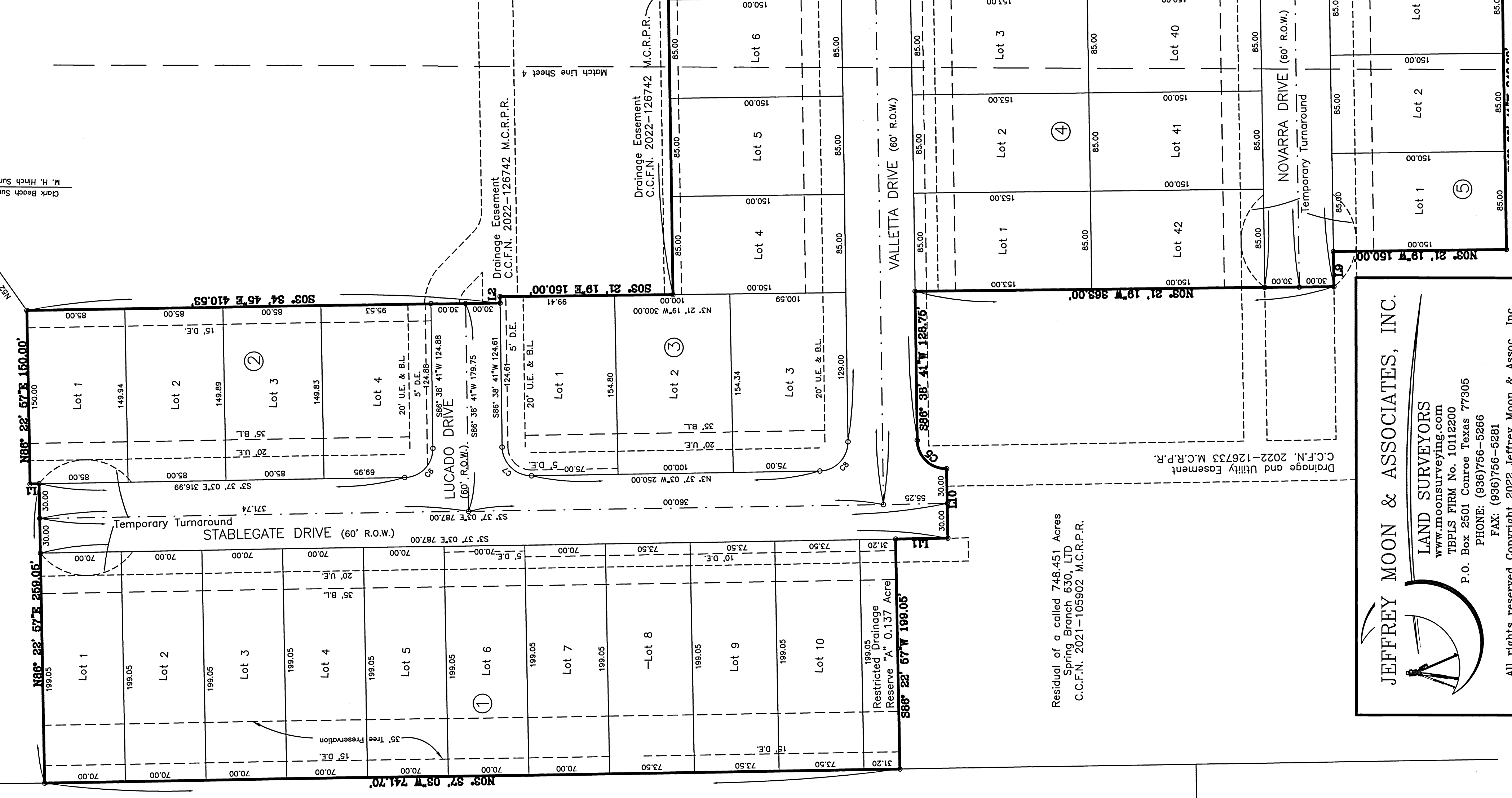
Called 319.424 Acres
(Save and Except 5.090 Ac.)
Legacy Pines, LTD.
C.C.F.N. 2021-1451683 M.C.R.P.R.

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	25.00	39.25	89°57'33"	S48°22'32"E 35.34
C2	25.00	9.16	20°59'30"	S76°06'49"W 9.11
C3	50.00	40.84	46°47'44"	S89°02'50"W 39.71
C4	470.00	221.82	27°02'28"	S10°35'04"W 219.77
C5	25.00	39.38	90°15'44"	S41°30'49"W 35.44
C6	25.00	39.16	89°44'16"	S48°29'11"E 35.27
C7	25.00	39.38	90°15'44"	S41°30'49"W 35.44
C8	25.00	39.16	89°44'16"	S48°29'11"E 35.27
C9	25.00	39.29	90°02'27"	N41°37'27"E 35.37
C10	25.00	39.25	89°57'33"	S48°22'32"E 35.34
C11	25.00	39.29	90°02'27"	S41°37'28"W 35.37
C12	25.00	39.25	89°57'33"	N48°22'32"W 35.34
C13	25.00	39.29	90°01'54"	S41°37'27"W 35.37
C14	25.00	39.25	89°57'31"	S48°22'33"E 35.34
C15	25.00	39.29	90°02'29"	S41°37'27"W 35.37
C16	25.00	39.25	89°57'31"	S48°22'33"E 35.34
C17	25.00	39.29	90°02'27"	N41°37'27"E 35.37
C18	25.00	39.25	89°57'33"	N48°22'33"W 35.34
C19	25.00	39.29	90°02'27"	S41°37'28"W 35.37
C20	25.00	39.25	89°57'33"	N48°22'32"W 35.34
C21	25.00	39.29	90°02'27"	S41°37'28"W 35.37
C22	25.00	39.25	89°57'33"	N48°22'32"W 35.34
C23	470.00	225.60	27°30'06"	N10°21'15"E 223.44
C24	500.00	240.00	27°30'06"	N10°21'15"E 237.70
C25	530.00	254.40	27°30'06"	N10°21'15"E 251.96
C26	50.00	115.19	131°59'58"	S48°21'03"E 91.35
C27	25.00	9.18	21°02'22"	N07°07'25"E 9.13
C28	25.00	39.29	90°02'27"	N41°37'28"E 35.37
C29	25.00	39.25	89°57'33"	N48°22'32"W 35.34
C30	24.00	18.02	43°00'29"	S24°53'59"E 17.60
C31	25.00	39.29	90°02'27"	N41°37'28"E 35.37
C32	50.00	153.92	176°22'30"	N41°35'37"E 99.95
C33	24.00	18.07	43°08'11"	N71°47'14"W 17.65
C34	500.00	235.98	27°02'28"	S10°35'04"W 233.80
C35	530.00	250.14	27°02'28"	S10°35'04"W 247.82

Called Tract 120
Security Subdivision
Section 1
C.C.F.N. 2021-1451683 M.C.R.P.R.



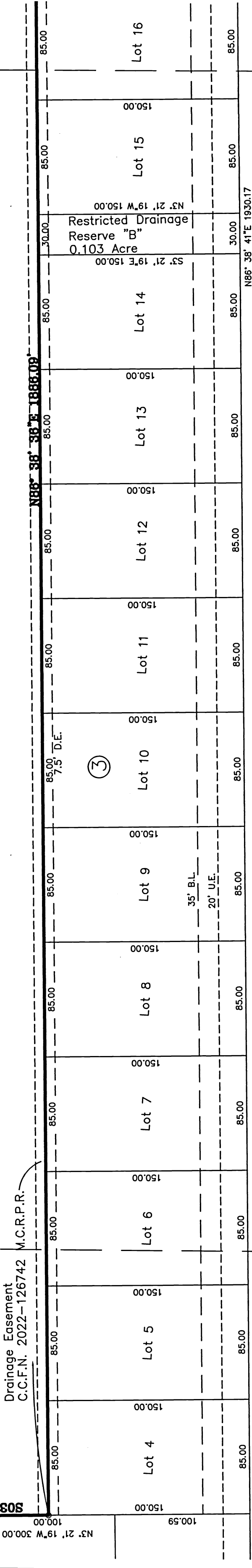
NE Clark Beach Survey A-79
Clark Beach Survey A-78
M. H. Hinch Survey A-253



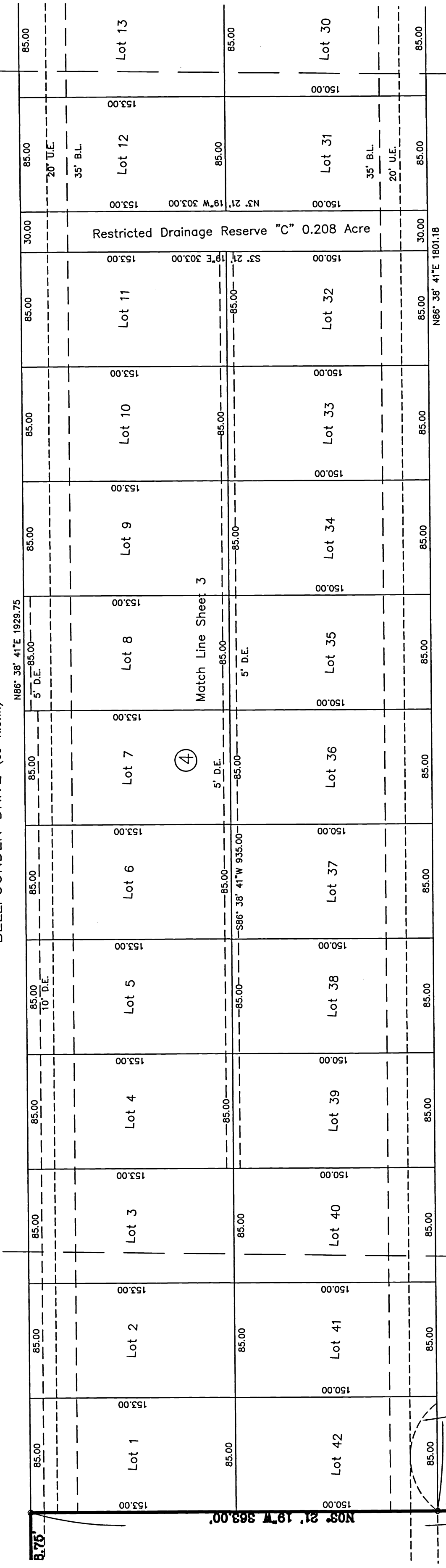
99
N3° 21' 19" W 300.00'
100.59

Residual of a called 748.451 Acres
Spring Branch 630, LTD
C.C.F.N. 2021-105902 M.C.R.P.R.

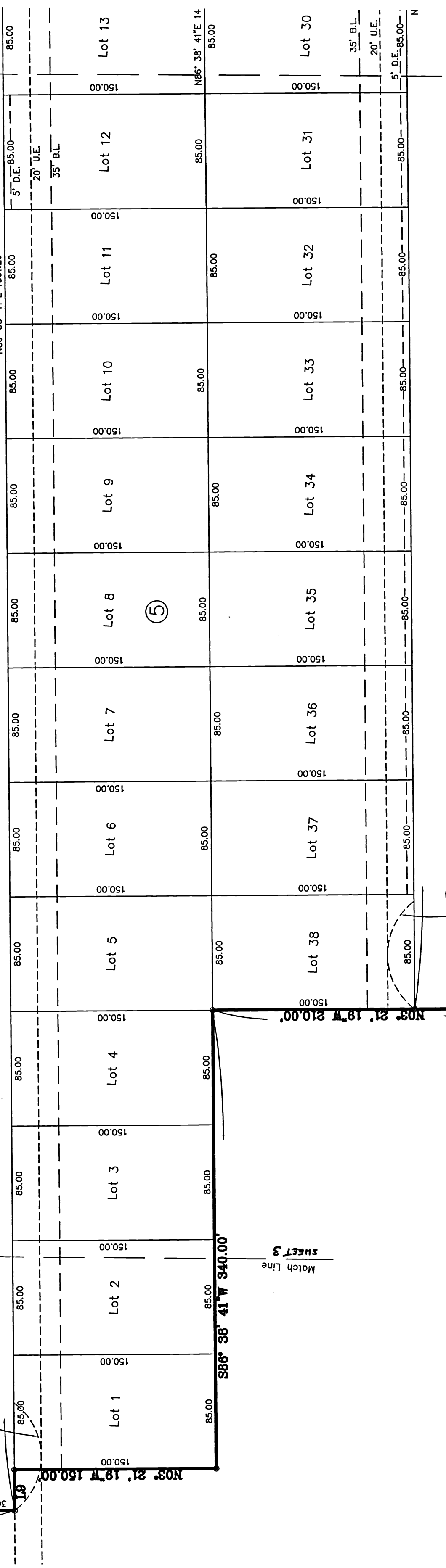
Drainage Easement
C.C.F.N. 2022-126742 M.C.R.P.R.



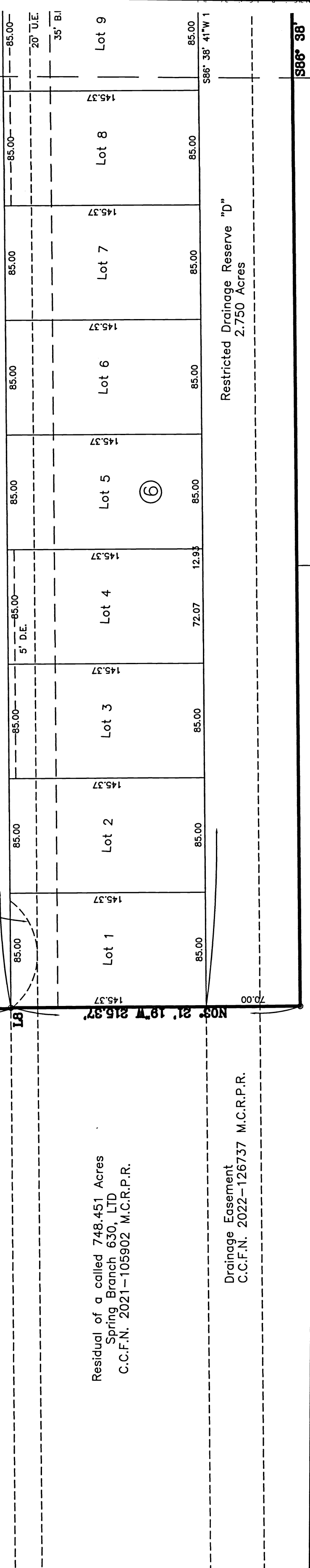
BELLFOUNDER DRIVE (60' R.O.W.)



VALLETTA DRIVE (60' R.O.W.)



NOVARRA DRIVE (60' R.O.W.)

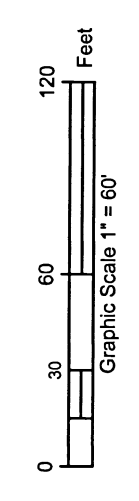


Drainage Easement
C.C.F.N. 2022-126737 M.C.R.P.R.

Restricted Drainage Reserve "D"
2.750 Acres

JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
www.moonsurveying.com
TBPLS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5286
FAX: (936)756-5281

Access Easement
Joint Use Agreement
C.C.F.N. 9454171, 9506710 &
2020127179 M.C.R.P.R.



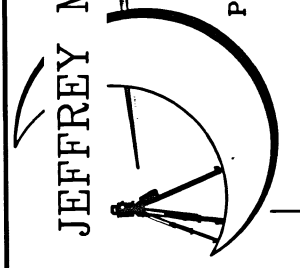
Remainder of called 10.016 Acres
Costa J. Tomasino and
Etta A. Tomasino
C.C.F.N. 2014-030782 M.C.R.P.R.

DOC # 2023010798
Cabinet 002 Sheet 9305

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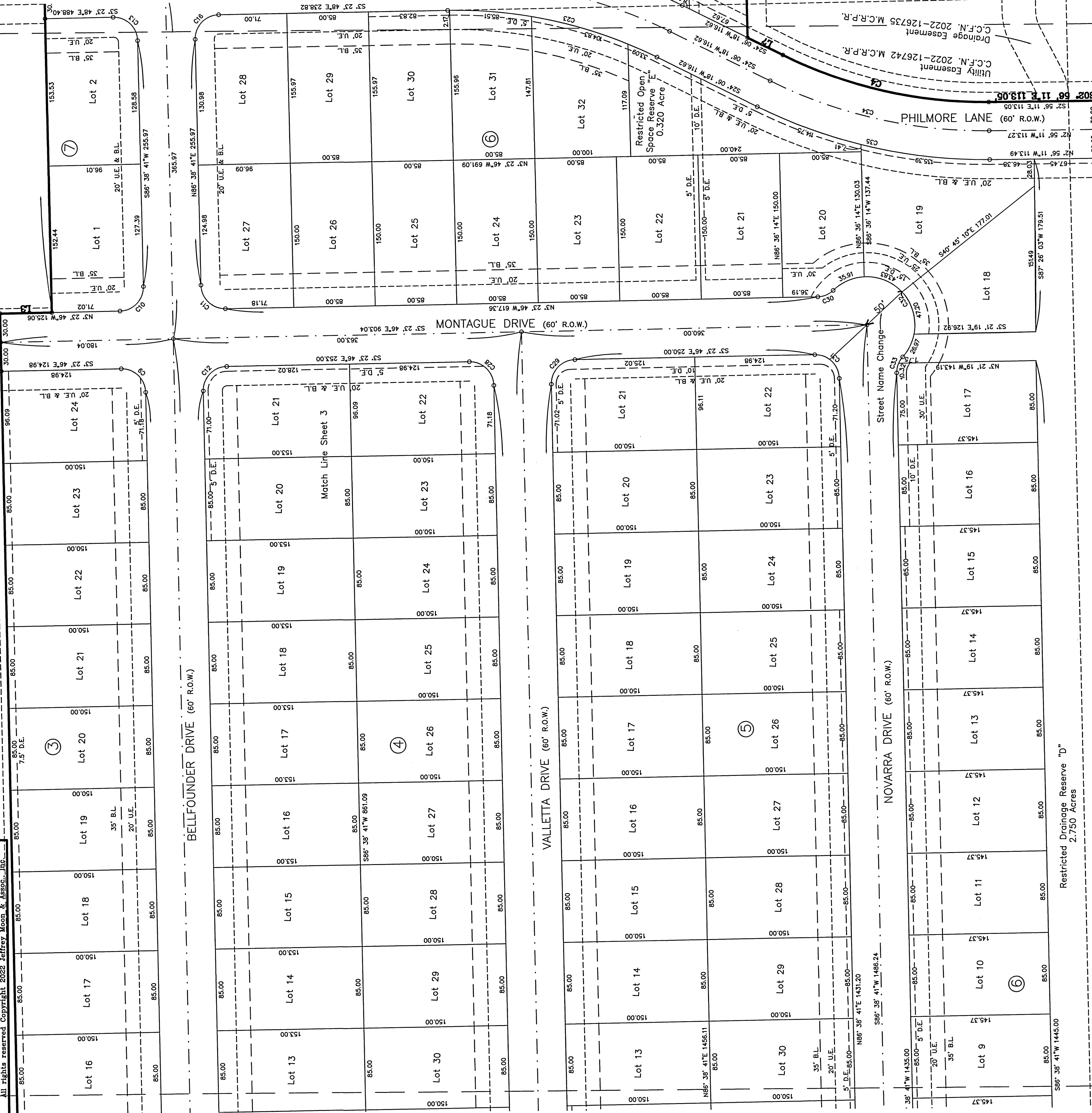
Spring Branch Crossing,
Section 2 Sheet 4 of 6

Match Line SHEET 5

JEFFREY MOON & ASSOCIATES, INC.

 LAND SURVEYORS
 www.moonsurveying.com
 TBPLS FIRM No. 10112200
 P.O. Box 2501 Conroe Texas 77305
 PHONE: (836)756-5286
 FAX: (836)756-5281
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Residual of a called 748.451 Acres
 Spring Branch 630, LTD
 C.C.F.N. 2021-105902 M.C.R.P.R.

Drainage Easement
 C.C.F.N. 2022-126742 M.C.R.P.R.



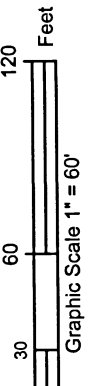
886° 38' 41" W 1714.00
 Remainder of called 10.016 Acres
 Costa J. Tomasino and
 Etta A. Tomasino
 C.C.F.N. 2014-030782 M.C.R.P.R.

Access Easement
 Joint Use Agreement
 C.C.F.N. 9454171, 9506710 &
 2020127179 M.C.R.P.R.

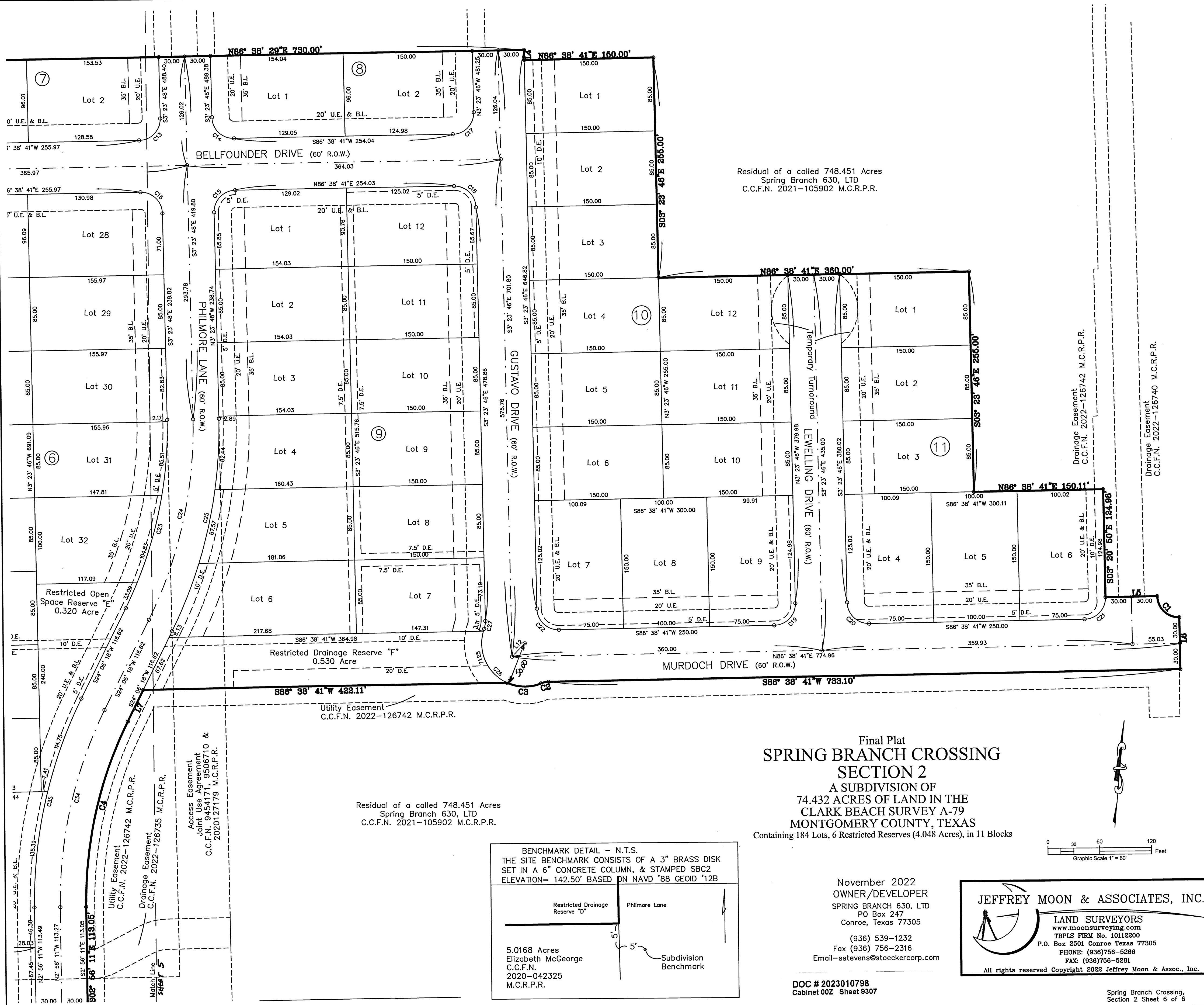
Called 5.0168 Acres
 Elizabeth McGeorge
 C.C.F.N. 2020-042325 M.C.R.P.R.

Philmore Lane
 60' R.O.W.
 Vol. 605, Pg. 519
 M.C.D.R.

Match Line Sheet 4
 See Detail Sheet 5
 Benchmark
 Spring Branch Crossing,
 Section 2 Sheet 5 of 6



DOC # 2023010798
 Cabinet 002 Sheet 9306



Residual of a called 748.451 Acres
Spring Branch 630, LTD
C.C.F.N. 2021-105902 M.C.R.P.R.

Drainage Easement
C.C.F.N. 2022-126742 M.C.R.P.R.

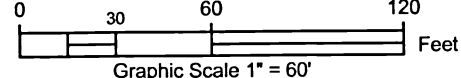
Drainage Easement
C.C.F.N. 2022-126740 M.C.R.P.R.

Utility Easement
C.C.F.N. 2022-126742 M.C.R.P.R.

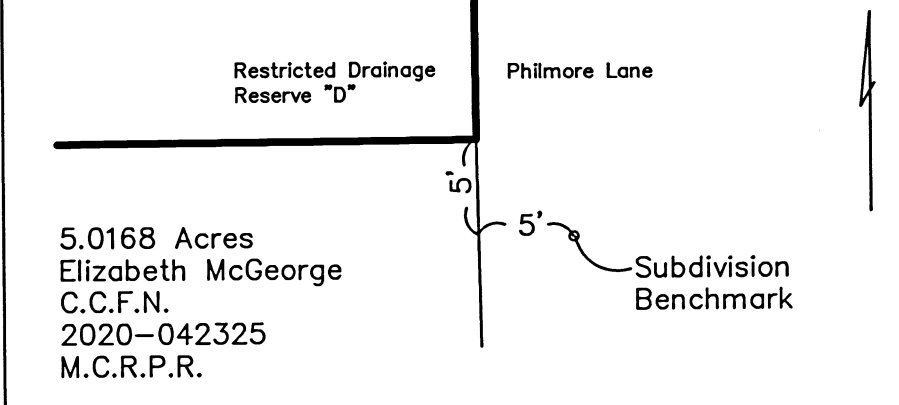
Access Easement
Joint Use Agreement
C.C.F.N. 9454171, 9506710 &
2020127179 M.C.R.P.R.

Residual of a called 748.451 Acres
Spring Branch 630, LTD
C.C.F.N. 2021-105902 M.C.R.P.R.

Final Plat
SPRING BRANCH CROSSING
SECTION 2
A SUBDIVISION OF
74.432 ACRES OF LAND IN THE
CLARK BEACH SURVEY A-79
MONTGOMERY COUNTY, TEXAS
Containing 184 Lots, 6 Restricted Reserves (4.048 Acres), in 11 Blocks



BENCHMARK DETAIL - N.T.S.
THE SITE BENCHMARK CONSISTS OF A 3" BRASS DISK SET IN A 6" CONCRETE COLUMN, & STAMPED SBC2 ELEVATION= 142.50' BASED ON NAVD '88 GEOID '12B



5.0168 Acres
Elizabeth McGeorge
C.C.F.N.
2020-042325
M.C.R.P.R.

November 2022
OWNER/DEVELOPER
SPRING BRANCH 630, LTD
PO Box 247
Conroe, Texas 77305
(936) 539-1232
Fax (936) 756-2316
Email-sstevens@stoecckercorp.com

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Cabinet 00Z Sheet 9307