

THE STATE OF TEXAS
COUNTY OF MONTGOMERY.

LAKE BONANZA SECTION 6

BEING A SUBDIVISION OF 3.000 ACRES OF LAND
IN THE WILLFORD CARTWRIGHT SURVEY, A - 149
MONTGOMERY COUNTY, TEXAS,

CONTAINING: 3 RESIDENTIAL LOTS, IN 1 BLOCK

APRIL 2023

OWNER/DEVELOPER
LAKE BONANZA
PROPERTY OWNERS ASSOCIATION INC.
5956 CESSNA DRIVE
MONTGOMERY, TEXAS 77356
PHONE: (936) 588-3561
POALAKEBONANZA@GMAIL.COM

We, Donna Abbott and Mary Wesolick, President and Secretary respectively of Lake Bonanza Property Owners Association, Inc., owner of the property subdivided in the above and foregoing map of Lake Bonanza Section 6, do hereby make subdivision of said property for and on behalf of said Lake Bonanza Property Owners Association, Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Lake Bonanza Section 6, located in the Willford Cartwright Survey, A-149, Montgomery County, Texas, and on behalf of said Lake Bonanza Property Owners Association, Inc., 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, Donna Abbott and Mary Wesolick, President and Secretary respectively of Lake Bonanza Property Owners Association, Inc., owner of the property subdivided in the above and foregoing map of Lake Bonanza Section 6, 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, Lake Bonanza Property Owners Association, Inc., 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 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, the Lake Bonanza Property Owners Association, Inc., has caused these presents to be signed by Donna Abbott, its President, thereunto authorized, attested by its Secretary, Mary Wesolick, and its common seal hereunto affixed this 15 day of May, 2023

Lake Bonanza Property Owners Association, Inc.
By Donna Abbott
Donna Abbott, President

By Mary Wesolick
Mary Wesolick, Secretary

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
Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



APPROVED and ACCEPTED by the Commissioner's Court of Montgomery County, Texas,

this 11 day of July, 2023

Robert C Walker
Robert C Walker
Commissioner, Precinct 1

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

James Noack
James Noack
Commissioner, Precinct 3

Matt Gray
Matt Gray
Commissioner, Precinct 4

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 July 11, 2023 at 9:00 o'clock P.m, and duly

recorded on July 19, 2023 at 1:46 o'clock P.m, in

Cabinet Z Sheet 9734 of record of MAP for said County

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

L. Brandon Steinmann
L. Brandon Steinmann, Clerk, County Court
Montgomery County
By Aimee Reuter Deputy

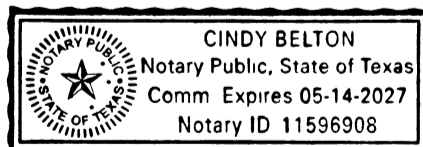


STATE OF TEXAS
COUNTY OF MONTGOMERY

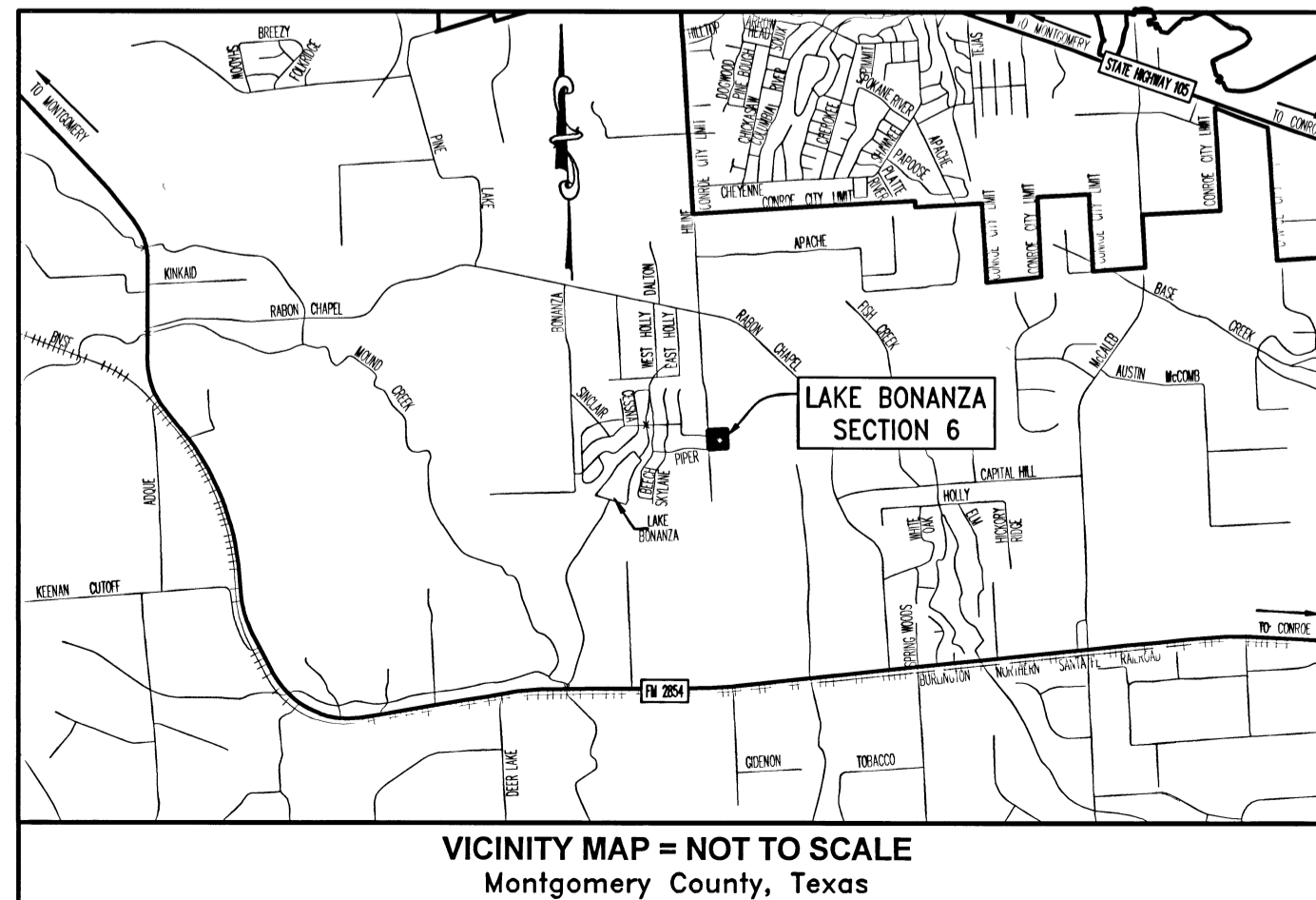
BEFORE ME, the undersigned authority, on this day personally appeared Donna Abbott, President, and Mary Wesolick, Secretary of the Lake Bonanza Property Owners Association, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed 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,

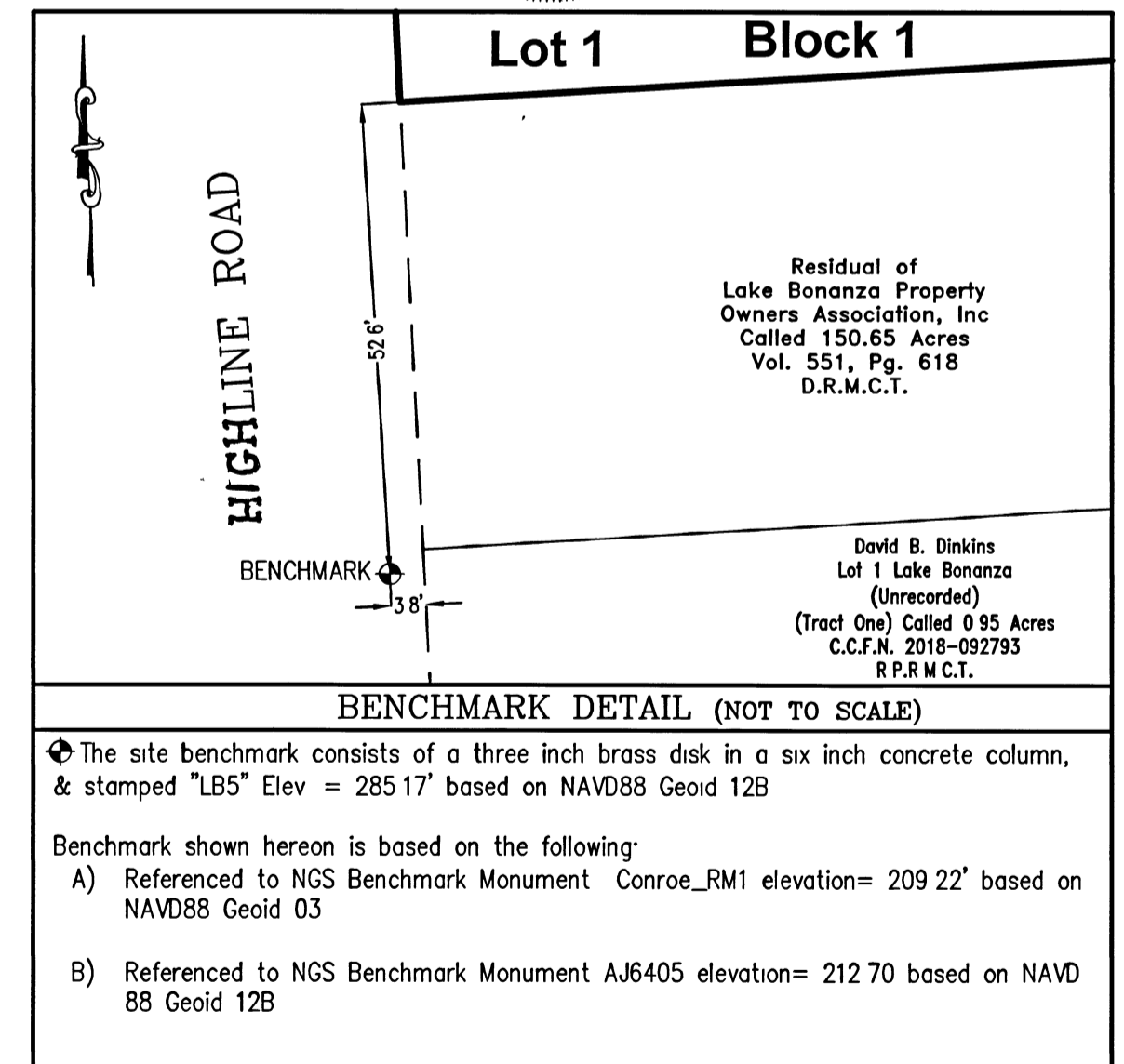
this 15 day of May, 2023



Cindy Belton
Notary Public in and for the
Montgomery County, Texas
My Commission expires 05-14-2023



VICINITY MAP = NOT TO SCALE
Montgomery County, Texas

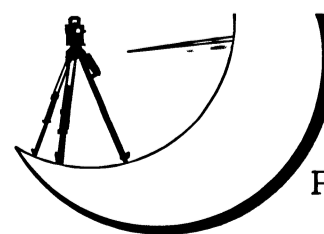


BENCHMARK DETAIL (NOT TO SCALE)

The site benchmark consists of a three inch brass disk in a six inch concrete column, & stamped "LB5" Elev = 285.17' based on NAVD88 Geoid 12B

- Benchmark shown hereon is based on the following:
- Referenced to NGS Benchmark Monument Conroe_RM1 elevation= 209.22' based on NAVD88 Geoid 03
 - Referenced to NGS Benchmark Monument AJ6405 elevation= 212.70 based on NAVD 88 Geoid 12B

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

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2 \Lake Bonanza\Section 4\22-1-228\22-1-228 5/11/23

DOC # 202306801
Cabinet 00Z Sheet 9734

LAKE BONANZA SECTION 6

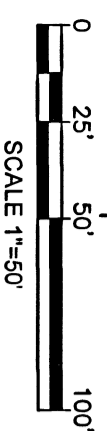
BEING A SUBDIVISION OF 3,000 ACRES OF LAND IN THE WILLFORD CARTWRIGHT SURVEY, A-149 MONTGOMERY COUNTY, TEXAS,

Residual of
Lake Bonanza Property
Owners Association, Inc
Called 70.00 Acres
Vol. 551, Pg. 618
D.R.M.C.T.

CONTAINING: 3 RESIDENTIAL LOTS, IN 1 BLOCK

APRIL 2023

South Line of 70.00 Acres
North Line of 150.65 Acres



Michael Joseph Potter &
Andrea Lynn Potter
Tract II) Called 1,1459 Acres
C.C.F.N. 2002-077840
R.P.R.M.C.T.

OWNER/DEVELOPER
LAKE BONANZA
PROPERTY OWNERS ASSOCIATION
5956 CESSNA DRIVE
MONTGOMERY, TEXAS 77356
PHONE: (936) 588-5561
POLAKEBONANZA@GMAIL.COM

R.G. HAMLETT SURVEY, A-281
WILLFORD CARTWRIGHT SURVEY, A-149

WILLFORD CARTWRIGHT SURVEY, A-149
R.G. HAMLETT SURVEY, A-281

SET 5/8" IR (SEE NOTE 2)
North 1011639.9903
East 376539.1752

SET 5/8" IR
(SEE NOTE 2)

100' Gulf States Utilities Easement
Vol 465, Pg 101 D.R.M.C.T.

Lake Bonanza
Section 1
Vol. 5, Pg. 381
M.R.M.C.T.

Block 10C

LOT 77 LOT 78

LOT 78

LOT 80

STINSON DRIVE
(50' R.O.W)
VOL. 5, PG. 381
M.R.M.C.T.

Block 10B

LOT 81

LOT 82

LOT 83

LOT 84

Lake Bonanza
Section 1
Vol. 5, Pg. 381
M.R.M.C.T.

Block 10B

LOT 86

LOT 87

LOT 88

LOT 86

PIPER LANE
(50' R.O.W)
VOL. 5, PG. 335
M.R.M.C.T.

Residual of
Lake Bonanza Property
Owners Association, Inc
Called 150.65 Acres
Vol. 551, Pg. 618
D.R.M.C.T.

Highline Drive
(County Maintained)

N02°57'13"W 362.49'

N86°31'11"E 360.52'

LOT 3
(1,000 Acre)

N86°31'11"E 360.52'

LOT 2
(1,000 Acre)

N86°31'11"E 360.52'

LOT 1
(1,000 Acre)

S86°31'11"W 360.52'

SET 5/8" IR (SEE NOTE 2)
North 1011629.2723
East 376543.5546

SET 5/8" IR
(SEE NOTE 2)

100' Gulf States Utilities Easement
Vol 465, Pg 336 D.R.M.C.T.
Vol 472, Pg 205 D.R.M.C.T.

BENCHMARK
(See Detail Sheet 1)

David B. Dinkins
Lot 1 Lake Bonanza
(Unrecorded)
(Tract One) Called 0.95 Acres
C.C.F.N. 2018-092793
R.P.R.M.C.T.

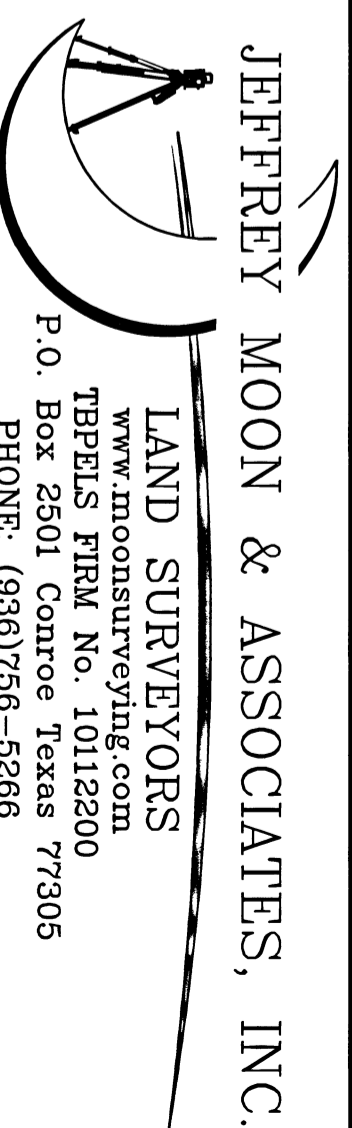
David B. Dinkins
Lot 2 Lake Bonanza
(Unrecorded)
(Tract Two) Called 0.95 Acres
C.C.F.N. 2018-092793
R.P.R.M.C.T.

DOC # 2023066801
Cabinet 00Z Sheet 9735

NOTES:

- 1) All bearings and coordinates shown herein are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. foot (FPS 4203) 2002 adj. (TX83-CF). All distances shown herein are ground measurements.
- 2) 5/8" iron rods with survey cap marked "Jeff Moon R.P.L.S. 4639" set of all corners unless otherwise noted.
- 3) This property lies in Zone "X" area determined to be outside the 0.2% annual chance floodplain (100 year flood plain) according to Farm F.I.R.M. Map Panel No. 48339C0375 G, effective date August 18, 2014
- 4) Property is subject to covenants, conditions, restrictions and reservations as set out in Volume 551, Page 618 of the Deed Records of Montgomery County, Texas and as set out under County Clerk's File Number 2012118939 of the Real Property Records of Montgomery County, Texas.
- 5) Property is subject to reservations of ingress and egress for the removal of gravel/limber from the premises, as set out in Volume 353, Page 99, Volume 353, Page 102 and Volume 353, Page 104 of the Deed Records of Montgomery County, Texas.
- 6) Property is subject to Easements granted to Gulf States Utilities Company, as to a 100 foot strip of land, as set out in Volume 465, Page 161, Volume 465, Page 336 and Volume 472, Page 205 of the Deed Records of Montgomery County, Texas.
- 7) Property is subject to a Blanket Utility Easement and covenant of access granted to Mid-South Electric Cooperative, Inc., as set out under County Clerk's File Number 9705580 of the Real Property Records of Montgomery County, Texas.
- 8) Standard Abbreviations:

A.E.	Aerial Easement
B.L.	Building Line
U.E.	Utility Easement
D.E.	Drainage Easement
G.S.U.	Gulf States Utilities
R.O.W	Right-of-Way
Vol.	Volume
Pg.	Page
C.C.F.N.	County Clerk's File Number
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



JEFFREY MOON & ASSOCIATES, INC.

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