

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

I, Cynthia Perez, owner of the property subdivided in the above and foregoing map of E Cordova Estates, 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 E Cordova Estates in the William Wills Survey, Abstract No 594, 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I Cynthia Perez, have complied with or will comply with all regulations on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County.

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, I do hereby dedicate forever to the public a strip of land a minimum of 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 said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

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 of the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. The 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 (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.

WITNESS my hand in Splendora, Montgomery County, Texas this 17 day of September 2023.

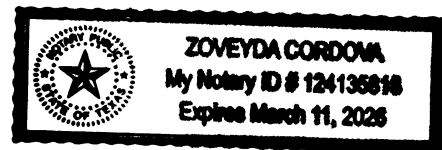
Cynthia Perez
Cynthia Perez

STATE OF TEXAS }
COUNTY OF MONTGOMERY }

BEFORE ME, the undersigned authority, on this day personally appeared Cynthia Perez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of September, 2023.

Zoveyda Cordova
Zoveyda Cordova
(Printed)
Notary Public in and for Montgomery County, Texas



I, Andrew P. Titcomb, am authorized (or 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 (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.



Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

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 arec of subdivision within the watershed.

Jeff Johnson
Jeff Johnson, P.E.
County Engineer

APPROVED, by the Commissioners Court of Montgomery County, Texas, this 14th day of November, 2023.

Robert C. Walker
Robert C. Walker
Commissioner, Precinct 1

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

Mark Kodugi
Mark Kodugi
County Judge

James Noack
James Noack
Commissioner, Precinct 3

Matt Gray
Matt Gray
Commissioner, Precinct 4

THE 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 its certificate of authentication was filed for registration in my office on

November 14, 2023, at 9:30 o'clock A.M., and duly recorded on
November 20, 2023, at 1:49 o'clock P.M., in cabinet OAA, sheet 0081
of record of MAP for said County

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

L. Brandon Steinmann
L. Brandon Steinmann, Clerk, County Court,
Montgomery County, Texas

By *Matt* Deputy

E CORDOVA ESTATES

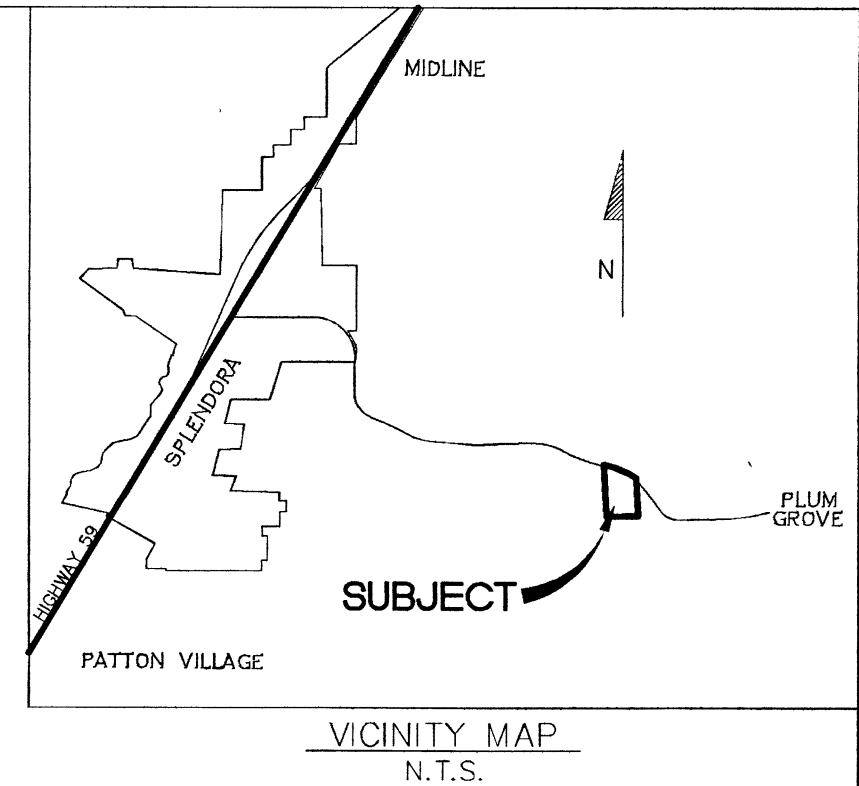
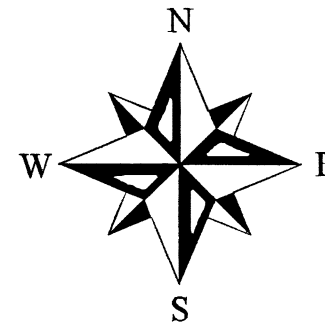
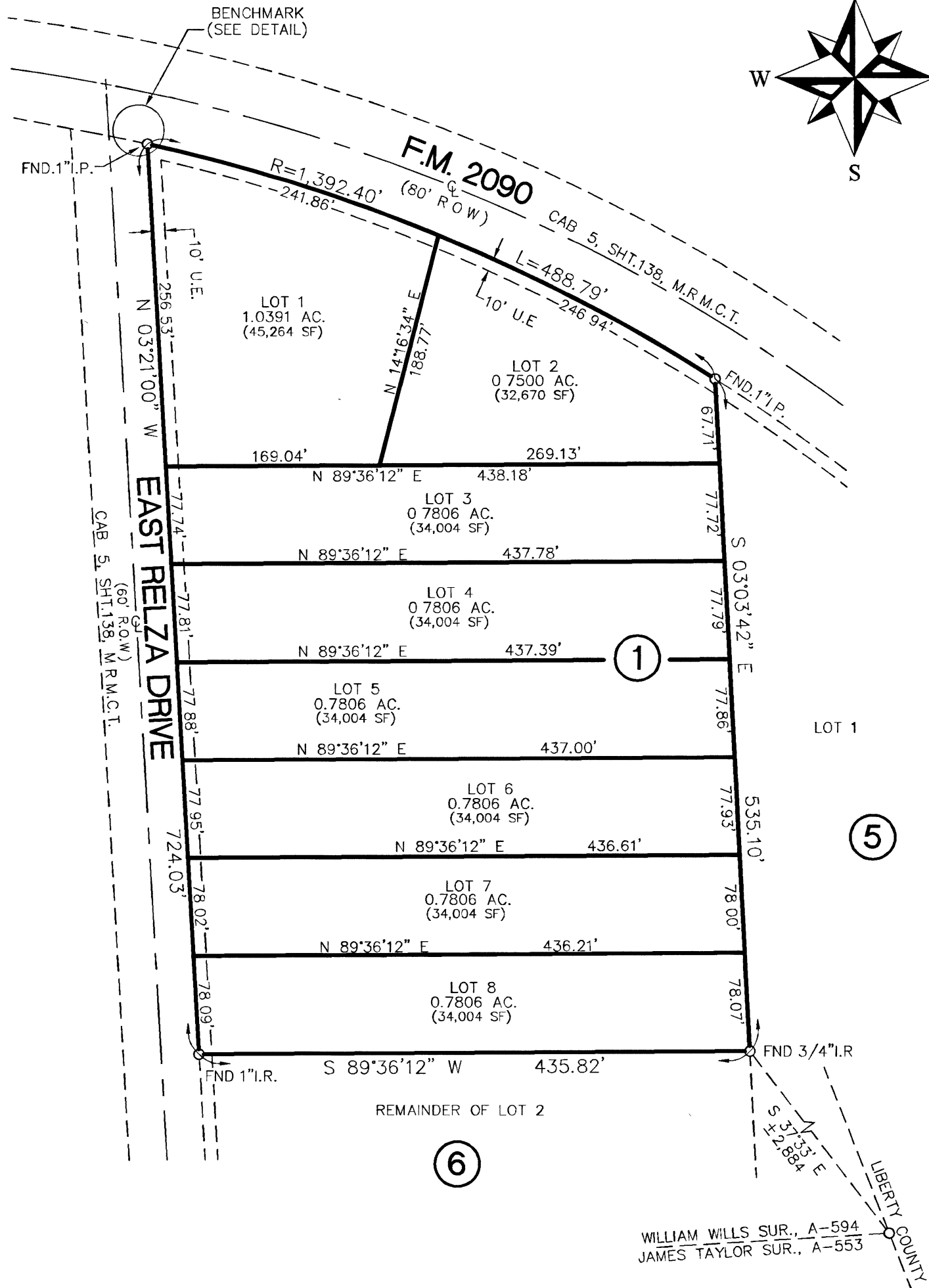
BEING A REPLAT OF LOTS 1 & 2, BLOCK 6 OF SPLENDORA ESTATES, RECORDED IN VOLUME 5, PG. 138, M.R.M.C.T.

BEING A RESIDENTIAL SUBDIVISION OF 6.4730 ACRES OF LAND SITUATED IN THE WILLIAM WILLS SURVEY, A-594, MONTGOMERY COUNTY, TEXAS

CONTAINING 8 RESIDENTIAL LOTS, IN 1 BLOCK

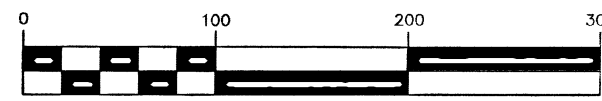
REASON FOR REPLAT: TO SUBDIVIDE 2 LOTS INTO 8 LOTS

SEPTEMBER 2023

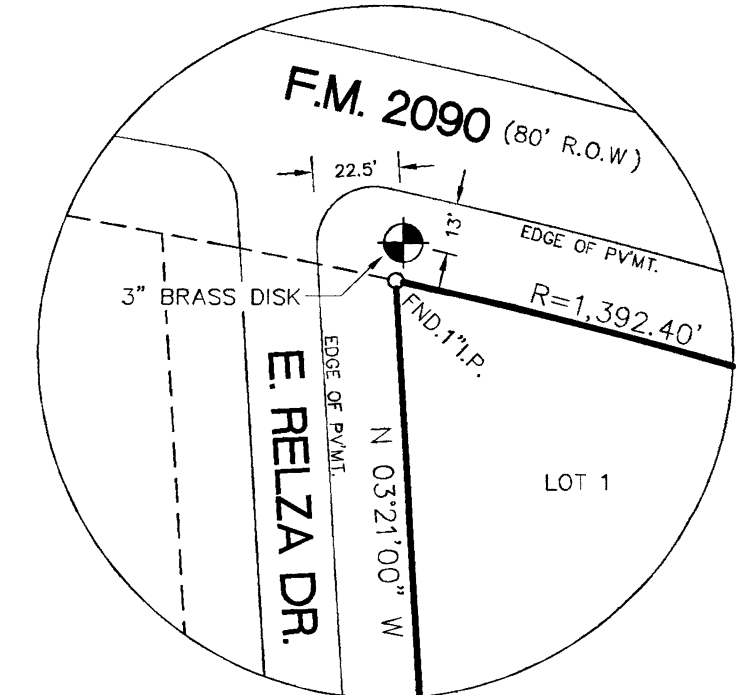


- Notes.
1. U.E. indicates Utility Easement.
 2. B.L. indicates Building Line.
 3. D.E. indicates Drainage Easement
 4. C.C.F.NO. indicates County Clerk's File Number.
 5. M.R.M.C.T. indicates Map Records Montgomery County, Texas.
 6. R.P.R.M.C.T. indicates Real Property Records Montgomery County, Texas.
 7. This property does not lie in the 100 year flood zone and is in Zone X as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 4839C0625G, dated August 18, 2014. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY.
 8. 5/8" Iron Rods with cap stamped "TCSM RPLS #6951" set at all lot corners unless otherwise noted
 9. Unobstructed Aerial Easement for utilities, being 5 feet wide from a plane of 20 feet above the ground upward located adjacent to all easements shown hereon, as dedicated per plat of Splendora Estates, a subdivision of record in Vol 5, Pg 138, M.R.M.C.T.
 10. The bearings for this survey are referenced to the Texas State Plane Coordinate System, Central Zone No 4203, NAD83 (2001 ADJ.)
 11. Coordinates shown hereon are Texas Central Zone No 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.99989
 12. Tracts designated as Lots and shown hereon are hereby dedicated to Single Family Residential Use.
 13. Single Family Residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
 14. All lots shall have adequate waste water services

GRAPHIC SCALE

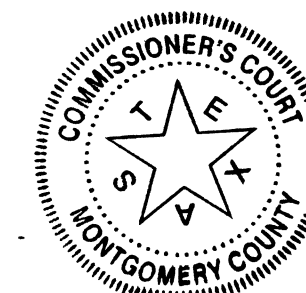


(IN FEET)
1 inch = 100ft



BENCHMARK DETAIL

(1"=50')
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: "E.CORD.1"
ELEVATION: 112.00' (NAVD88, 2001 ADJ.)



OWNER
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Splendora, Texas 77372
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cyndper@bellsouth.net

SURVEYOR
TC Survey & Mapping
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(832) 600-2510
atitcomb@tcsurveyandmapping.com
TBPELS Firm 10194775

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Cabinet OAA Sheet 0081