



1 Douglas A. Juhn, owner of the property subdivided in the above and foregoing map of La Vie Villas, SECTION ONE, do hereby make subdivision of said property, according to the plat hereon shown, into lots, blocks, streets, alleys, easements, and other things, and dedicate to the public use, as such, the alleys, paths, and easements shown hereon, and do hereby waive any claims for damages occasioned by the establishing of grades or approval of any portion of streets or alleys to conform to such grades; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and defend the title to the land so dedicated.

This is to certify that I, Douglas A. Juhn, owner, have complied with or will comply with all regulations hereon set forth with the Montgomery County Engineer and approved by the Commissioners of Montgomery County.

FURTHER, I Douglas A. Juhn, owner, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gutters, drains, ditches, 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 use the same 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 by the City 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 drainage 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 allowed).

FURTHER, I Douglas A. Juhn, owner, do hereby consent and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owner, heirs, and assigns to property located within the boundaries of this plat. The owner, heirs, and assigns to property located within the boundaries of this plat shall be responsible for the maintenance and repair of the same, including equipment, poles and other emergency vehicles of whatever nature at all times and do hereby bind myself (or ourselves), my (or our) heirs, and assigns to warrant and defend the title to the land so designated and established as private streets.

FURTHER, I Douglas A. Juhn, owner, 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 in their use in accordance with the terms and conditions of said restrictions listed separately, unless otherwise noted.

WITNESS my hand in Montgomery County, Texas, this 18<sup>th</sup> day of December 2013.

*Douglas A. Juhn*  
Douglas A. Juhn  
Owner to VIE Villas, SECTION ONE



Notary Public in and for [Name to be Filled] County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Juhn, Owner, LA VIE Villas, SECTION ONE, 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 consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of December, 2013.

STATE OF TEXAS  
COUNTY OF MONTGOMERY:

1. 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

January 13 2014 at 11:00 o'clock A.M. and duly recorded on January 13 2014 at 9:03 o'clock A.M. in Cabinet

2 Sheet 214-215 of record of \_\_\_\_\_ for said County.

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

Mark Turnbull, Clerk, County Court, Montgomery County, Texas

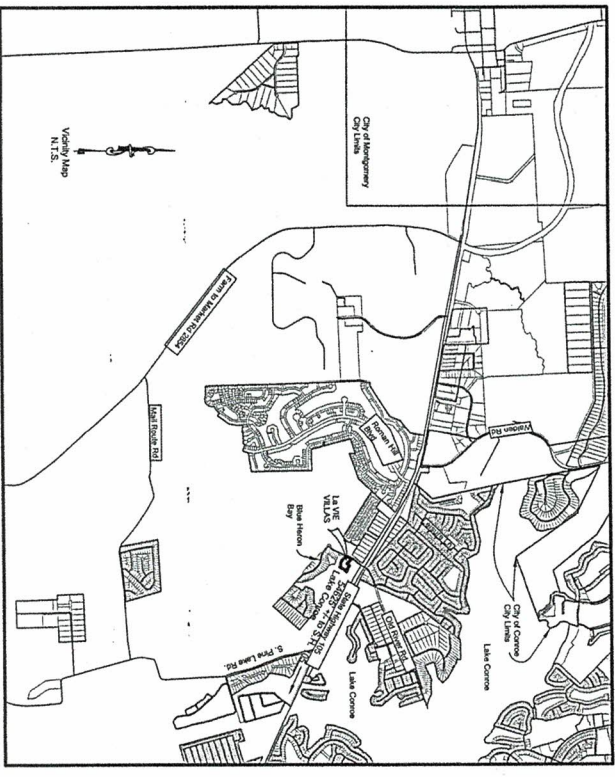
File No. 2014-004380-5 By *Douglas A. Juhn* Deputy *Cabrier*

FINAL PLAT  
La VIE  
VILLAS  
SECTION ONE  
A SUBDIVISION OF  
2.385 ACRES OF LAND IN THE  
WILLIAM ATKINS SURVEY, A-3  
MONTGOMERY COUNTY, TEXAS  
Containing 12 lots in 2 Blocks  
2 Restricted Reserves

(Common Open Space)  
(Totalling 0.581 Acre, 25300 Sq Ft)  
A UNIT DEVELOPMENT  
January, 2014  
OWNER/DEVELOPER  
Douglas A. Juhn  
Montgomery, Texas 77316  
936-537-0000  
449@montgomery.com

APPROVED AND ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this 13 day of January, 2014.

*Alan B. Soder*  
Alan B. Soder  
County Judge  
*Ed Rombert*  
Ed Rombert  
Commissioner Precinct 4



LEGEND

- C.C.N. = County Clerk's File Number
- L.R. = Iron Rod
- M.C.R. = Montgomery County Road Record
- M.C.R.R. = Montgomery County Map Record
- M.C.D.P.N. = Montgomery County Plat
- U.E. Indicates Utility Easement.
- B.E. Indicates Building Easement.
- W.L.E. Indicates Water Line Easement.
- A.E. Indicates Access Easement.



CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

On the 5<sup>th</sup> day of December, 2013, this plat was approved by the Planning Commission of the City of Corcoran, Texas. This approval will be automatically renewed if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

WITNESS the official signatures of the Chairman and Secretary of the City Planning Commission of the City of Corcoran, Texas, this 30<sup>th</sup> day of December, 2013.

*Alana Rivley*  
Alana Rivley  
Secretary

1. Mark A. Moore, 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 the requirements for internal subdivision drainage as to the effects of drainage from this subdivision on the intervening drainage artery or parent stream or on any other area of subdivision within the watershed.

*Mark A. Moore*  
Mark A. Moore, P.E.  
County Engineer, Montgomery County, Texas

Surveyor's Certification  
I, Jeffrey Moon, am registered under the laws of the STATE OF TEXAS as a Professional Land Surveyor. I have examined the above plat and certify that the same is in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Professional Land Surveyors. I further certify that the plat of this subdivision complies with the requirements for internal subdivision drainage as to the effects of drainage from this subdivision on the intervening drainage artery or parent stream or on any other area of subdivision within the watershed.

*Jeffrey Moon*  
Jeffrey Moon  
Professional Land Surveyor  
No. 4639  
1000 North Loop West  
Corcoran, Texas 77315



JEFFREY MOON & ASSOCIATES, INC.  
LAND SURVEYORS  
1000 North Loop West  
Corcoran, Texas 77315  
936-537-0000