

I Duplier A. Justin, senter of the property subdicted in the above and foregoing may fine, streak, lots, diete, ports, published ines, ond exessents therein stems, and designate said subdishion or all operative, occasion to these streak, lots, diete, ports, published ines, and exessents therein stems, and designate said subdishion or at lot few Yallan, SCRION ONE in the William Althas Sarrey, A - 3 when the other country, freeze, and dedicate to public use, as such, the elleys, ports, and executive of the streak and deleges dedicated, or decisions of the streak and deleges dedicated, or concentrate by the attention of the surface of any portion of stream or early to confident or confident by the distriction of the surface of any portion of stream or early a decision of the surface of the profits of stream or early the surface of the profits of stream or early here and easings to surface of the surface of the profits of stream or early here and easings to surface and forem defined the situation to the lond so dedicated.

This is to certify that I Douglas A. Jeelyn, owner, howe complied with or will camply with all regulations heratolore on the with the Montgomery County Engineer and adopted by the Jammissiances Count of Montgomery County.

TRENES, I Douglas A. Joslys, event do hereby desided forever to the public a strip of laid a milhirum of fitteen (15) feet wide on each side of the reterition of any yord oil guiller, rothers, down, slouphs or other notified downego courses feedled in oild subdivision, as essements for divelope purposes, slying Montgareny County and/or other public ogency the right to enter upon said essement of any and oil times for the purpose of construction and/or monitorating diversops were more) of such construction.

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 clitten thereof, by injunction, as follows:

- The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
- Ordings structures under private driverage shall have a rest drivings 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).

FightEq. I boughs A. Joshy, owner do hereby commant and agree that those streets toocated within the bounderies of this plat specifically noted as private streets, and to be thereby established and ministriend as private streets by the owners, helfs, and assigns to property located within the bounderies of this plat and dways available for the person of said owners and to the public for freman, fartificiting explorately bounded for the general use of said owners on the said of the

EURTHER, I Douglos A. Joslyn, owner do hereby declare that all parcels of load designated as lots on this plot are originally intended for the construction of residential deading units thereon and shall be restricted for some under the terms and conditions such restrictions filed separately, unless otherwise noted. U

WINESS my hand in . Montgomery County, Texas, this 18 5 day of Danbe 2013.

Douglas A Joslyn
Owner La VIE VIIIas, SECTION ONE

COUNTY OF MONTGOMERY THE STATE OF TEXAS

> MONTGOMERY COUNTY, TEXAS 2.385 ACRES OF LAND IN THE WILLIAM ATKINS SURVEY, A - 3 Containing 12 lots in 2 Blocks (Totaling 0.581 Acre, 25300 Sq Ft) A UNIT DEVELOPMENT A SUBDIVISION OF 2 Restricted Reserves (Common Open Space) OWNER/DEVELOPER FINAL PLAT SECTION ONE Douglas A. Joslyn 110 Blue Heron Drive Montgomery, Texas 77316 936-\$37-6000 doug@blueheronboy.com VILLAS La VIE January, 2014

U.E. Indicates Utility Easement.
B.L. Indicates Building Line.
D.E. Indicates Building Easement.
W.L.E. Indicates Water Line Easement
A.E. Indicates Access Easement C.C.F.M. = County Clerk's File Number Fall. = Found I.P. = Iron Rod I.P. = Iron Rod I.P. = Multispannery County Beed Record II.C.M.R. = Montgomery County Red II.C.R.P.R. = Montgomery County Red

Court of Montgon



BETGE LE. The underlipsed subsolfly, on this day personally opported Borglas A Josiph, Omer, LANE Yillia, SECTION ONE, Lower to me to be the person whose name is subscribed to the transporting instrument, and actions/edged to me the he executed the some for purposes and consideration therein expressed, MARS WHOSE MY HAND AND SEAL OF OFFICE, this $\frac{1}{2}$ S day Notary Public in and for W) (Name to be Printed)
County, Texas . 2013.

Mandsey K

of Desember

STATE OF TEXAS: COUNTY OF MONTGOMERY:

Mark Turnbull, 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

recorded on January le. 2014 at 4:03 o'clock A.M. in Cabinet January 13 Sheet 2744-ZINO of record of 2014 at 11:00 o'clock A.M. and duly for said County.

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

10 TO 11

Mark Turnbull, Clerk, County Court Montgomery County, Texas

No. 2014-004380-5 Shory No. 20144

M

City of Montgamery City Limits

otes:
5/8" Iron rods set with cap stamped "Jeff Moon, RPLS
4639" • all lot corners unless otherwise noted.

- This property does not lie within the 100 yr. flood plain according to F.I.R.M. map panel No. 48339C0195, 48339C0335 F, effective date: December 19, 1996.
- 3. The property within the plot boundary is subject to terms, condition, and estriction as set out in harturnest creeking o restricted eather quality zone accounted by the retary terms of the victory of the condition of the retary terms of the Victory of 14. Page 445 of the deel recent of identifyneray County, Irenat, edit in the condition of the condition of the condition of the condition of the County is the condition of the County is the Countribution on condition of in 15 on the plot 1644 Countribution on condition of in 15 on the plot 1644 Countribution on condition in 15 on the plot 1644 Countribution on condition of in 15 on the plot 1644 Countribution on condition in 15 on the plot 1644 Countribution on condition in 15 on the plot 1644 Countribution on condition in 15 on the plot 1644 Countribution on condition in 15 on the plot 1644 Countribution on condition in 1644 Countribution on the plot 1644 Countribution of the plot 1644 Countribut
- This property is subject to a flowage and inundation easement up to 207 M.S.L. granted in favor of San Jacinto River Authority. Vol. 726, Pg. 724 M.C.D.R.
- This Property is subject to a waiver of damages caused by flooding or hundrition in favor of the San Jacinto River Authority, between 201 M.S.L. and 207 M.S.L. Vol. 726, Pg. 717 M.C.D.R.
- 7. Note 6 shall apply to the governing body having jurisdiction over the subdivision.
- This tract is subject to a Mid-South Electric Cooperative Blanket Easement C.C.F.N. 2005-052155 & 2012-124762 M.C.R.P.R.
- All or part of the herein described property is located within the Stanley Lake Municipal Utility District.
- Bearings and Coordinates are based on Texas State Plane Coordinate. Texas Central Zone US Feet: 13. Adjusted. All coordinates are surface and can be adjusted to grid with a scale factor of 0.9993/JOD.
- Building Lines along all East lot lines are a zero lot line, along the West line of ead lots there is a two & one half (2-1/2) foot building line.
- 12. All distances are based on ground measurements as shown

CERTIFICATE OF APPROVAL BY PLANSING COMMISSION

On the 25 - day of \(\frac{1_{\text{Commission}}}{2_{\text{Commission}}}\) 2018, this plot was approved by the Flanning Commission of the City of Corres, Teacs. This approved will be automatically revoked if this plot is not filled in the ladp Records of wait be outcomplicatly revoked if the plot is not flared in the ladp Records of the

WITNESS the official signatures of the Chairman and Secretary of the City Planning Commission of the City of Conroe, Texas, 2013.

- day of December

Alana Berry

Mark J. Mooney,P.E. County Engineer of Montgomery County, Texas do tweeby certify that the plot of this subdivision compiles with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners Court.

I, further certify that the plot of this subdivision complies with the requirements for internal subdivision discinger as adopted by the Commissioners Court; however no extellication is invested yields as to the effects of discingular this subdivision on this intercepting discingular only or potent steem or on only other dress of subdivisions within the vetterbed.

Mark of Mooney (1). County Engineer Montgomery County, Texas



Registered Professional Land Surveyor Jexas Registration No. 4639

JEFFREY MOON & ASSOCIATES INC LAND SURVEYORS