

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, BRIGHT MORNING STAR PLACE, LLC., OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 13.140 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORNING STAR, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES 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 DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY OF CONROE, TEXAS, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

BY: _____
XXXXX, XXXXX

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN SCHNELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

ON THE _____ DAY OF _____, 2023, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CONROE, TEXAS. THE APPROVAL WILL BE AUTOMATICALLY REVOKED 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 CHAIR AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF CONROE, TEXAS, THIS _____ DAY OF _____, 2023.

BY: _____
CHAIR

BY: _____
SECRETARY

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 _____, 2023 AT _____ O'CLOCK, _____M., AND DULY RECORDED ON _____ 2023, AT _____ O'CLOCK, _____M., IN CABINET _____, SHEET _____ OF RECORD OF _____ 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, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

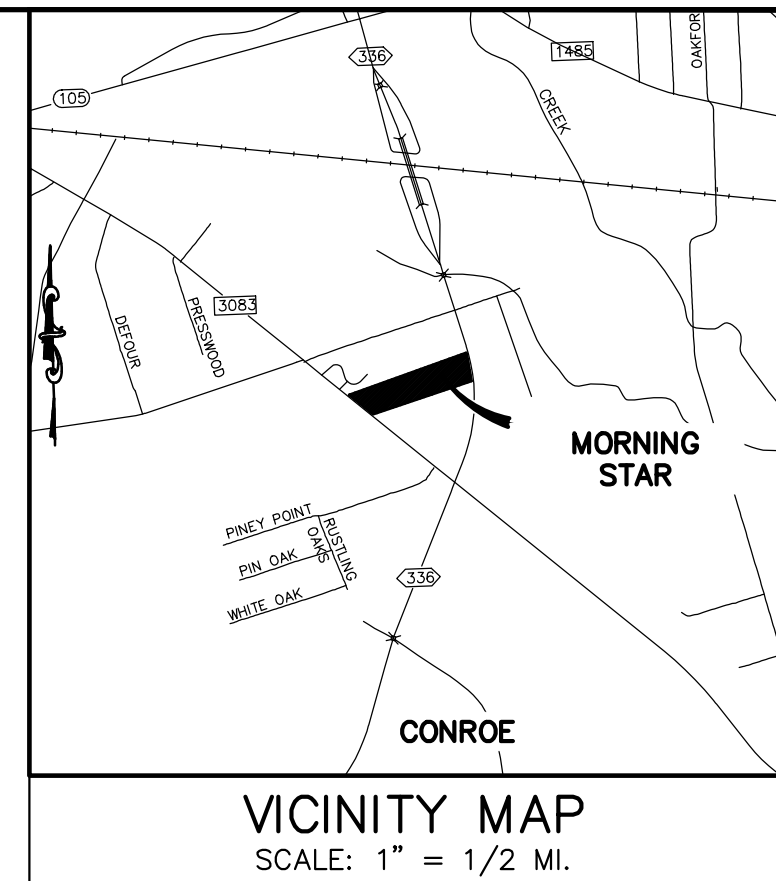
BY: _____
DEPUTY

BENCHMARK ELEV. 212.79

3" BRASS DISC STAMPED "ELEV=212.79' NAVD88" IN THE SOUTH CONCRETE HEADWALL OF A 15" REINFORCED CONCRETE PIPE IN THE NORTHEAST RIGHT-OF-WAY OF F.M. 3083, APPROXIMATELY 1/2 MILE SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY LOOP 336 EAST AND F.M. 3083. (NAVD 88 GEOID 09) REFERENCED TO CITY OF CONROE MONUMENT CI-1 AZ, (ELEV.=141.2, NAVD88 191 ADJ.) AND CC-10 (ELEV.=231.66, NAVD88, 1991 ADJ.)

THIS IS TO CERTIFY THAT THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY; AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY ARE PROPERLY MONUMENTED AS REQUIRED BY THE APPLICABLE REGULATIONS OF THE CITY OF CONROE, TEXAS AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532



NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE (2002 ADJ)(FIPS NO. 4203) STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999485249. ALL DISTANCES SHOWN HEREON ARE SURFACE.
2. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF CONROE, MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480484, DATED SEPTEMBER 18, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48339C0395G.
3. THIS PLAT IS SUBJECT TO THE CITY OF CONROE VEGETATION ORDINANCE PER CHAPTER 102.
4. PRIVATE STREETS, STORM WATER DETENTION FACILITIES, COMMON AREAS, STREETLIGHTS AND SCREENING DEVICES, NOT MAINTAINED BY GOVERNMENTAL ENTITY, SHALL BE MAINTAINED BY THE SUBDIVISION PROPERTY OWNER. THE CITY OF CONROE MAY REPAIR ANY SUCH PRIVATE FACILITY, IF IT DETERMINES THAT THE CONDITION OF THE FACILITY WOULD INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE, OR POSE A SIGNIFICANT THREAT OF INJURY TO PERSON OR PROPERTY OUTSIDE THE SUBDIVISION. A REPAIR MADE BY THE CITY SHALL NOT OBLIGATE THE CITY FOR FUTURE MAINTENANCE OF THE FACILITY. THE COST OF REPAIRS BY THE CITY SHALL BE ASSESSED AGAINST THE SUBDIVISION PROPERTY OWNER. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDOR'S LIEN, IN FAVOR OF THE CITY, THAT IS HEREBY ESTABLISHED UPON THE PROPERTY AND THE RESERVES THEREIN. THIS PROVISION SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING ON SUBSEQUENT PROPERTY OWNERS.

MORNING STAR

BEING A COMMERCIAL SUBDIVISION OF 13.140 ACRES OF LAND, SITUATED IN THE ROBERT KUYKENDALL SURVEY, A-301, MONTGOMERY COUNTY, TEXAS

1 BLOCK 0 LOTS 1 RESERVE

DATE: OCTOBER, 2023 JOB NO. 23058

OWNERS: BRIGHT MORNING STAR PLACE, LLC.
1108 HOUSTON ST.
CONROE, TX 77301



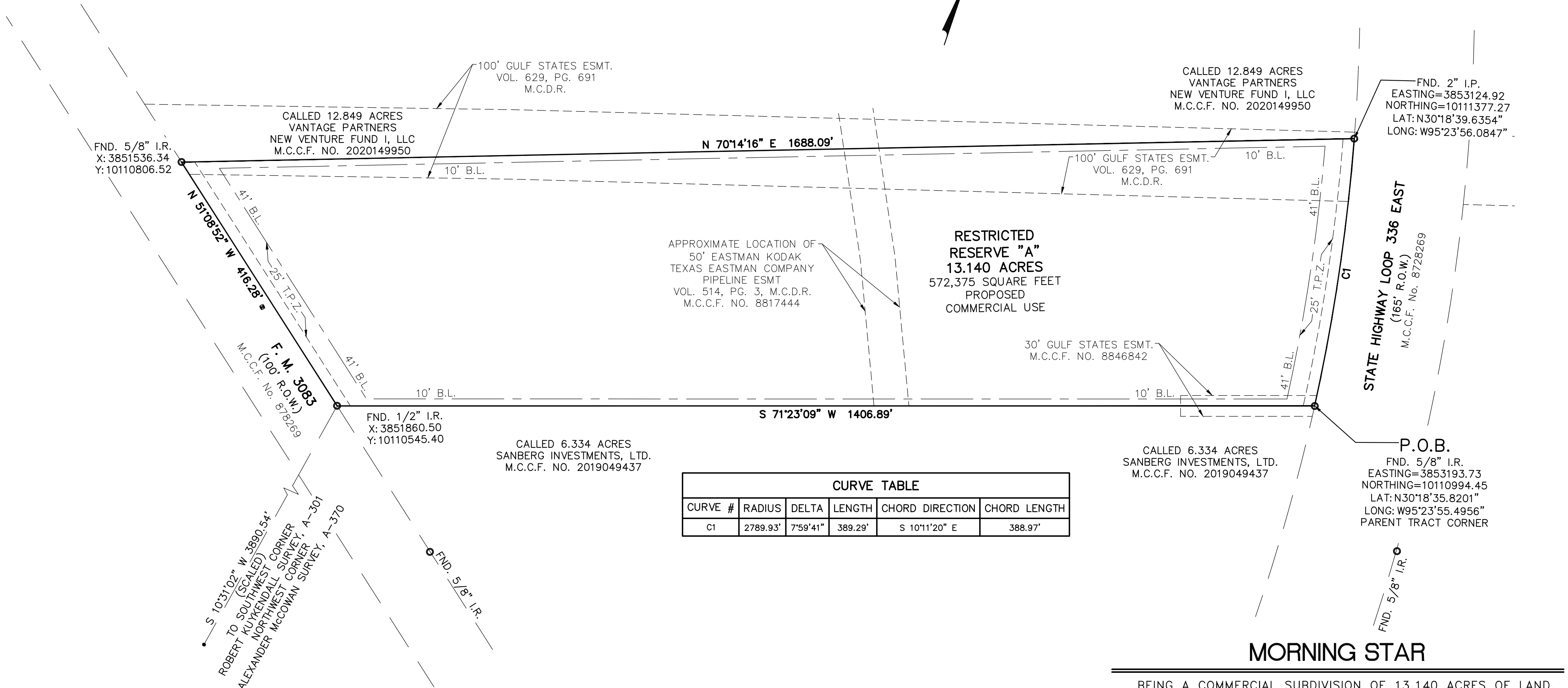
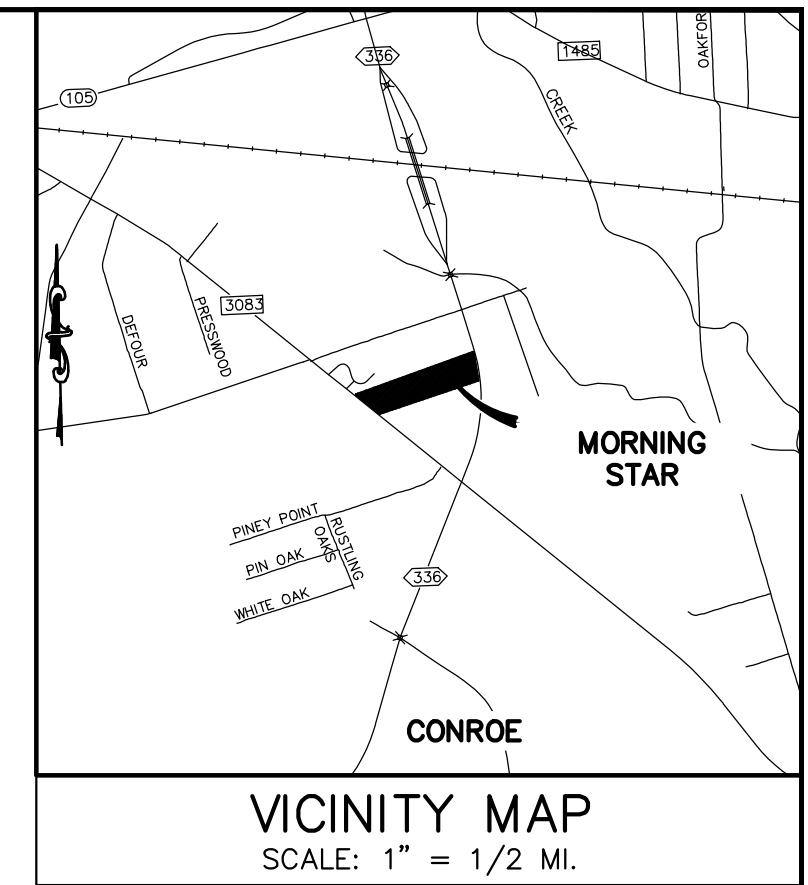
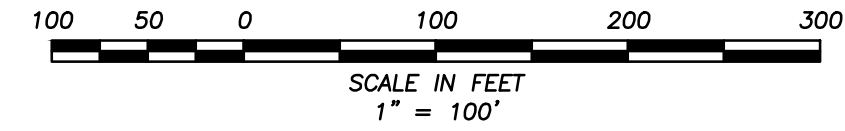
10590 WESTOFFICE DR. SUITE 100
HOUSTON, TEXAS 77042

Civil-Surv
Land Surveying, LLC

FIRM No. 10143800 OFFICE: (713) 839-9181
Email: michael@civil-surv.net

ABBREVIATIONS

- ESMT. = EASEMENT
- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
- No. = NUMBER
- P.G. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- P.O.B. = POINT OF BEGINNING
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- T.B.M. = TEMPORARY BENCHMARK
- T.P.Z. = TREE PRESERVATION ZONE
- B.L. = BUILDING LINE



RESTRICTED RESERVE "A"
 13.140 ACRES
 572,375 SQUARE FEET
 PROPOSED COMMERCIAL USE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2789.93'	7°59'41"	389.29'	S 10°11'20" E	388.97'

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