

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, RYAN WILGERS, AGENT AND ATTORNEY-IN-FACT FOR STOECKER CORPORATION, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF CAMP CREEK ACRES, SECTION 1, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID STOECKER CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS CAMP CREEK ACRES, SECTION 1, LOCATED IN THE JOHN OVERBY SURVEY, A-408, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID STOECKER CORPORATION, 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 I, RYAN WILGERS, AGENT AND ATTORNEY-IN-FACT FOR STOECKER CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF CAMP CREEK ACRES, SECTION 1, 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, I, RYAN WILGERS, AGENT AND ATTORNEY-IN-FACT FOR STOECKER CORPORATION, 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 COURSED 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 RESIDENTIAL UNITS AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

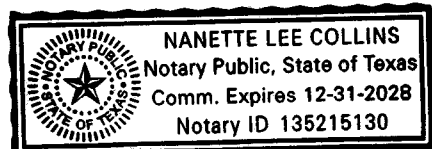
IN TESTIMONY WHEREOF, THE STOECKER CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN WILGERS, AGENT AND ATTORNEY-IN-FACT, FOR STOECKER CORPORATION, A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION AND THEREUNTO AUTHORIZED AND ITS COMMON SEAL HEREUNTO AFFIXED THIS DAY OF January 29th 2025.

STOECKER CORPORATION,
BY: [Signature]
RYAN WILGERS, AGENT & ATTORNEY-IN FACT FOR
STOECKER CORPORATION, A TEXAS CORPORATION,
ON BEHALF OF SAID CORPORATION

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN WILGERS, AGENT AND ATTORNEY-IN-FACT, FOR STOECKER CORPORATION, A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 28 DAY OF January, 2025.



[Signature]
NANETTE LEE COLLINS
Notary Public, State of Texas
Comm. Expires 12-31-2028
Notary ID 135215130
MY COMMISSION EXPIRES 12-31-2028

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.

[Signature]
JEFFREY MOON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4639



DOC # 2025030624
Cabinet OAA Sheet 1489

CAMP CREEK ACRES SECTION ONE

BEING A SUBDIVISION OF 27.350 ACRES OF LAND
IN THE JOHN OVERBY SURVEY, A - 408
MONTGOMERY COUNTY, TEXAS,

CONTAINING: 27 RESIDENTIAL LOTS &
1 RESTRICTED RESERVE (3.122 ACRES/ 135,994 SQ. FT.) &
1 UNRESTRICTED RESERVE (0.450 ACRE/19,591 SQ. FT.)
IN 2 BLOCKS ENGINEER

OWNER/DEVELOPER
STOECKER CORPORATION
A TEXAS CORPORATION
P.O. BOX 247
CONROE, TEXAS 77305
PHONE: (936) 539-1232
EMAIL: SSTEVENSON@STOECKERCORP.COM

JANUARY 2025

ENGINEER
SPEAR POINT ENGINEERING, LLC
604 W. WORSHAM STREET
WILLIS, TEXAS 77378
PHONE: (936) 256-2626
EMAIL: SEAN@SPETEXAS.COM

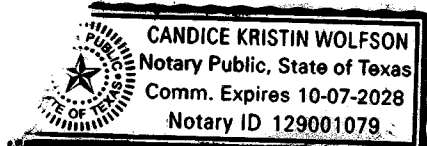
WE, FIRST STATE BANK OF TEXAS, A TEXAS BANK, OWNERS AND HOLDERS OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CAMP CREEK ACRES, SECTION ONE, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER COUNTY CLERK'S FILE NO. 2024-063691 & 2024-063692 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS, AND WE HEREBY CONFIRM WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF

By: [Signature]
PRINT NAME: JAMES EBREY
TITLE: REGIONAL PRESIDENT

THE STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Ebrey
Regional President 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 BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
29 DAY OF January, 2025

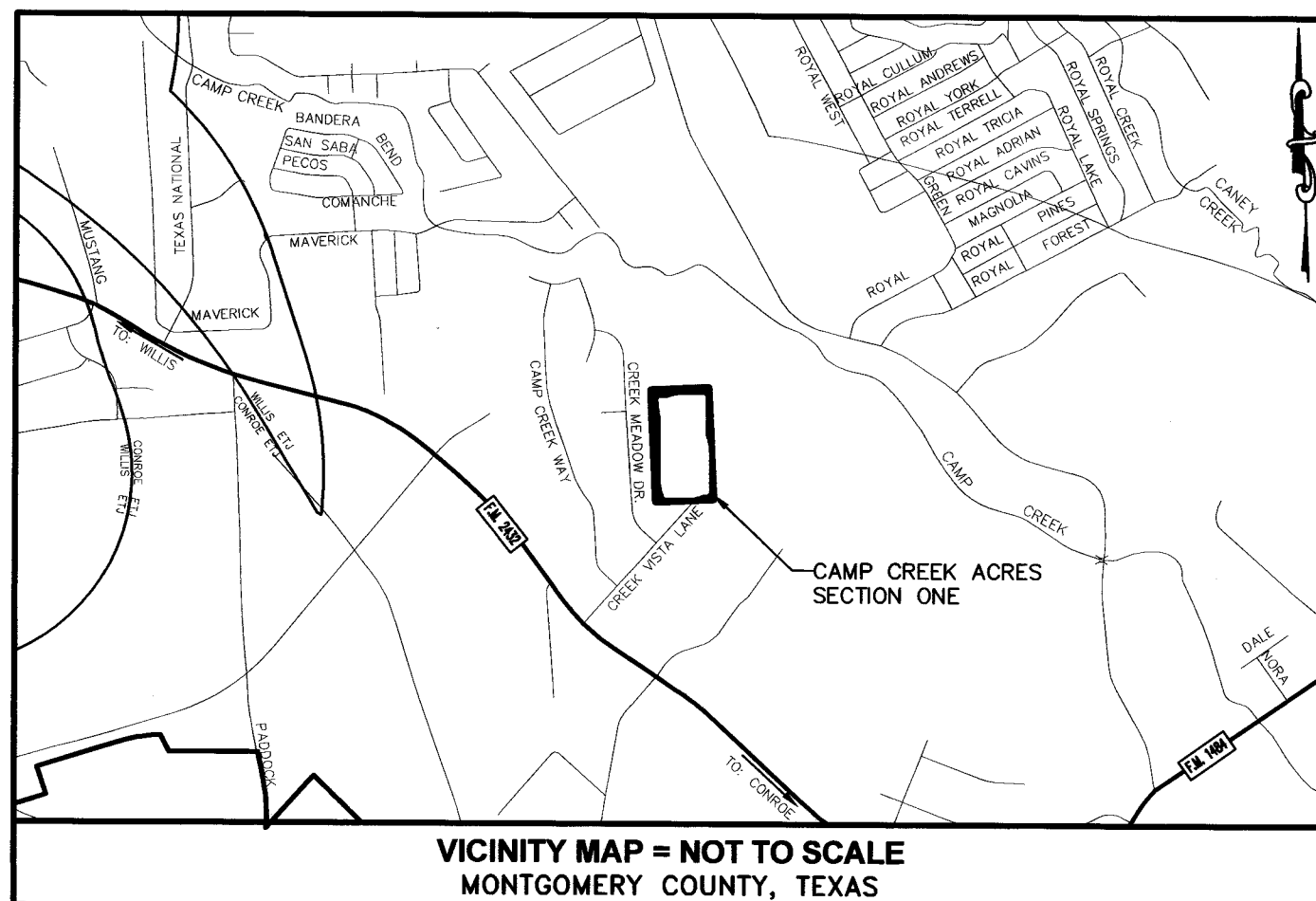


[Signature]
CANDICE KRISTIN WOLFSON
NOTARY PUBLIC IN AND FOR
Montgomery COUNTY, STATE OF TEXAS
MY COMMISSION EXPIRES: 10-07-2028

"I, BRIAN CLARK 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 AREA OF SUBDIVISION WITHIN THE WATERSHED.

[Signature]
BRIAN CLARK, P.E.
COUNTY ENGINEER
MONTGOMERY COUNTY, TEXAS



VICINITY MAP - NOT TO SCALE
MONTGOMERY COUNTY, TEXAS

APPROVED AND ACCEPTED BY THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY, TEXAS,

THIS 28th DAY OF March, 2025

[Signature]
ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

[Signature]
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

[Signature]
M. RITCHIE WHEELER
COMMISSIONER, PRECINCT 3

[Signature]
MARK KEOUGH,
COUNTY JUDGE

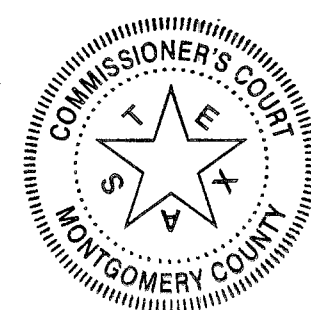
[Signature]
MATT GRAY
COMMISSIONER, PRECINCT 4

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

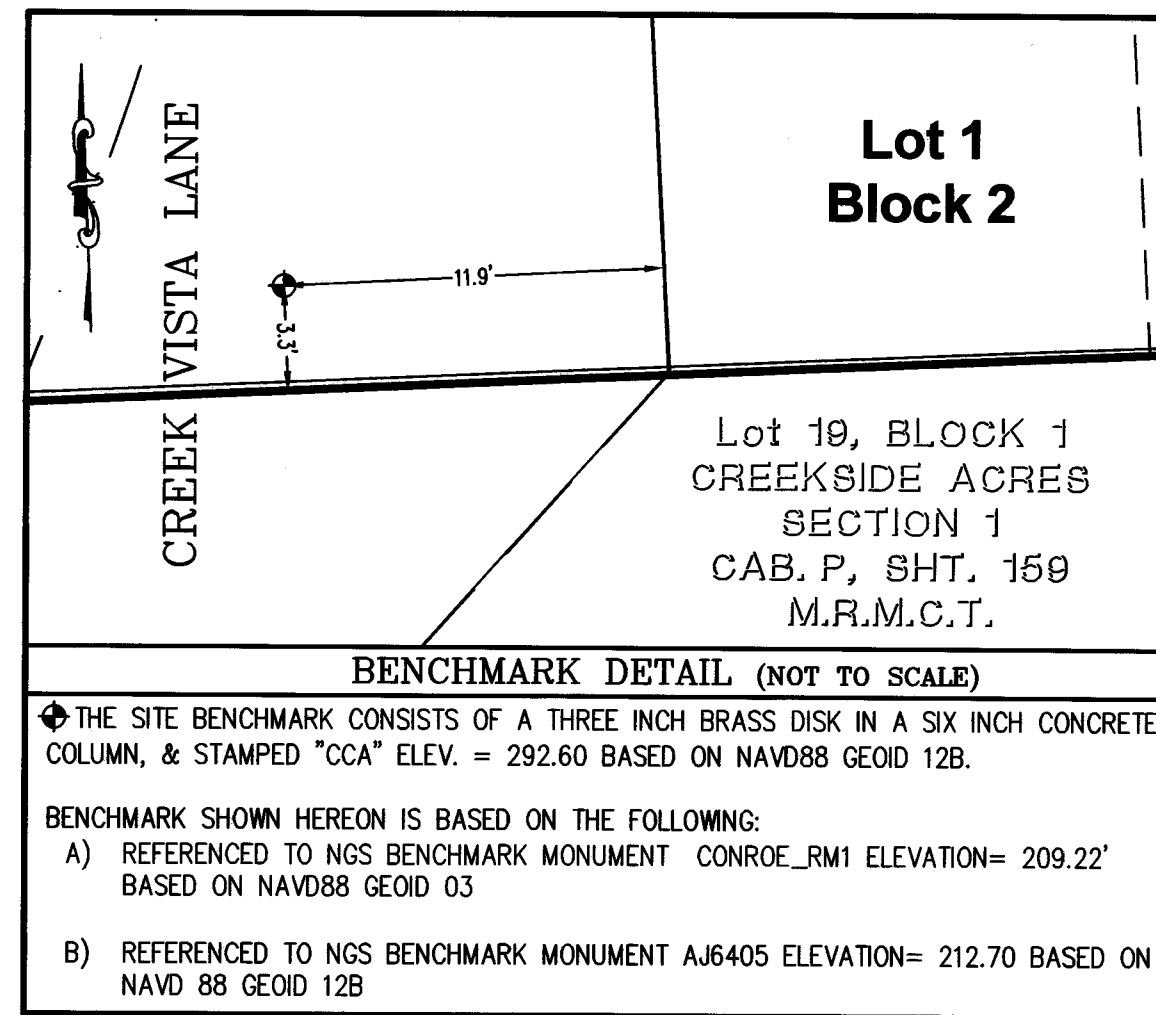
I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON March 25, 2025 AT 9:30 O'CLOCK A.M., AND DULY
RECORDED ON April 1, 2025 AT 1:22 O'CLOCK P.M., IN
CABINET OAA, SHEET 1489-1492 OF RECORD OF Map FOR SAID COUNTY.

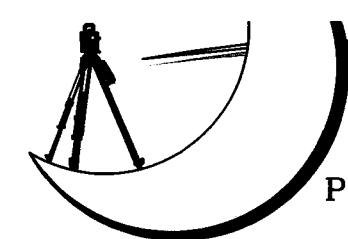
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.



[Signature]
L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS
BY: [Signature] DEPUTY



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

CAMP CREEK ACRES SECTION ONE

ENGINEER
SPEAR POINT ENGINEERING, LLC
604 W. WORSHAM STREET
WILLIS, TEXAS 77378
PHONE: (936) 256-2626
EMAIL: SEAN@SPETEXAS.COM

BEING A SUBDIVISION OF 27.350 ACRES OF LAND
IN THE JOHN OVERBY SURVEY, A - 408
MONTGOMERY COUNTY, TEXAS,
CONTAINING: 27 RESIDENTIAL LOTS &
1 RESTRICTED RESERVE (3.122 ACRES/ 135,994 SQ. FT.) &
1 UNRESTRICTED RESERVE (0.450 ACRE/19,591 SQ. FT.)
IN 2 BLOCKS

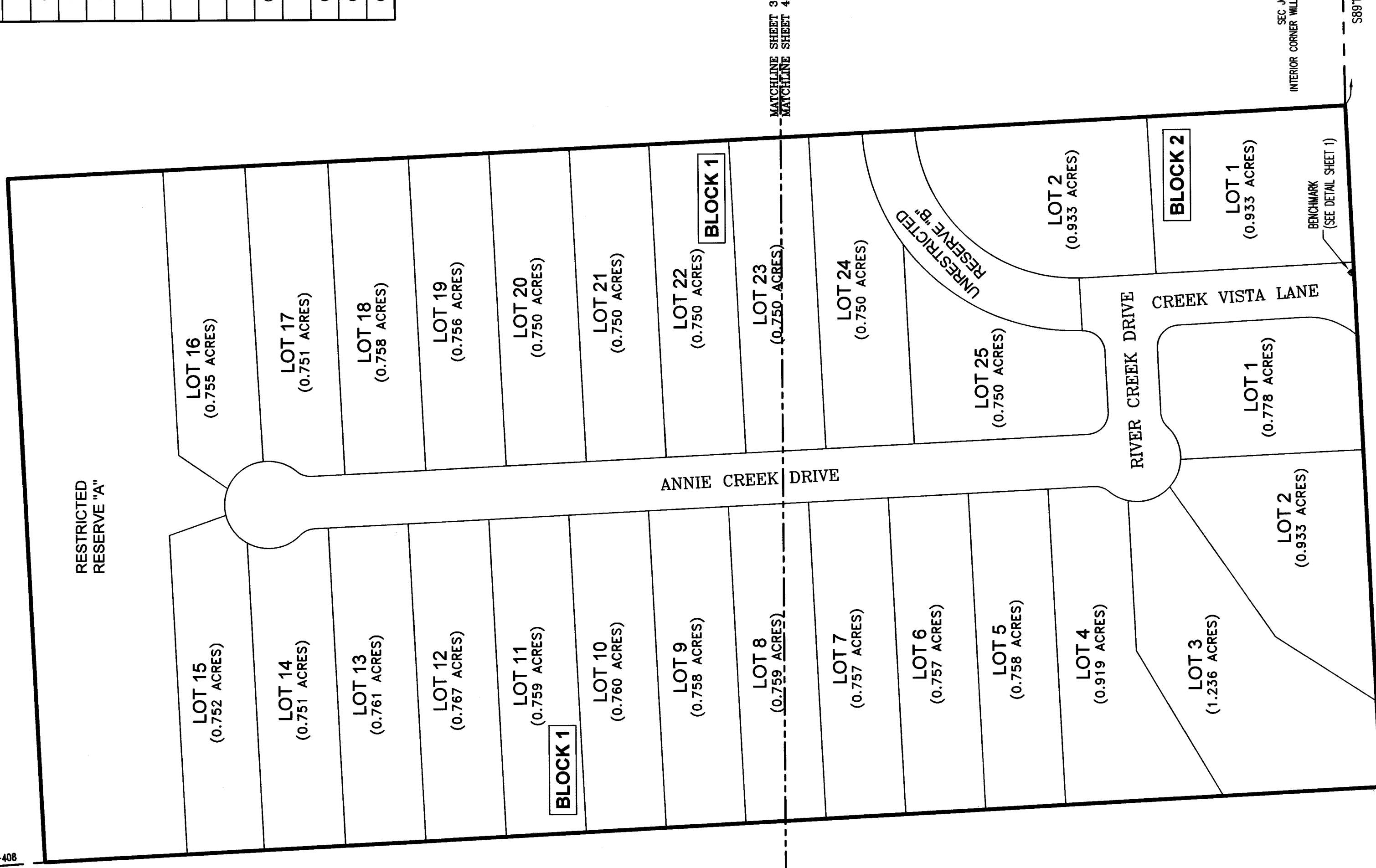
JANUARY 2025

OWNER/DEVELOPER
STOECKER CORPORATION
A TEXAS CORPORATION
P.O. BOX 247
CONROE, TEXAS 77305
PHONE: (936) 539-1232
EMAIL: SSTEVEN@STOECKERCORP.COM

JOHN OVERBY SURVEY, A-408
HENRY ALSTON SURVEY, A-59

Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	61.56	112.72	031° 17' 22"	N12° 39' 30"E 60.80
C2	64.67	82.72	044° 47' 40"	S19° 24' 39"W 63.04
C3	39.12	25.00	089° 39' 45"	S47° 49' 04"E 35.25
C4	18.66	25.00	042° 45' 34"	N65° 58' 17"E 18.23
C5	153.13	50.00	175° 28' 16"	S47° 40' 22"E 99.92
C6	18.69	25.00	042° 50' 00"	S18° 38' 46"W 18.26
C7	18.69	25.00	042° 50' 00"	S24° 11' 15"E 18.26
C8	231.84	50.00	265° 40' 01"	S87° 13' 46"W 73.33
C9	18.69	25.00	042° 50' 00"	N18° 38' 46"E 18.26
C10	39.22	25.00	089° 52' 42"	N47° 42' 35"W 35.32
C11	36.86	25.00	089° 03' 04"	S42° 49' 32"W 35.06
C12	373.57	242.46	088° 16' 46"	S42° 26' 23"W 337.70
C13	4.31	212.46	001° 09' 43"	N02° 05' 18"W 4.31
C14	283.60	182.46	089° 03' 15"	N41° 52' 58"E 255.90

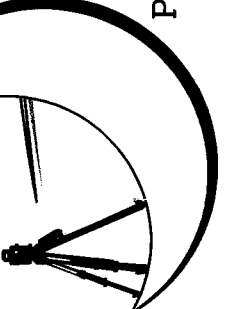
Line #	Bearing	Distance
L1	N87° 21' 03"E	73.26
L2	S87° 21' 03"W	68.71
L3	N03° 46' 09"W	122.27
L4	N86° 13' 51"E	20.00
L5	S03° 46' 09"E	122.27
L6	S01° 14' 15"W	73.08
L7	S12° 22' 15"E	56.16
L8	S17° 01' 43"E	70.52
L9	S38° 03' 38"E	46.18
L10	S05° 15' 10"E	46.73
L11	S15° 21' 25"E	67.84
L12	S15° 52' 59"E	67.48
L13	S05° 27' 12"E	68.39
L14	N86° 14' 27"E	69.22
L15	N24° 44' 36"W	74.62
L16	N06° 36' 51"W	74.71
L17	N22° 14' 40"W	63.08
L18	N17° 16' 58"W	62.59
L19	N07° 33' 27"E	66.71



- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE (2002 ADJ) (FIPS 4203) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00005546. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
 - 5/8 INCH IRON RODS 18 INCHES IN LENGTH SET AT ALL LOT CORNERS AND 5/8 INCH IRON RODS 36 INCHES IN LENGTH WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
 - THE SUBJECT PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD HAZARD (100 YEAR FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL NO. 48339C0250G, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
 - THIS PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT AND TERMS, CONDITIONS AND PROVISIONS CONTAINED IN INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 8830479 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - THE PARENT TRACT FOR THIS SUBDIVISION IS A CALLED 27.350 ACRE TRACT CONVEYED IN DEED TO STOECKER CORPORATION RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2023-068331 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

STANDARD ABBREVIATIONS:
 B.L. BUILDING LINE
 U.E. UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 F.N.D. FOUND
 I.R. IRON ROD
 I.P. IRON PIPE
 R.O.W. RIGHT-OF-WAY
 VOL. VOLUME
 PG. PAGE
 CAB. CABINET
 SH. SHEET
 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
 SNG. STREET NAME CHANGE

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

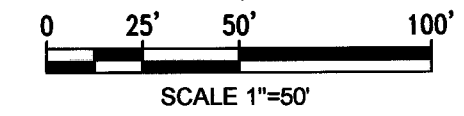
All rights reserved Copyright 2025 Jeffrey Moon & Assoc., Inc.
 C:\Users\aron\OneDrive - Jeffrey Moon and Assoc\Projects\John Overby Survey, A-408\23-06-8331-09-27 acres\0AMP
 CREEK ACRES 3/24/24

FND. 2" IRON BAR
NWC 27.350 ACRES
SWC 46.793 ACRES
NORTHING: 10146771.0210
EASTING: 3843896.8610

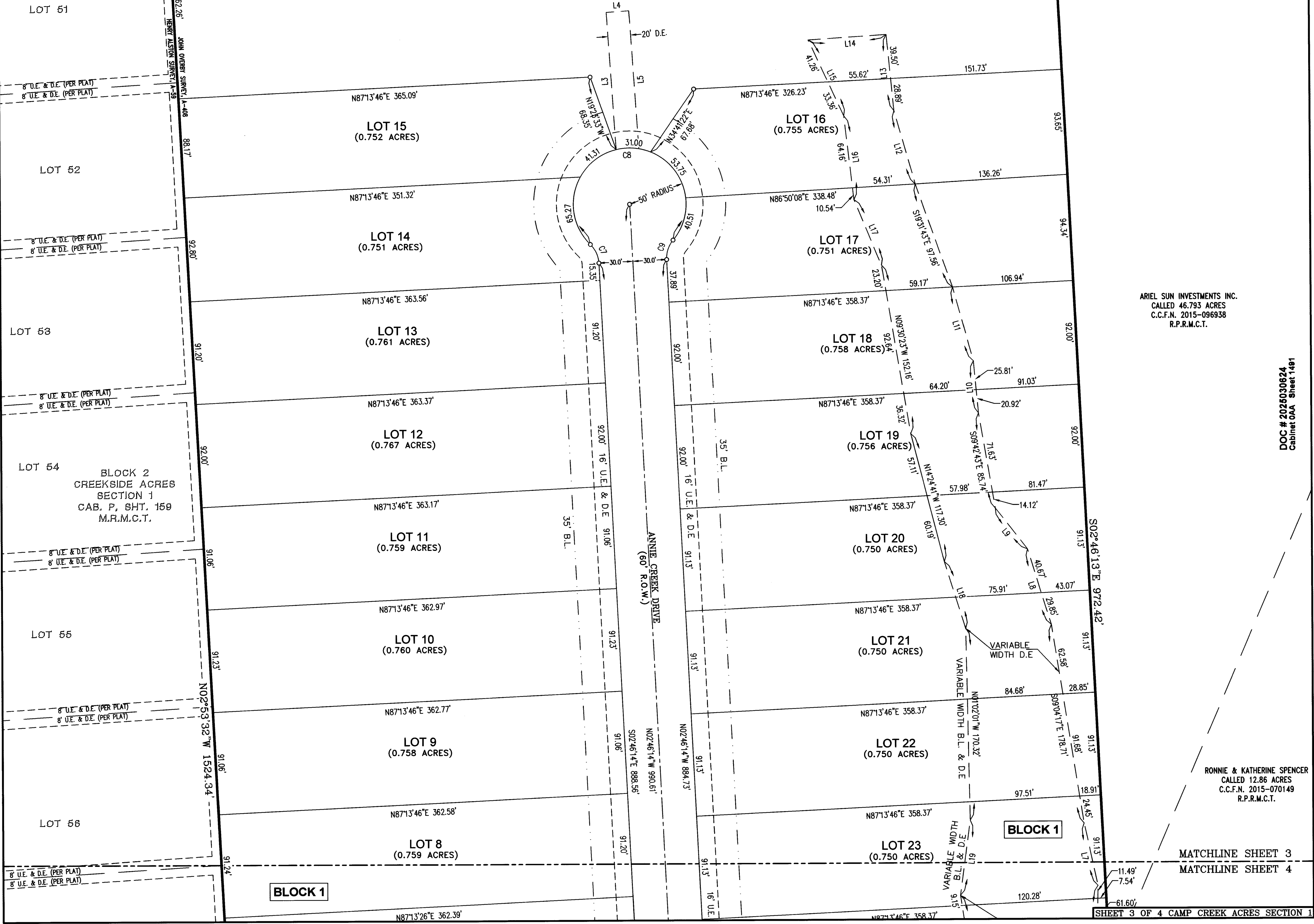
ARIEL SUN INVESTMENTS INC.
CALLED 46.793 ACRES
C.C.F.N. 2015-096938
R.P.R.M.C.T.

FND. 1/2" LR. W/CAP MARKED
"JEFF MOON R.P.L.S. 4639"
NEC 27.350 ACRES
INTERIOR CORNER 46.793 ACRES

N87°18'20"E 782.66'



RESTRICTED RESERVE "A"
(3.122 ACRES) (135994 SQ. FT.)
(RESTRICTED TO DRAINAGE AND DETENTION)



ARIEL SUN INVESTMENTS INC.
CALLED 46.793 ACRES
C.C.F.N. 2015-096938
R.P.R.M.C.T.

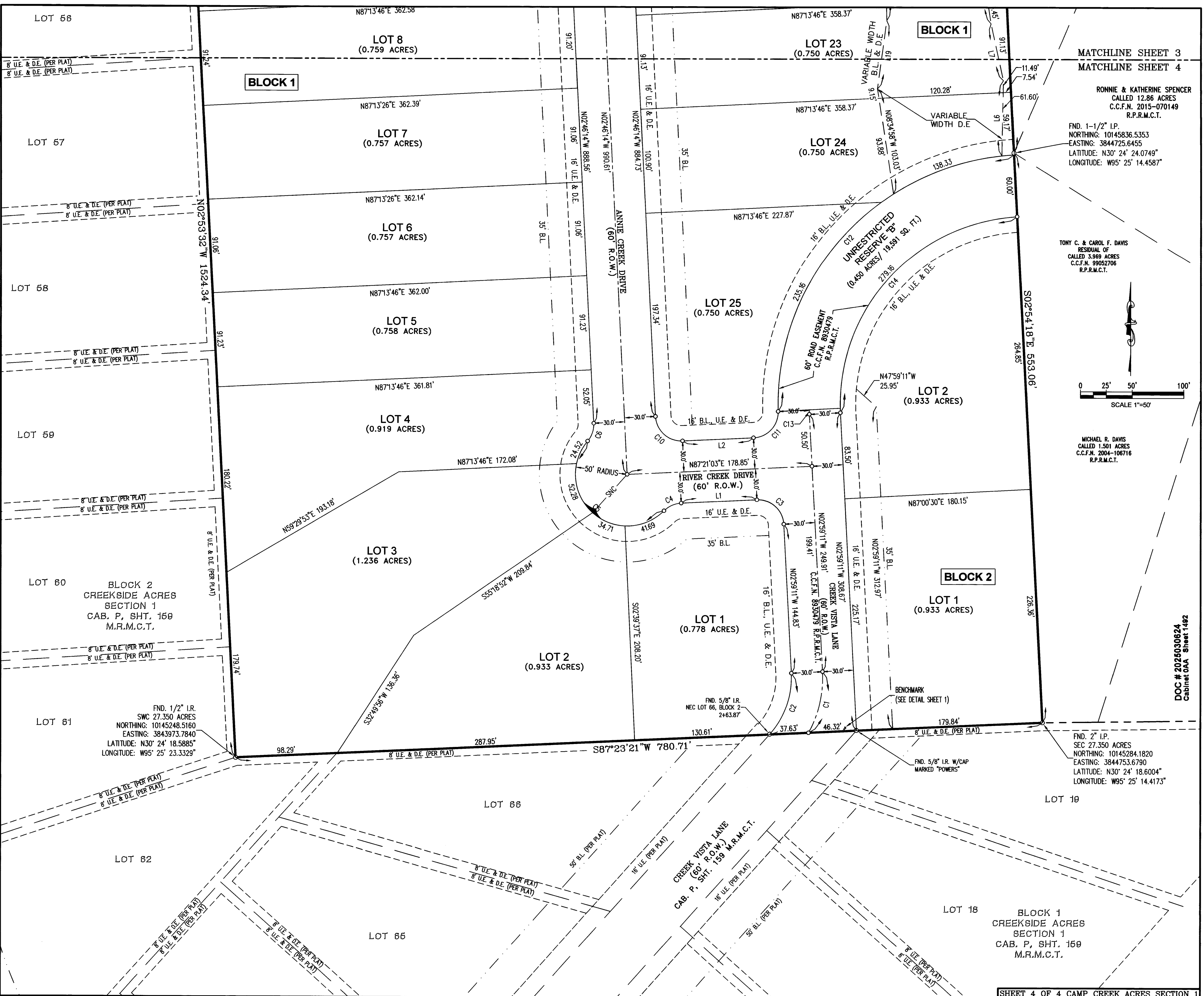
RONNIE & KATHERINE SPENCER
CALLED 12.86 ACRES
C.C.F.N. 2015-070149
R.P.R.M.C.T.

DOC # 2026030624
Cabinet 00A Sheet 1481

MATCHLINE SHEET 3
MATCHLINE SHEET 4

BLOCK 1

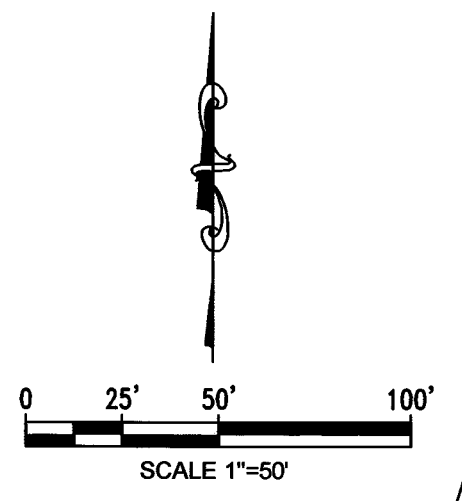
BLOCK 1



MATCHLINE SHEET 3
MATCHLINE SHEET 4

RONNIE & KATHERINE SPENCER
CALLED 12.86 ACRES
C.C.F.N. 2015-070149
R.P.R.M.C.T.
FND. 1-1/2" I.P.
NORTHING: 10145836.5353
EASTING: 3844725.6455
LATITUDE: N30° 24' 24.0749"
LONGITUDE: W95° 25' 14.4587"

TONY C. & CAROL F. DAVIS
RESIDUAL OF
CALLED 3.969 ACRES
C.C.F.N. 99052706
R.P.R.M.C.T.



MICHAEL R. DAVIS
CALLED 1.501 ACRES
C.C.F.N. 2004-106716
R.P.R.M.C.T.

DOC # 2025030624
Cabinet 00A Sheet 1492

FND. 2" I.P.
SEC 27.350 ACRES
NORTHING: 10145284.1820
EASTING: 3844753.6790
LATITUDE: N30° 24' 18.6004"
LONGITUDE: W95° 25' 14.4173"