

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, JC CHRISTIAN PROPERTIES, LLC, AND J&J TEXAS PROPERTIES LLC., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF AMENDING PLAT LAKE CREEK ESTATES, SECTION 3, 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 AMENDING PLAT LAKE CREEK ESTATES, SECTION 3, LOCATED IN THE WILLIAM MCINN NUNER SURVEY, A - 401, 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 OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE JC CHRISTIAN PROPERTIES, LLC, AND J&J TEXAS PROPERTIES LLC., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE AMENDING PLAT LAKE CREEK ESTATES, SECTION 3 HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, WE DO HEREBY COVENANT 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 OWNERS, HEIRS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMAN, FIREFIGHTING EQUIPMENT, POLICE 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 FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

FURTHER, WE, JC CHRISTIAN PROPERTIES, LLC, AND J&J TEXAS PROPERTIES LLC., 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 CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, JC CHRISTIAN PROPERTIES, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH D. CHRISTIAN II, MEMBER ON BEHALF OF SAID COMPANY, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL

HEREUNTO AFFIXED THIS 4 DAY OF June, 2024.

BY: Joseph D. Christian II
JOSEPH D. CHRISTIAN II, MEMBER
JC CHRISTIAN PROPERTIES, LLC

IN TESTIMONY WHEREOF, J&J TEXAS PROPERTIES, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH D. CHRISTIAN, MEMBER ON BEHALF OF SAID COMPANY, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL

HEREUNTO AFFIXED THIS 3rd DAY OF June, 2024.

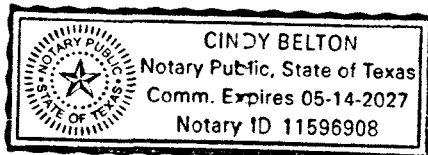
BY: Joseph D. Christian
JOSEPH D. CHRISTIAN, MEMBER
J & J TEXAS PROPERTIES, LLC

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH D. CHRISTIAN II, MEMBER OF JC CHRISTIAN PROPERTIES, LLC., 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 4 DAY OF June, 2024.



Cindy Belton
NOTARY PUBLIC IN AND FOR THE
MONTGOMERY COUNTY, TEXAS

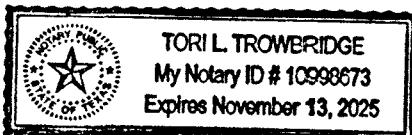
MY COMMISSION EXPIRES 05-14-2027

STATE OF TEXAS: Travis
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH D. CHRISTIAN, MEMBER OF J&J TEXAS PROPERTIES, LLC., 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 3rd DAY OF June, 2024.



Tori L. Trowbridge
NOTARY PUBLIC IN AND FOR THE
Travis COUNTY, TEXAS

MY COMMISSION EXPIRES Nov 13, 2025

AMENDING PLAT LAKE CREEK ESTATES SECTION 3

BEING A SUBDIVISION OF 44.276 ACRES OF LAND
IN THE WILLIAM MCINN NUNER SURVEY, A - 401
IN MONTGOMERY COUNTY, TEXAS,

BEING AN AMENDING PLAT OF
OF LAKE CREEK ESTATES, SECTION 3
AS RECORDED IN CABINET AA, SHEET 474
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

REASON FOR AMENDING PLAT: TO CORRECT
LABEL OF 15 FOOT DRAINAGE EASEMENT
TO BE 15 FOOT WATERLINE EASEMENTS

CONTAINING: 34 RESIDENTIAL LOTS,
3 RESTRICTED RESERVES 9.598ACRES (418,089 SQ. FT.) IN 1 BLOCK

OWNER/DEVELOPER
JC CHRISTIAN PROPERTIES LLC.
10608 N NORTHBRIDGE DR
CONROE, TX 77303
PHONE: (832) 723-6561
JOECHRISTIAN1967@GMAIL.COM

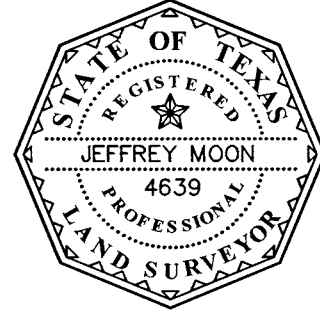
MAY 2024

OWNER/DEVELOPER
J & J TEXAS PROPERTIES LLC.
12401 BARKER HOLLOW COVE
AUSTIN, TX 78739
PHONE: (512) 461-5436
CMJOE@YAHOO.COM

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.

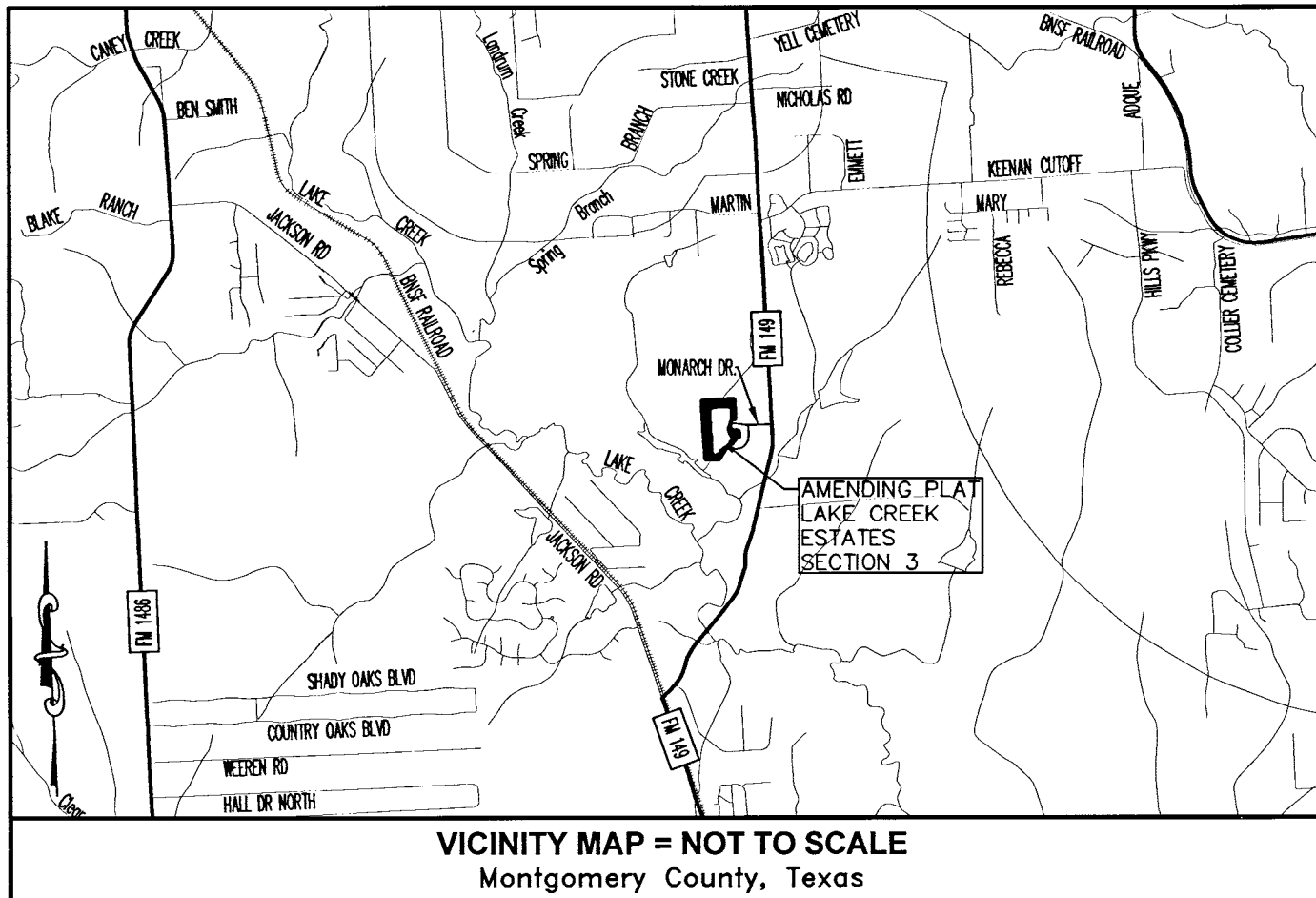
Jeffrey Moon
JEFFREY MOON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4639



"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.

PRINTED NAME: 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 23 DAY OF July, 2024.

Robert C. Walker
ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

Charlie Riley
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

Mark Keough
MARK KEOUGH,
COUNTY JUDGE

James Noack
JAMES NOACK
COMMISSIONER, PRECINCT 3

Matt Gray
MATT GRAY
COMMISSIONER, PRECINCT 4

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

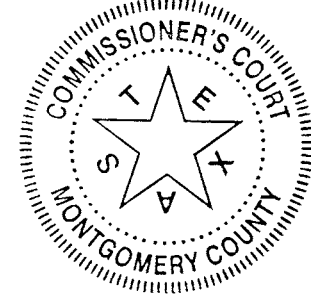
I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON JULY 23, 2024 AT 9:30 O'CLOCK A.M, AND DULY

RECORDED ON JULY 30, 2024 AT 8:40 O'CLOCK A.M, IN

CABINET AA, SHEET 0781-0186 OF RECORD OF MAPS FOR SAID COUNTY.

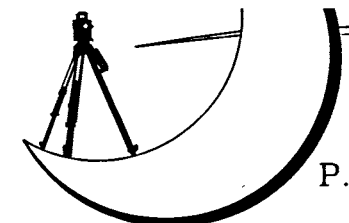
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.



L. Brandon Steinmann
L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS
BY: Kate Burns DEPUTY

LOT 28 BLOCK 1	MONARCH COURT	MONARCH DRIVE
LOT 29 BLOCK 1		LOT 1 BLOCK 2 LAKE CREEK ESTATES SECTION 2
BENCHMARK DETAIL (NOT TO SCALE)		
THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK IN A SIX INCH CONCRETE COLUMN, & STAMPED "LCE3" ELEV. = 219.00 BASED ON NAVD88 GEOID 12B.		
BENCHMARK SHOWN HEREON IS BASED ON THE FOLLOWING:		
A) REFERENCED TO NGS BENCHMARK MONUMENT CONROE_RM1 ELEVATION= 209.22' BASED ON NAVD88 GEOID 03		
B) REFERENCED TO NGS BENCHMARK MONUMENT AJ6405 ELEVATION= 212.70 BASED ON NAVD 88 GEOID 12B		

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 2024 Jeffrey Moon & Assoc., Inc.
Z:\WM McMinn Numer\22-B-42 85 acres\Section 3\AMENDING PLAT\Amending Plat of Lake Creek Estates Sec 3 2/23/23

AMENDING PLAT
LAKE CREEK ESTATES
SECTION 3

BEING A SUBDIVISION OF 44.276 ACRES OF LAND
IN THE WILLIAM MCNIN NUNER SURVEY, A - 401
IN MONTGOMERY COUNTY, TEXAS,

BEING AN AMENDING PLAT OF
OF LAKE CREEK ESTATES, SECTION 3
AS RECORDED IN CABINET AA, SHEET 474
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

REASON FOR AMENDING PLAT: TO CORRECT LABEL OF 15 FOOT DRAINAGE EASEMENT TO BE 15 FOOT WATERLINE EASEMENTS

CONTAINING: 34 RESIDENTIAL LOTS,
3 RESTRICTED RESERVES 9.598ACRES (418,089 SQ. FT.) IN 1 BLOCK

OWNER/DEVELOPER
JC CHRISTIAN PROPERTIES LLC
 10608 N NORTHBRIDGE DR
 CONROE, TX 77303
 PHONE: (832) 723-6561
 JOECHRISTIAN1967@GMAIL.COM

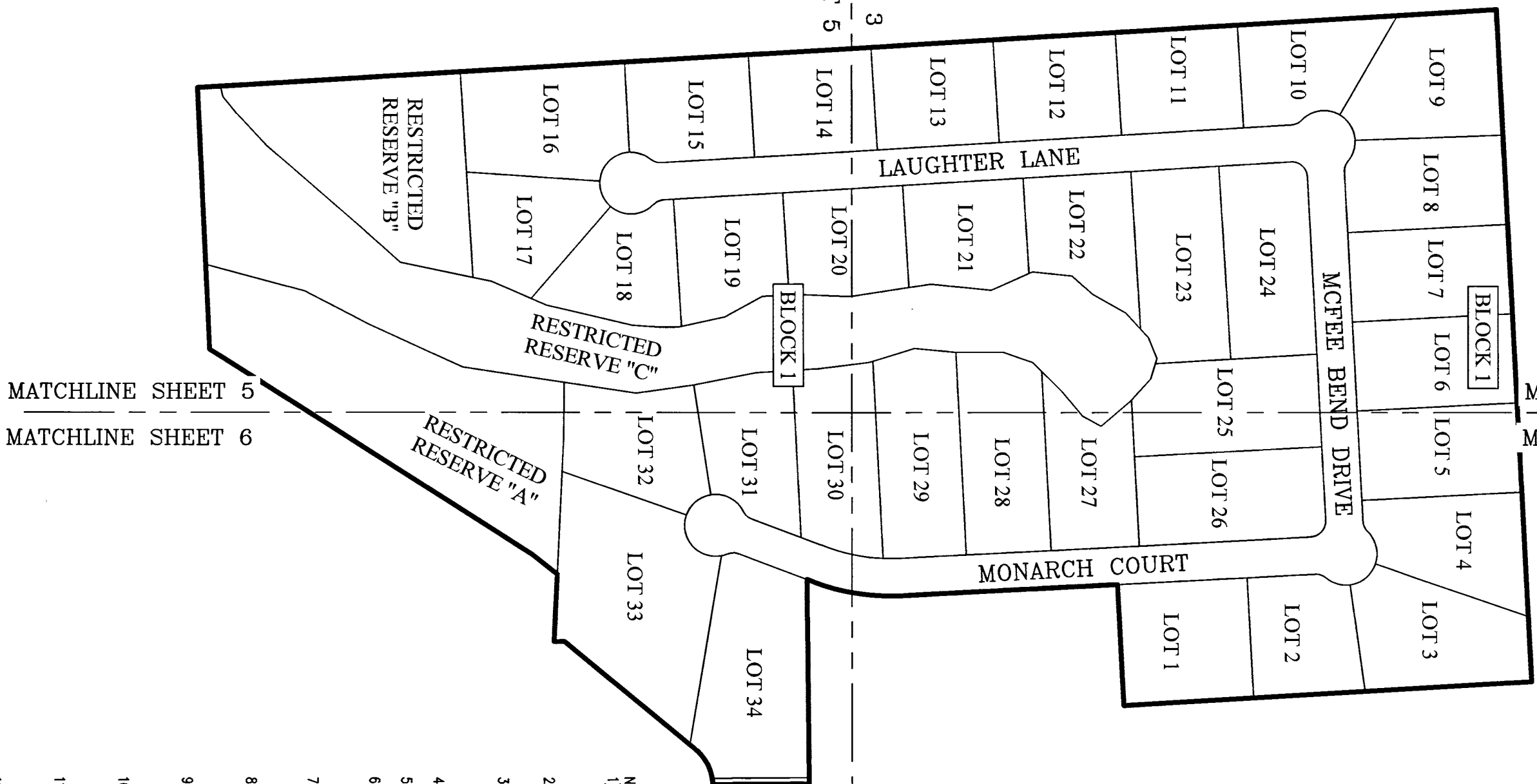
MAY 2024
SHEET 3

OWNER/DEVELOPER
J & J TEXAS PROPERTIES LLC
12401 BARKER HOLLOW COVE
AUSTIN, TX 78739
PHONE: (512) 461-5436
CMJUE@YAHOO.COM

Curve Table			
Curve #	Length	Radius	Delta
Chord Bearing & Distance			
C1	151.40	337.79	025° 40' 46"
C2	65.76	76.62	049° 10' 14"
C3	231.84	50.00	265° 40' 01"
C4	18.69	25.00	042° 50' 13"
C5	18.69	25.00	042° 50' 00"
C6	125.62	277.80	025° 54' 28"
C7	138.54	307.79	025° 47' 20"
C8	151.40	337.68	025° 41' 16"
C9	39.27	25.00	090° 00' 00"
C10	86.34	55.00	089° 56' 44"
C11	18.69	25.00	042° 50' 04"
C12	153.18	50.00	175° 31' 58"
C13	18.63	25.00	042° 41' 54"
C14	39.50	25.00	090° 31' 41"
C15	86.90	55.00	090° 31' 41"
C16	18.63	25.00	042° 41' 54"
C17	153.65	50.00	176° 04' 02"
C18	18.69	25.00	042° 50' 28"
C19	18.69	25.00	042° 50' 27"
C20	231.84	50.00	265° 40' 01"
C21	18.69	25.00	042° 49' 33"

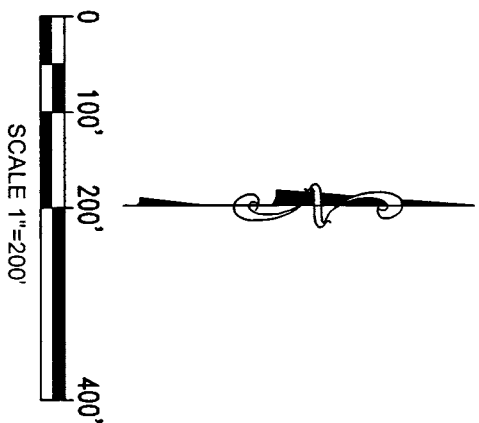
Line Table		
Line #	Bearing	Distance
L1	S87° 02' 46"W	196.35
L2	S00° 33' 22"E	155.64
L3	S00° 57' 42"W	17.01
L4	N87° 16' 48"W	109.33
L5	S38° 24' 46"W	51.58
L6	S42° 04' 48"W	22.74
L7	S48° 13' 01"E	23.14
L8	N04° 05' 42"E	46.88
L9	S12° 16' 06"E	76.60
L10	S29° 04' 30"E	68.79
L11	S03° 34' 25"E	53.54
L12	S02° 11' 20"W	86.91
L13	S05° 55' 35"W	97.35
L14	S24° 11' 12"E	73.22
L15	S05° 57' 14"W	63.84
L16	S41° 58' 45"W	44.94
L17	S29° 20' 02"W	61.28
L18	S47° 31' 50"W	54.35
L19	S66° 12' 12"W	35.95
L20	N73° 18' 12"W	34.87
L21	N47° 45' 54"W	49.65
L22	N40° 37' 04"W	61.55
L23	N29° 00' 38"E	34.43
L24	N50° 11' 10"E	52.16
L25	N45° 01' 05"E	66.12
L26	N19° 38' 28"E	49.66
L27	N00° 01' 21"E	77.14
L28	N05° 39' 44"E	66.80

Line Table			
Line #	Bearing	Distance	
L29	N17° 35' 06"W	77.08	
L30	N07° 07' 12"W	80.75	
L31	N03° 50' 04"W	100.39	
L32	N11° 18' 24"W	102.48	
L33	S08° 06' 32"E	94.21	
L34	S41° 58' 18"W	18.32	
L35	S67° 42' 51"W	222.43	
L36	S74° 09' 27"W	23.08	
L37	N74° 09' 27"E	11.68	
L38	N67° 42' 51"E	211.04	
L39	N41° 58' 18"E	12.30	
L40	N40° 37' 02"W	23.58	
L41	N47° 45' 54"W	16.62	
L42	N79° 06' 22"E	65.01	
L43	S86° 57' 41"E	93.40	
L44	S49° 46' 30"E	35.08	
L45	N79° 44' 20"E	12.49	
L46	N79° 44' 20"E	26.55	
L47	S49° 46' 30"E	40.48	
L48	S86° 57' 41"E	75.06	
L49	N79° 06' 22"E	62.94	
L50	S89° 13' 35"W	5.32	
L51	S77° 19' 27"W	9.89	
L52	S67° 28' 20"W	2.48	
L53	S50° 54' 02"W	32.74	
L54	S46° 36' 32"W	7.99	
L55	S47° 07' 56"W	64.95	

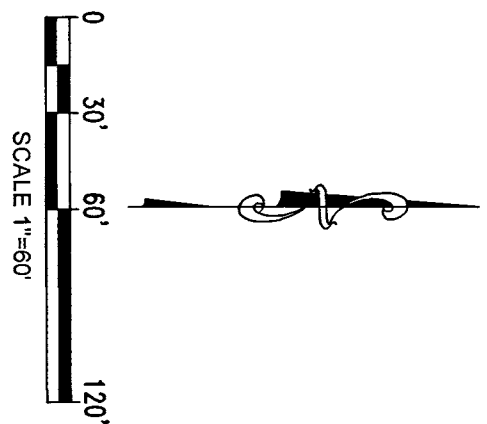


- NOTES:
- 1) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM AND 83, TEXAS CENTRAL ZONE (2002) ADJ (795 4203) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00005646. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
- 2) 5/8" NON IRON RODS 36 INCHES IN LENGTH WITH SURVEY CAP MARKED "LEFT MOON R.P.L.S. 4639" SET AT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CONTINUITY UNLESS OTHERWISE NOTED
- 3) THE SUBJECT PROPERTY IS 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. 48339035306, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
- 4) THERE IS A 15 FOOT BUILDING LINE ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- 5) THERE IS A 5 FOOT UTILITY EASEMENT ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- 6) THE SUBJECT PROPERTY IS SUBJECT TO A PIPELINE RIGHT-OF-WAY AND EASEMENT GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION, A DELAWARE CORPORATION BY INSTRUMENTS RECORDED IN VOLUME 338, PAGE 104 AND VOLUME 332, PAGE 542 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 7) THE SUBJECT PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND BUILDING SETBACK LINES AS SET FORTH IN THAT CERTAIN MAP AND OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 9861 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 8) AFFIDAVIT TO THE PUBLIC FOR AN APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM DATED APRIL 29, 2024, RECORDED UNDER CLERK'S FILE NO. 2024049245 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. (AFFECTS ONLY LOT 33 IN BLOCK 1, IN VOLUME AA PAGE 474 MONTGOMERY COUNTY MAP RECORDS)
- 9) AFFIDAVIT TO THE PUBLIC FOR AN APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM DATED JUNE 3, 2024, RECORDED UNDER CLERK'S FILE NO. 2024060401 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. (AFFECTS ONLY LOT 33 IN BLOCK 1, IN VOLUME AA PAGE 474 MONTGOMERY COUNTY MAP RECORDS)
- 10) AFFIDAVIT TO THE PUBLIC FOR AN APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM DATED JUNE 3, 2024, RECORDED UNDER CLERK'S FILE NO. 2024060402 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. (AFFECTS ONLY LOT 9 IN BLOCK 1, IN VOLUME AA PAGE 474 MONTGOMERY COUNTY MAP RECORDS)
- 11) AFFIDAVIT TO THE PUBLIC FOR AN APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM DATED JUNE 3, 2024, RECORDED UNDER CLERK'S FILE NO. 2024060403 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. (AFFECTS ONLY LOT 33 IN BLOCK 1, IN VOLUME AA PAGE 474 MONTGOMERY COUNTY MAP RECORDS)

2) STANDARD ABBREVIATIONS:
BL BUILDING LINE
AE ACCESS EASEMENT
UE UTILTY EASEMENT
DE DRAINAGE EASEMENT
FILE FLOOD EASEMENT
STL STREET EASEMENT
STLSE STREET EASEMENT
PUD. FOUND
IRON ROD
IRON PIPE
RIGHT-OF-WAY
VOLUME
PAGE
CABINETS
SHEET
C.F.F.M. COUNTY CLERK'S FILE NUMBER
D.R.M.C.T. DEED RECORDS OF MONTGOMERY
M.R.M.C.T. MAP RECORDS OF MONTGOMERY
P.P.M.C.T. PLAT PROPERTY RECORDS OF
S.N.C. STREET NAME CHANGE



DOC # 2024074437
Cabinet 0AA Sheet 0782

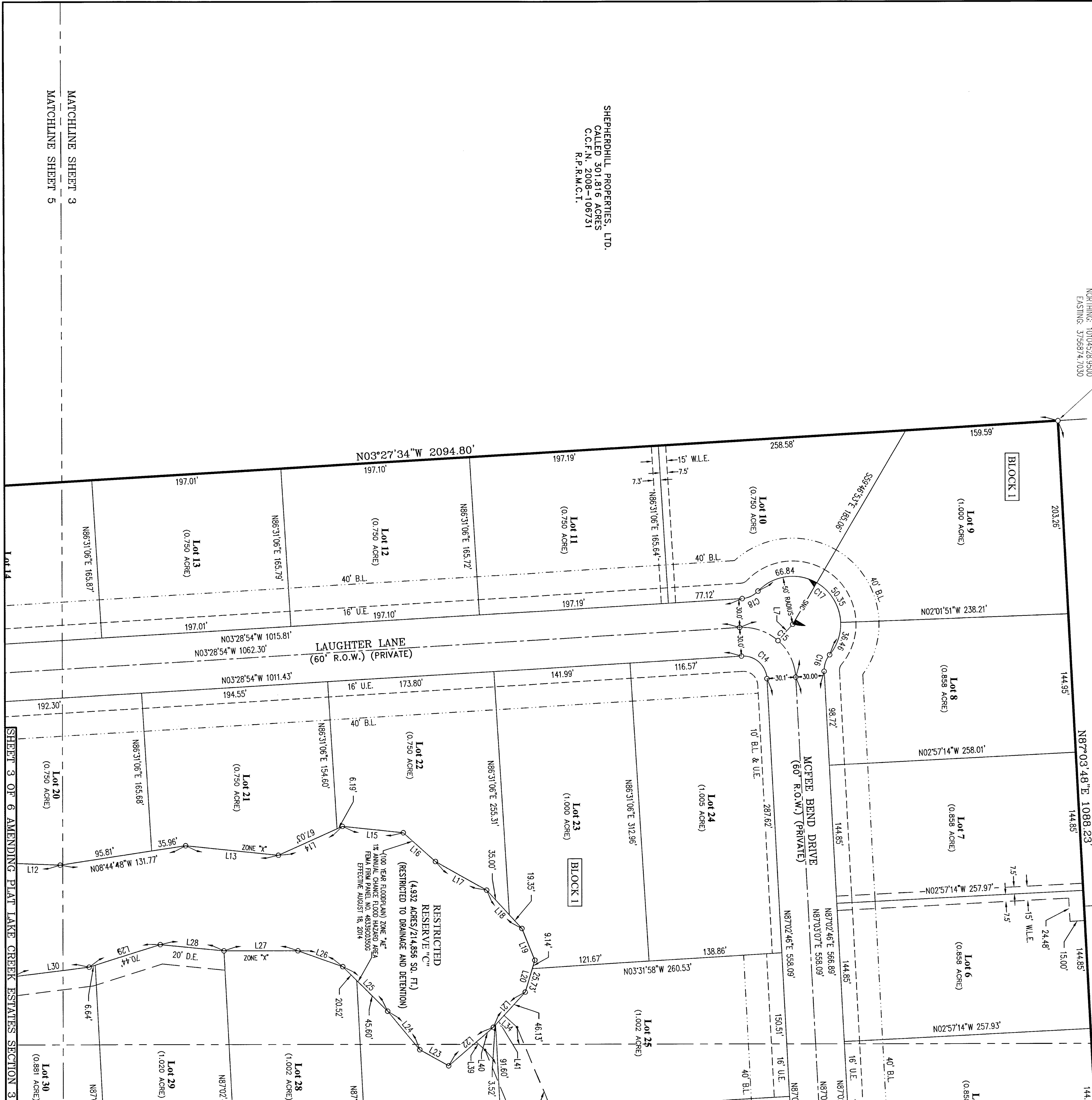


DOC # 2024074437
Cabinet 00A Sheet 0763

RONALD PATRICK REEDER
CALLED 17.74 ACRES
C.C.F.N. 2006-054058
R.P.R.M.C.T.

FND. 1/2" I.P.
NWC 43.364 ACRES
C.C.F.N. 2022-097472 R.P.R.M.C.T.
NORTHING: 10104528.9500
EASTING: 3756974.7030

SHEPHERD HILL PROPERTIES, LTD.
CALLED 301.816 ACRES
C.C.F.N. 2008-106731
R.P.R.M.C.T.



MATCHLINE SHEET 3
MATCHLINE SHEET 4

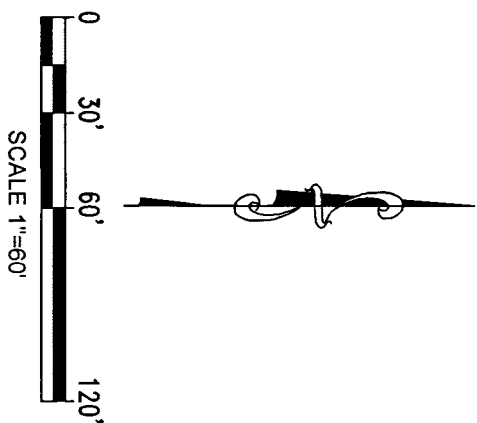
MATCHLINE SHEET 3
MATCHLINE SHEET 5

SHEET 3 OF 6 AMENDING PLAT LAKE CREEK ESTATES SECTION 3

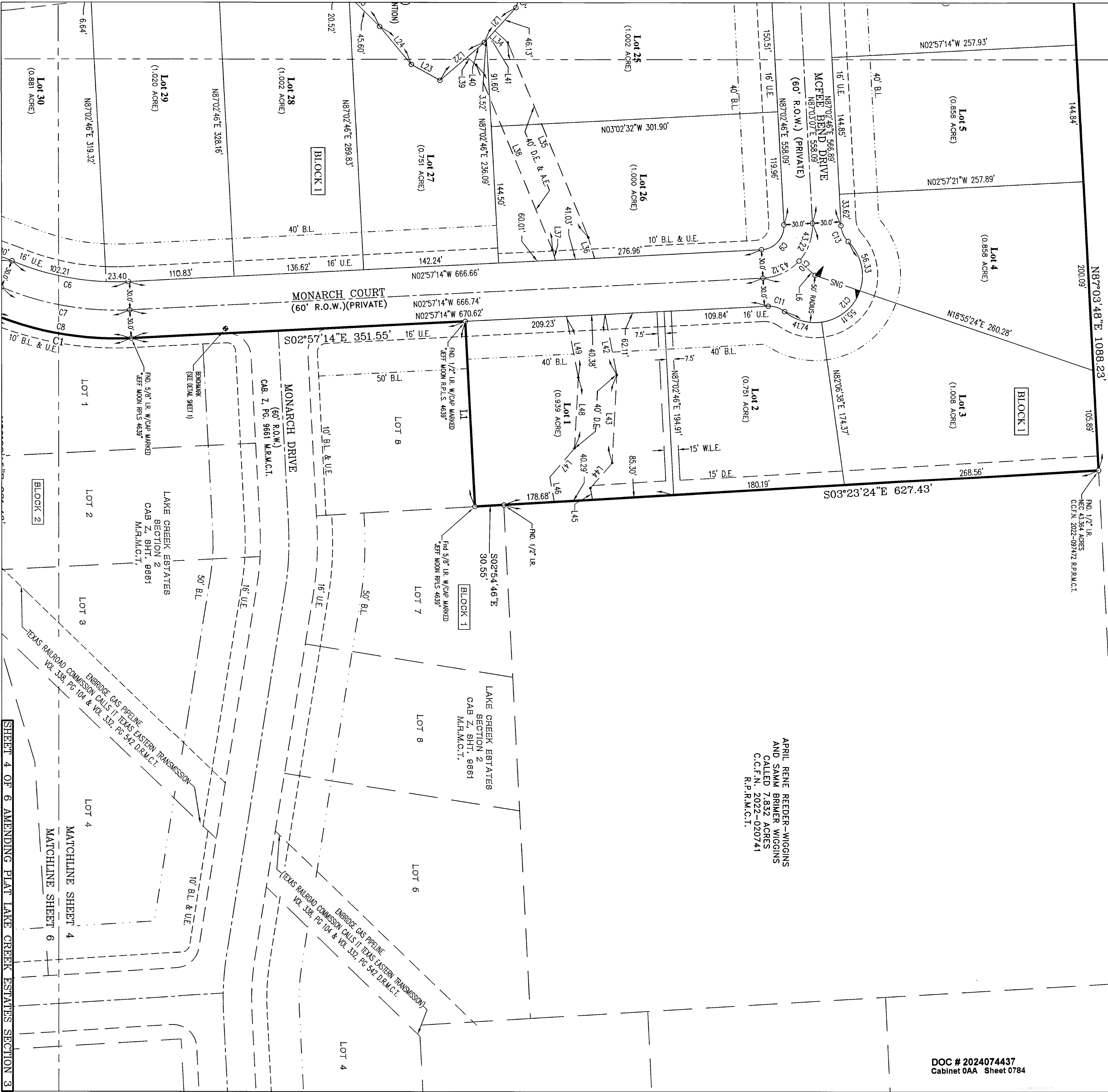
MATCHLINE SHEET 3

MATCHLINE SHEET 4

RONALD PATRICK REEDER
CALLED 14.74 ACRES
C.C.F.N. 8932929
R.P.R.M.C.T.

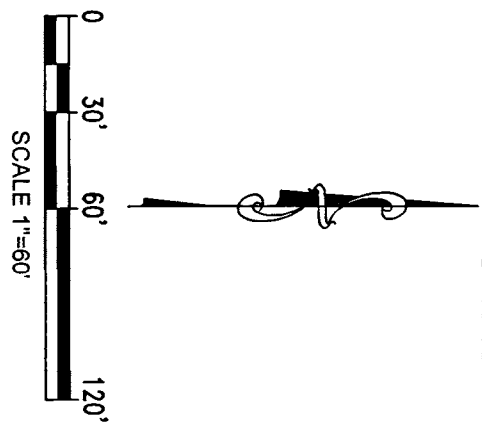


DOC # 2024074437
Cabinet 0AA Sheet 0784



APRIL RENE REEDER-WIGGINS
AND SAMM BRIMER WIGGINS
CALLED 7.832 ACRES
C.C.F.N. 2022-020741
R.P.R.M.C.T.

SHEET 4 OF 6 AMENDING PLAT LAKE CREEK ESTATES SECTION 3



DOC # 2024074437
Cabinet OAA Sheet 0785

SHEPHERD HILL PROPERTIES, LTD.
CALLED 301.816 ACRES
C.C.F.N. 2008-106731
R.P.R.M.C.T.

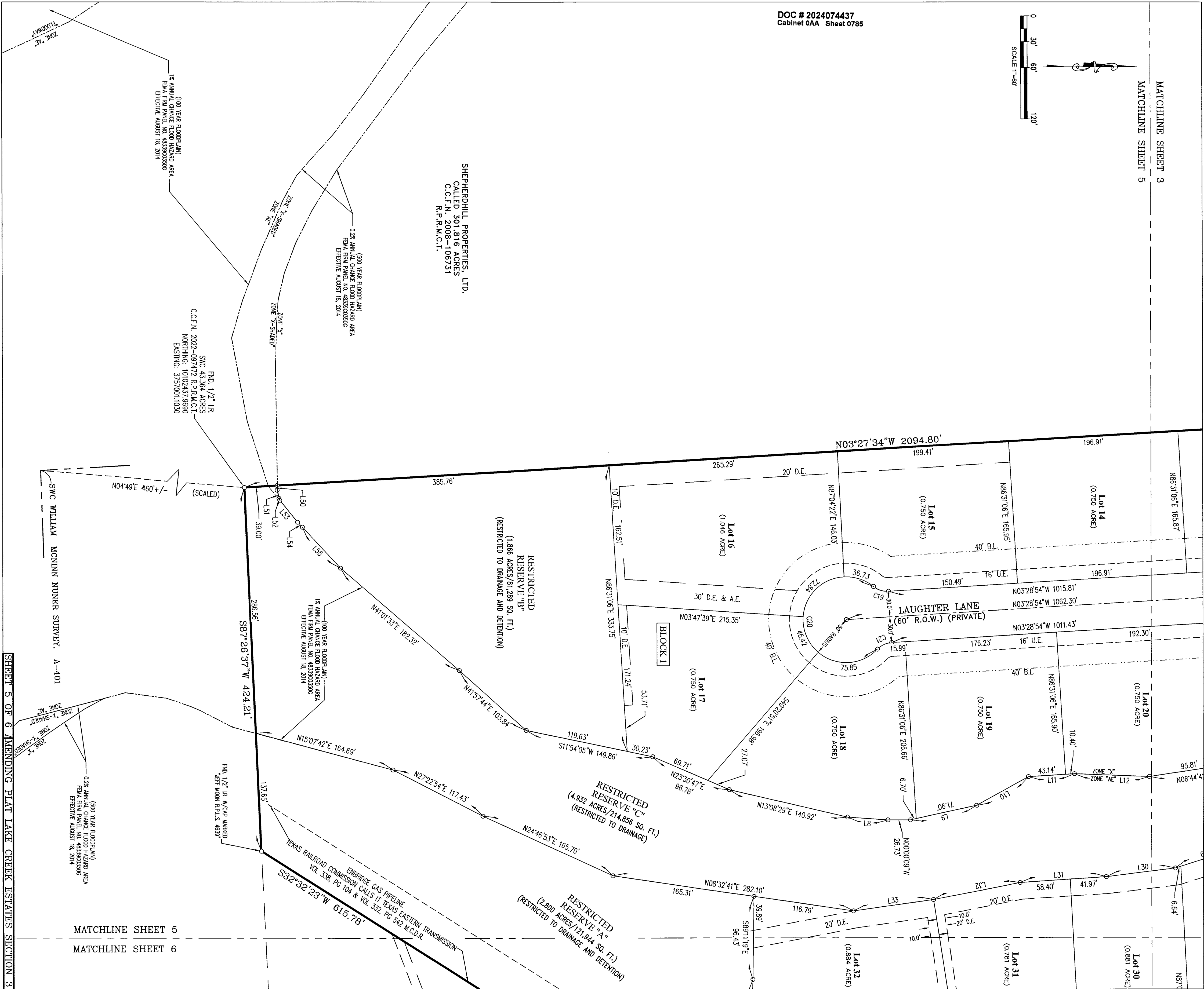
(500 YEAR FLOODPLAIN)
0.2% ANNUAL CHANCE FLOOD HAZARD AREA
FEMA FIRM PANEL NO. 4839C0350G
EFFECTIVE AUGUST 18, 2014

(100 YEAR FLOODPLAIN)
1% ANNUAL CHANCE FLOOD HAZARD AREA
FEMA FIRM PANEL NO. 4839C0350G
EFFECTIVE AUGUST 18, 2014

FND. 1/2" I.R.
SWC 43.364 ACRES
C.C.F.N. 2022-097472 R.P.R.M.C.T.
NORTHING: 10102437.9690
EASTING: 3757001.1030

SWC WILLIAM MCNINN NUNER SURVEY, A-401

SHEET 5 OF 6 AMENDING PLAT LAKE CREEK ESTATES SECTION 3



MATCHLINE SHEET 5
MATCHLINE SHEET 6

6.64'

Lot 30
(0.881 ACRE)

Lot 31
(0.781 ACRE)

Lot 32
(0.884 ACRE)

MONARCH COURT (60' R.O.W.)

Lot 33
(1.736 ACRE)

Lot 34
(1.325 ACRE)

Lot 1

LOT 1

LOT 2

LOT 3

LOT 4

MATCHLINE SHEET 4
MATCHLINE SHEET 6

N89°23'15"E 331.46'

N00°33'22"W 156.45'

S39°34'21"W 273.07'

PARALLEL WIDTH INUNDATION EASEMENT & B.L.

RESTRICTED
RESERVE "A"
(2,800 ACRES/121,944 SQ. FT.)
(RESTRICTED TO DRAINAGE AND DETENTION)

ENBRIDGE GAS PIPELINE
TEXAS RAILROAD COMMISSION CALLS IT TEXAS EASTERN TRANSMISSION
VOL. 338, PG. 104 & VOL. 332, PG. 542 M.C.D.R.

Lake Creek Estates
Section 2
C&D Z, Sht. 9861
M.R.M.C.T.

COVELL COURT
(60' R.O.W.)
C&D Z, PG. 9861 M.R.M.C.T.

S32°32'23"W 615.78'

LOT 8

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

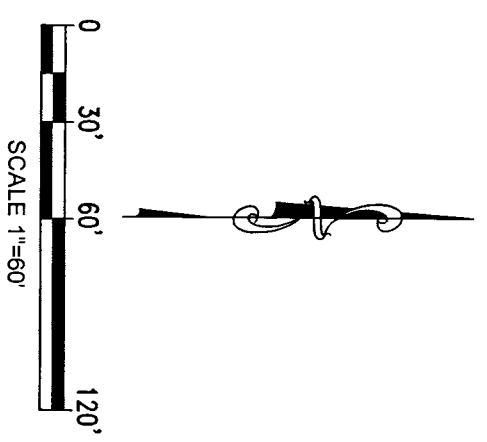
BLOCK 2

BLOCK 1

BLOCK 2

SHEPHERD HILL PROPERTIES, LTD.
CALLED 301.816 ACRES
C.C.F.N. 2008-106731
R.P.R.M.C.T.

DOC # 2024074437
Cabinet 0AA Sheet 0786



MATCHLINE SHEET 5
MATCHLINE SHEET 6

SHEET 6 OF 6 AMENDING PLAT LAKE CREEK ESTATES SECTION 3