

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, **GERALD L. ALMS AND ALLENE ALMS**, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF **PARADISE ACRES**, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS **PARADISE ACRES**, LOCATED IN THE **WILLIAM WEIR SURVEY, ABSTRACT NO. 42**, 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 SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, **GERALD L. ALMS AND ALLENE ALMS**, 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 OF TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, WE, **GERALD L. ALMS AND ALLENE ALMS**, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND, 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 COURSES 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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS, OUR HANDS IN _____, MONTGOMERY COUNTY, TEXAS, THIS __ DAY OF _____, 20__.

GERALD L. ALMS
OWNER

ALLENE ALMS
OWNER

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **GERALD L. ALMS AND ALLENE ALMS**, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS __ DAY OF _____, 20__.

SIGNED: _____

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

I, TAREN HANKS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF 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 RODS WHICH HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

*Taren Hanks
Registered Professional Land Surveyor No. 6787*

APPROVED BY COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS THIS _____ DAY
OF _____, 20__.

ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

CHARLIE RILEY
COMMISSIONER, PRECINCT 2

MARK KEOUGH
COUNTY JUDGE

M. RITCHEY WHEELER
COMMISSIONER, PRECINCT 3

MATT GRAY
COMMISSIONER, PRECINCT 4

COUNTY ENGINEER'S ACKNOWLEDGEMENT

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.

BRIAN CLARK, P.E., COUNTY ENGINEER

THE 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 ITS CERTIFICATE OF AUTHENTICATION WAS

FILED FOR REGISTRATION IN MY OFFICE ON _____, 20__, AT__ O'CLOCK, _M., AND

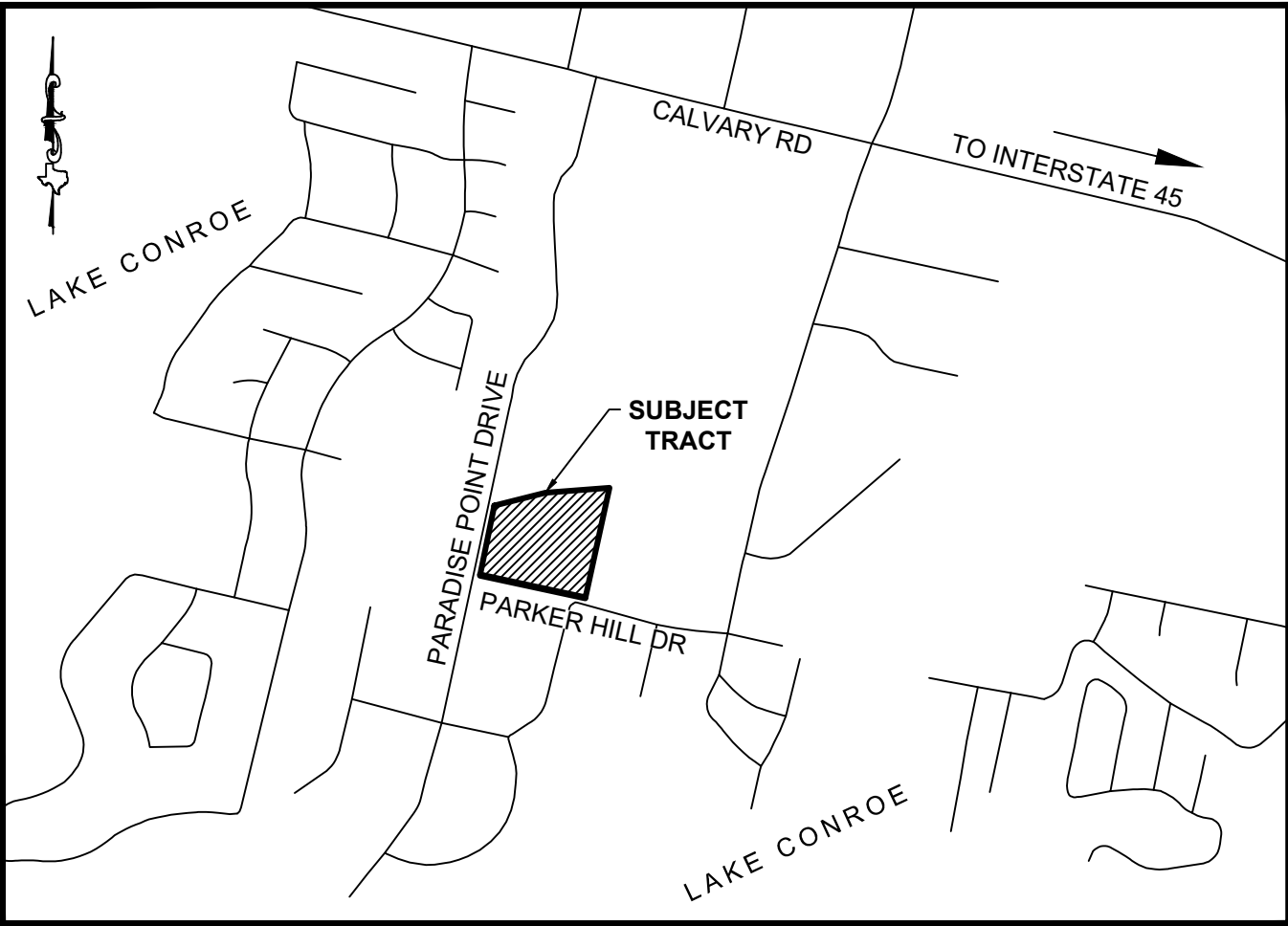
DULY RECORDED ON _____, 20__, AT__ O'CLOCK, _M, IN CABINET _____, SHEET _____,

_____, 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



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER MONTGOMERY COUNTY UNINCORPORATED AREAS COMMUNITY MAP NO. 480483, FEMA FIRM PANEL NO. 48339C0225G, HAVING AN EFFECTIVE DATE OF 08-18-2014.
2. ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.
3. PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.
4. ALL LOT CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" (UNLESS OTHERWISE NOTED).

PARADISE ACRES

BEING A SUBDIVISION OF 8.035 ACRES SITUATED IN THE WILLIAM WEIR SURVEY, ABSTRACT NO. 42, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 8.03 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE NUMBER 2007025151, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

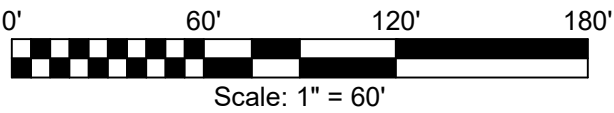
4 LOTS 1 BLOCK
MAY 2025

OWNER
GERALD L. ALMS AND
ALLENE ALMS
7 BUCKINGHAM COURT
CONROE, TEXAS 77304

SURVEYOR

**TEXAS PROFESSIONAL
SURVEYING**
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400





LEGEND

- | | |
|--------------|---|
| ● | SET 5/8" IRON ROD W/CAP "TPS 100834-00" |
| ○ | FOUND SURVEY MONUMENT (DESCRIBED) |
| ⬇ | 3-INCH BRASS DISK IN 6-INCH CONCRETE COLUMN |
| I.R. | IRON ROD |
| W/CAP | WITH CAP |
| VOL. / PG. | VOLUME / PAGE |
| CAB. | CABINET |
| O.P.R.M.C.T. | OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS |
| R.P.R.M.C.T. | REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS |
| D.R.M.C.T. | DEED RECORDS OF MONTGOMERY COUNTY, TEXAS |
| M.R.M.C.T. | MAP RECORDS OF MONTGOMERY COUNTY, TEXAS |
| C.F. NO. | CLERK'S FILE NUMBER |
| R.O.W. | RIGHT-OF-WAY |
| FND | FOUND |
| ① | BLOCK NUMBER |
| --- | APPROXIMATE SURVEY LINE |

-BENCHMARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: P.A.
ELEVATION: 222.72', NAVD88, 2011 ADJUSTMENT
GEOID18 TEXAS CENTRAL ZONE 4203
REFERENCED TO NGS MONUMENT:
DESIGNATION: L1149
PID: BL1164
CALLED ELEVATION: 166.7

13480 WILLIS STORAGE, LLC
CALLED 4 ACRES
C.F. NO. 2021056105
O.P.R.M.C.T.

BENCHMARK
S16°40'11"W
33.96'

LOT 5
PARADISE POINT
SECTION II
CABINET E, SHEET 74A
M.R.M.C.T.

Approved: **SE**
Submit this address plat to the
engineer's office for review
within 30 days of the date below.

07/22/2025 09:58

MCECD - 911

PARADISE POINT DR
WILLIS 77318

LOT 1
PARADISE POINT
SECTION II
CABINET E, SHEET 74A
M.R.M.C.T.

LOT 1
PARADISE POINT
BLOCK 4
CABINET C, SHEET 176B
M.R.M.C.T.

LOT 2

PARADISE POINT
BLOCK 1
CABINET C, SHEET 176B
M.R.M.C.T.

LOT 2

WILLIAM WEIR SURVEY
ABSTRACT NO. 42

WAYNE E. HAWKINS AND
BETTY J. HAWKINS
CALLED 1.90 ACRES
C.F. NO. 2023061485
O.P.R.M.C.T.

WAYNE E. HAWKINS AND
BETTY J. HAWKINS
CALLED 1.10 ACRES
C.F. NO. 2023061486
O.P.R.M.C.T.

EDWARD M. DURDIN AND
ROBBIE J. DURDIN
CALLED 14.34 ACRES
C.F. NO. 9233908
O.P.R.M.C.T.

WILLIE CONNERLY
CALLED 0.2 ACRE
VOL. 980, PG. 280
D.R.M.C.T.

MARY MCRAY
CALLED 0.2 ACRE
VOL. 980, PG. 284
D.R.M.C.T.

CHESTER MAE HARRIS
CALLED 0.2 ACRE
VOL. 980, PG. 282
D.R.M.C.T.

ROSA LEE WESTMORELAND
CALLED 0.2 ACRE
VOL. 980, PG. 286
D.R.M.C.T.

ERMA LEE LARKINS
CALLED 0.2 ACRE
VOL. 980, PG. 286
D.R.M.C.T.

CHESTER JOHNSON AND
MAGGIE LEE JOHNSON
CALLED 1.5 ACRES
VOL. 1068, PG. 301
D.R.M.C.T.

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