CALLED 116.9035 ACRES
MHCDVI WOODLANDS, LLC
C.F.N. 2021074008 O.P.R. M.C.T.

FND. 5/8" I.R. W/CAP
N: 10060072.2960
E: 3846228.5410

FND. 1/2" I.R.
BEARS
S04°10'32"E
6.17'

N86°42'40"E 683.15'

RESTRICTED RESERVE "C", 0.4793 ACRES (20,878 SQ. FT.)

RESTRICTED RESERVE "C"
0.4793 ACRES
(20,878 SQ. FT.)
S47°57'48"E 116.89'

N86°13'41"E 590.23'

N19°34'25"E 118.82'

6.80'

LOT 15 603 | LOT 16 607 | LOT 17 611 | LOT 18 615 | LOT 19 619 | LOT 20 623 | LOT 21 627 | LOT 22 631 | LOT 23 635 | LOT 24 10203

N11°49'55"W 106.56'

S57°25'00"E 143.44'

20' B.L.

25' B.L.
16' U.E.

8.51'
15' U.E.
N64°13'25"E 117.29'
20' B.L.

7.15'
42.95'
2.03'
38.73'

S86° 13' 41"W 306.62

SYRAH STREET (50' R.W.)

N86° 13' 41"E 299.55

LOT 14 10102 | LOT 13 10106 | LOT 12 10110 | LOT 11 10114 | LOT 10 10118 | LOT 9 10122 | LOT 8 10126 | LOT 7 702 | LOT 6 706 | LOT 5 710 | LOT 4 714 | LOT 3 718 | LOT 2 722 | LOT 1 726

LOT 1 610 | LOT 2 614 | LOT 3 618 | LOT 4 622 | LOT 5 626 | LOT 6 630 | LOT 7 725 | LOT 8 721 | LOT 9 717 | LOT 10 713 | LOT 11 709 | LOT 12 705

LOT 25 10207 | LOT 26 10211 | LOT 27 10215 | LOT 28 10219 | LOT 29 10223 | LOT 30 10227 | LOT 31 10231 | LOT 32 10235

563.24'

S03°17'20"E 478.19'

N85°50'11"E 105.66'
10.20'

N85°50'11"E 110.00'

N85°50'11"E 110.00'

N85°50'11"E 110.00'

N85°50'11"E 109.60'
4.49'
4.69'

N87°34'15"E 110.00'

N87°34'15"E 110.00'

N87°34'15"E 110.00'

N87°34'15"E 110.00'

N87°34'15"E 110.00'
13.49'

N87°34'15"E 110.06'
4.99'

N87°34'15"E 114.81'
9.27'

N04°09'49"W 542.55'

N04° 09' 49"W 170.20

S04° 09' 49"E 176.73

PINOT NOIR STREET (50' R.W.)

N04° 09' 49"W 170.20

N04°10'32"W 563.24'

N02° 25' 45"W 263.49'

S02° 25' 45"E 166.87

CHARDONNAY STREET (50' R.W.)

S02° 25' 45"E 216.38'

S02° 25' 45"E 259.71

N85°30'14"E 501.37'

N85°30'14"E 128.98'

S85° 30' 14"W 252.51

SAUVIGNON STREET (50' R.W.)

S85° 30' 14"W 252.51

N85° 30' 14"E 255.76

S85°38'15"W 382.11'

5.42'
(RESERVE "C" DIMENSION)

106.75'
78.00'
50.00'

N13°06'00"E 112.61'

N58°41'05"E 124.20'

RESETRICTED
RESERVE "C"
0.4793 ACRES
(20,878 SQ. FT.)

FND. 5/8" I.R.

FND. 1/2" I.P.

67.74'
(RESERVE "C" DIMENSION)

LOT 2

67.74'
(RESERVE "C" DIMENSION)

S04°18'35"E

RESTRICTED
RESERVE "A"
0.5160 ACRES
(22,479 SQ. FT.)

LOT 1

LAKE CHATEAU WOODS
SECTION SIX
VOL. 7, PG 725
M.R. M.R.T.

342.26'

410.00'

RESERVE "A"

FND. 3/4" I.R.
BEARS
N82°53'50"E
1.85'

FND. 5/8" I.R.
BEARS
N86°08'21"E
0.68'

FND. 5/8" I.R.

N60°46'17"W
±3731.96'

R. ROSS SURVEY
A-471

MONTGOMERY
COUNTY
SCHOOL LAND
SURVEY, A-350

381.80'

N04°13'20"W 387.22'

RESTRICTED RESERVE "B"
2.0530 ACRES
(89,427 SQ. FT.)

CALLED TR54 (3.104 ACRES)
ANNIE MAE H. MERTZ
C.F.N. 2008-009797
O.P.R. M.C.T.

CALLED 0.24 ACRES
KERRY ANN MATHES
C.F.N. 8721605
O.P.R. M.C.T.

CALLED 5.380 ACRES
ANNIE MAE H. MERTZ
C.F.N. 2008-009799
O.P.R. M.C.T.

CALLED 3.3707 ACRES
(WATER PLANT NO. 3)
CHATEAU WOODS MUNICIPAL
UTILITY DISTRICT
C.F.N. 2022108769
O.P.R. M.C.T.

LOT 6C | LOT 6D | LOT 7A | LOT 7B | LOT 7C

LAKE CHTEAU WOODS, SECTION 4
VOL. 7, PG. 223 M.R. M.C.T.

PINEWOOD DRIVE
(60' R.O.W.)

N03°15'04"W 114.30'

5' B.L.

25' B.L.
10' U.E.
247.04'
344.96'

S67°17'40"W

CHATEAU WOODS PARKWAY
(80' R.O.W.)
(VOL. 7, PG. 225 M.R. M.C.T.)

FND. 5/8" I.R.
N: 10059005.4630
E: 3846002.9150

LOT 8B
LAKE CHTEAU WOODS, SECTION 5
VOL. 7, PG. 225
M.R. M.C.T.

LOT 1
CHATEAU WOODS
CAB. Z, SHEET
536-539
M.R. M.C.T.

16' U.E.

BENCHMARK

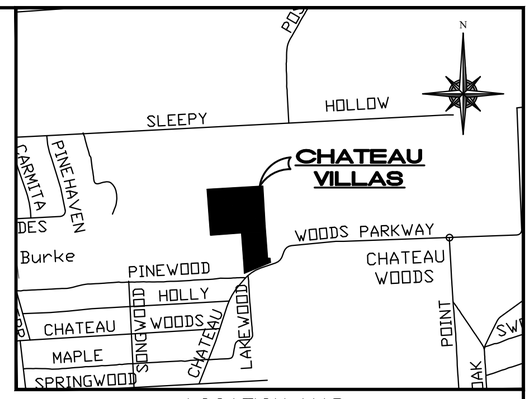
FLOODPLAIN RM No. 100075 ELEV.=115.97' (2001 ADJ.)

BRASS DISC LOCATED IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45, SOUTH BOUND FEEDER ROAD ON THE SOUTHWEST CORNER OF THE BRIDGE OVER SPRING CREEK.

GENERAL NOTES:

1. The coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.99998628.

2. Flood Statement: This site is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 48339C0545G dated August 18, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



LOCATION MAP
NOT TO SCALE

N

GRAPHIC SCALE

60 0 60 120

(IN FEET)
1 inch = 60 ft.

* These reserves will be addressed as utilities are needed at specific locations.

LEGEND / ABBREVIATIONS

B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
M.C.T.	MONTGOMERY COUNTY, TEXAS
M.R.	MAP RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
"S"	SET 5/8 INCH IRON ROD WITH CAP STAMPED "FULCRUM LAND SURVEYING"

PROPERTY MARKER
BLOCK NUMBER (#)
STREET NAME BREAKS

Approved: TD

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

07/30/2026 08:37

MCECD - 911

CONROE, 77385

CHATEAU VILLAS
A SUBDIVISION OF
11.7349 ACRES (511,173 SQ FT.)
BEING A PARTIAL REPLAT OF
LAKE CHATEAU WOODS, SECTION 5
VOL. 5, PG. 225 M.R. M.C.T.
IN THE
MONTGOMERY COUNTY
LAND SCHOOL SURVEY, ABSTRACT 350
MONTGOMERY COUNTY, TEXAS

44 LOTS 3 RESERVES 2 BLOCKS

MAY 2026

REASON FOR REPLAT:
TO CREATE A RESIDENTIAL SUBDIVISION

OWNER:

CHATEAU VILLAS, LLC
4200 Research Forest Dr Ste 196
The Woodlands TX 77381

Fulcrum SURVEYING
104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507
TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com

26-011-2 CHATEAU VILLAS_911 V1.dwg