

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Daniel R. Werring, owner of the property subdivided in the above and foregoing map of San Jacinto Gardens Partial Replat No. 1, 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 San Jacinto Gardens Partial Replat No. 1, located in the Thomas James Survey, A-287, Montgomery County, Texas, and dedicate to public use, as such, the streets, alleys, parks, and easements shown hereon 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 myself, my heirs, and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Daniel R. Werring, owner of the property subdivided in the above and foregoing map of San Jacinto Gardens Partial Replat No. 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 utility easements shown hereon.

FURTHER, I do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline 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:

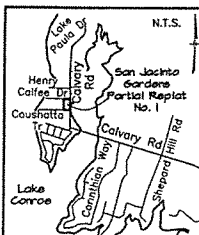
1. That drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three-quarters (1-3/4) square feet (18" diameter pipe culvert).

FURTHER, I 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.

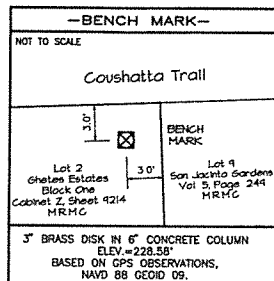
WITNESS my hand in Montgomery, Montgomery County, Texas,

this 12th day of November, 2024.

Daniel R. Werring
Daniel R. Werring



-VICINITY MAP-

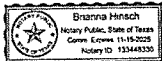


THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Daniel R. Werring, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12 day of November, 2024.

Bratna Hirsch
Notary Public in and for
the State of Texas



SURVEYOR'S CERTIFICATION

I, Jarrod Antley, 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 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 plot boundary corners have been tied to the nearest survey corner.

Jarrod Antley, R.P.L.S.
Texas Registration No. 6071



COUNTY ENGINEER CERTIFICATION

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
Brian Clark, P.E.
County Engineer

OWNER:

DANIEL R. WERRING
14377 COUSSHATTA TRAIL
WILLIS, TEXAS 77318

COMMISSIONERS' COURT:

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 10th day of December, 2024.

Robert Walker
Robert Walker
Commissioner Precinct 1

Charlie Riley
Charlie Riley
Commissioner Precinct 2

Mark J. Keough, County Judge

James Hook
Commissioner Precinct 3

Matt Gray
Matt Gray
Commissioner Precinct 4

COUNTY CLERK:

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

December 10, 2024, at 1:15 o'clock, P.M., and duly recorded

on December 18, 2024, at 9:30 o'clock, A.M., in Cabinet 044

Sheet 1238 of record of MAP 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
L. Brandon Steinmann, Clerk, County Court
Montgomery County, Texas

Deputy
By Deputy

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By Deputy

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SCALE: 1" = 100' DATE: OCTOBER, 2024



LAND SURVEYING & MAPPING
P.O. BOX 1508, MONTGOMERY, TEXAS 77356
PH (936) 522-6716

DOC # 2024126248
Cabinet 044 Sheet 1238

NOTES:

1. BASIS OF BEARINGS IS TEXAS CENTRAL STATE PLANE SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99997201.

2. M.R.M.C. DENOTES MAP RECORDS MONTGOMERY COUNTY, R.P.R.M.C. DENOTES REAL PROPERTY RECORDS MONTGOMERY COUNTY, D.R.M.C. DENOTES DEED RECORDS MONTGOMERY COUNTY, CCF NO. DENOTES COUNTY CLERK'S FILE NUMBER.

3. THIS PROPERTY IS LOCATED IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON F.L.R.A. COMMUNITY PANEL NO. 463300225 G EFFECTIVE DATE 08/18/2014.

4. PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED UNDER VOLUME 1124, PAGE 385 D.R.M.C. AND COUNTY CLERK'S FILE NOS. 2011067870, 2023078108 R.P.R.M.C.

5. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS IN ORDINANCE BY TEXAS WATER QUALITY BOARD, RECORDED IN VOLUME 741, PAGE 445 R.P.R.M.C.

6. PER THE RESTRICTIONS THERE IS A 25' BUILDING LINE ALONG ALL FRONT LOT LINES AND A 5' BUILDING LINE ALONG ALL SIDE LOT LINES, VOLUME 1124, PAGE 385 D.R.M.C.

REPLAT

San Jacinto Gardens
Partial Replat No. 1

3 RESIDENTIAL LOTS • 1 BLOCK

A SUBDIVISION OF 5.014 ACRES OF LAND
IN THE THOMAS JAMES SURVEY, A-287
MONTGOMERY COUNTY, TEXAS

BEING A REPLAT OF LOT 1 OF SAN JACINTO GARDENS,
A SUBDIVISION RECORDED IN VOLUME 5, PAGE 249
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS,

REASON FOR REPLAT:
TO DIVIDE LOT 1 SAN JACINTO GARDENS
INTO 3 LOTS.