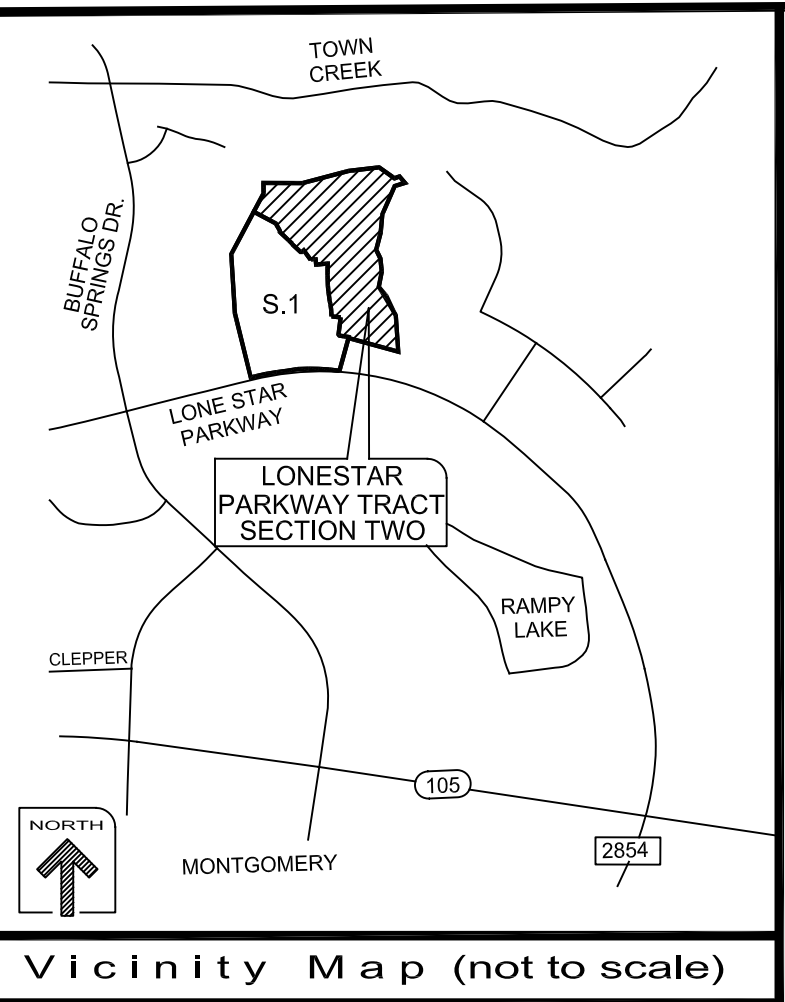




Amending Plat of
 Waterstone on Lake Conroe
 Section One
 Cab. Z, Sheet 1356 M.C.M.R.

Residual 155.2494 Acres
 Waterstone on Lake Conroe Inc.
 C.C.F.N. 2008-023660
 M.C.R.P.R.



Vicinity Map (not to scale)

Buffalo Crossing
 Cab. Z, Sheet 1642
 M.C.M.R.

Called 1.827 Acres
 Buffalo Crossing

Called 1.4483 Acres
 Kurti, Sahit Brahm

25' UTILITY EASEMENT
 GENERAL MONITORS TRANSMISSION LLC
 FILE NO. 2009-058434 D.P.R.P.M.C.

19.5939 Acres
 Shadow Creek Estates LTD.
 C.C.F.N. 2017-090881
 M.C.R.P.R.

LOT SIZES

LOT NO.	LOT SQ. FT.	LOT ACREAGE
BLOCK 1		
LOT 1	8,475	0.19
LOT 2	7,375	0.17
LOT 3	7,278	0.17
LOT 4	7,629	0.17
LOT 5	7,787	0.18
LOT 6	8,112	0.19
LOT 7	10,429	0.23
BLOCK 2		
LOT 1	10,015	0.23
LOT 2	8,296	0.19
LOT 3	6,624	0.15
LOT 4	6,813	0.16
LOT 5	6,825	0.16
LOT 6	6,825	0.16
LOT 7	8,922	0.20
LOT 8	9,126	0.21
LOT 9	6,925	0.16
LOT 10	6,925	0.16
LOT 11	6,925	0.16
LOT 12	6,764	0.15
LOT 13	6,600	0.15
LOT 14	7,302	0.17
LOT 15	8,872	0.20
LOT 16	8,969	0.20
LOT 17	8,954	0.20
BLOCK 3		
LOT 1	7,794	0.18
LOT 2	7,746	0.18
LOT 3	7,767	0.18
LOT 4	7,926	0.18
LOT 5	7,687	0.18
LOT 6	7,326	0.17
LOT 7	7,296	0.17
LOT 8	7,634	0.18
LOT 9	7,784	0.18
LOT 10	7,784	0.18
LOT 11	9,425	0.22
LOT 12	8,450	0.20
LOT 13	7,545	0.17
LOT 14	7,533	0.17
LOT 15	7,142	0.16
LOT 16	8,557	0.20
LOT 17	7,535	0.17
LOT 18	7,194	0.17
LOT 19	7,349	0.17
LOT 20	7,234	0.17
LOT 21	7,363	0.17
LOT 22	7,507	0.17
LOT 23	7,535	0.17
LOT 24	7,770	0.18
LOT 25	8,168	0.19
LOT 26	9,101	0.21
LOT 27	9,868	0.23
LOT 28	12,235	0.28
LOT 29	9,337	0.21
LOT 30	7,841	0.18
LOT 31	7,275	0.17
LOT 32	7,771	0.18
LOT 33	12,007	0.27
LOT 34	8,271	0.19
LOT 35	7,160	0.17
LOT 36	9,177	0.21
LOT 37	9,193	0.21
LOT 38	6,898	0.16
LOT 39	7,085	0.16
LOT 40	7,532	0.17
LOT 41	7,884	0.18
LOT 42	8,787	0.20
LOT 43	6,895	0.16
LOT 44	7,143	0.16
LOT 45	7,952	0.18
LOT 46	7,806	0.18
LOT 47	7,425	0.17
LOT 48	7,190	0.17
LOT 49	7,742	0.18
LOT 50	7,753	0.18
LOT 51	7,829	0.18

GREEN SPACE NEEDED	LOTS > 9000 REQUIRED	PROVIDED
64	77,846	91,476

- NOTE:
- A** RESTRICTED RESERVE "A" COMPENSATING/OPEN SPACE ±0.07 ACRE
 - B** RESTRICTED RESERVE "B" DETENTION ±9.63 ACRES
 - C** RESTRICTED RESERVE "C" DRAINAGE/ C.O.S. ±1.07 ACRES
 - D** RESTRICTED RESERVE "D" COMPENSATING/OPEN SPACE ±0.53 ACRE
 - E** RESTRICTED RESERVE "E" COMPENSATING/OPEN SPACE ±0.50 ACRE

- GENERAL NOTE:
- 1) "BL" INDICATES BUILDING LINE.
 - 2) "UE" INDICATES UTILITY EASEMENT.
 - 3) "1 RES" INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs assigns, or successors.
 - 4) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 5) LOTS BACKING OR SIDING LONE STAR PARKWAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
 - 6) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - 7) UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES (10' SIDE AND REAR YARD).
 - 8) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - 9) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - 10) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - 11) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD83 STATE PLANE GRID COORDINATES (INAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: .XXXXXXXXXXXX.
 - 12) THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NAD83 STATE PLANE GRID COORDINATES (INAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00003.
 - 13) ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
 - 14) SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - 15) ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED.
 - 16) THE PROPERTY LIES WITHIN ZONE AE SHOWN ON FEMA FIRM MAP NO. 48339C0200G LAST REVISED AUGUST 18TH, 2014.
 - 17) ALL SINGLE-FAMILY LOTS SHALL BE A MINIMUM OF 55 FEET WIDE AND 120 FEET LONG. APPROVED MARCH 12TH, 2024.
 - 18) ALL LOTS SHALL HAVE A REDUCED MINIMUM LOT AREA. APPROVED MARCH 12TH, 2024.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50'	425041"	37'	20'	N 002°13' E	37'
C2	25'	223134"	10'	5'	N 094°56' W	10'
C3	1530'	002324"	10'	5'	N 0116°09' E	10'
C4	25'	865151"	38'	24'	N 443°23' E	34'
C5	870'	034354"	57'	28'	N 894°16' E	57'
C6	2420'	005157"	37'	18'	S 834°51' E	37'
C7	2360'	000415"	3'	1'	S 8317°07' E	3'

A PRELIMINARY PLAT OF
LONESTAR PARKWAY TRACT SECTION TWO
 BEING 29.9± ACRES OF LAND CONTAINING 75 LOTS (50' X 120' TYP.) AND FIVE RESERVES IN THREE BLOCKS.

OUT OF THE JOHN CORNER SURVEY, A-8
 CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TEXAS
 OWNER:
 TAYLOR MORRISON OF TEXAS INC.
 2929 BRIARPARK DRIVE, SUITE 400
 HOUSTON, TX 77042
 (281) 598-3000



SCALE: 1" = 100'
 0 100 200

MARCH 27, 2024

MTA-I-765A

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MONTGOMERY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE MONTGOMERY PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.