

Block 1 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7308.00	0.1678
2	5875.15	0.1349
3	5928.48	0.1361
4	5979.06	0.1373
5	7961.30	0.1828

Block 4 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6617.49	0.1519
2	5400.00	0.1240
3	5400.00	0.1240
4	5400.00	0.1240
5	5400.00	0.1240
6	5400.00	0.1240
7	5400.00	0.1240
8	5492.20	0.1261
9	5533.77	0.1270
10	5554.77	0.1275
11	6857.58	0.1574

Block 2 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7101.53	0.1630
2	6834.53	0.1569
3	6677.15	0.1533
4	6561.53	0.1506
5	6337.88	0.1455
6	6204.57	0.1424
7	7869.79	0.1807
8	8152.12	0.1871
9	6365.29	0.1461
10	6341.65	0.1456
11	6356.54	0.1459
12	6435.71	0.1477
13	6603.66	0.1516
14	6771.62	0.1555
15	6939.57	0.1593
16	7512.15	0.1725
17	8489.34	0.1949

Block 5 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5625.00	0.1291
2	5625.00	0.1291
3	5625.00	0.1291
4	5575.00	0.1280
5	5575.00	0.1280
6	5625.00	0.1291
7	8970.34	0.2059
8	13500.13	0.3099
9	8250.44	0.1894
10	6319.99	0.1451
11	7236.41	0.1661
12	5929.33	0.1361
13	5926.26	0.1360
14	5812.08	0.1334
15	5725.66	0.1314
16	5625.00	0.1291
17	5625.00	0.1291
18	5625.00	0.1291
19	5625.00	0.1291
20	5625.00	0.1291
21	5625.00	0.1291
22	5625.00	0.1291
23	5625.00	0.1291
24	5625.00	0.1291
25	5625.00	0.1291
26	5625.00	0.1291
27	5625.00	0.1291
28	5625.00	0.1291
29	5625.00	0.1291
30	5625.00	0.1291
31	5625.00	0.1291
32	5625.00	0.1291

Block 3 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5400.00	0.1240
2	5400.00	0.1240
3	5400.00	0.1240
4	5400.00	0.1240
5	5520.00	0.1267
6	5640.00	0.1295
7	5672.22	0.1302
8	5510.76	0.1265
9	5548.68	0.1274
10	5583.70	0.1282
11	7087.47	0.1627
12	7323.94	0.1681
13	5789.73	0.1329
14	5798.95	0.1331
15	5640.00	0.1295
16	5640.00	0.1295
17	5640.00	0.1295
18	5640.00	0.1295
19	5640.00	0.1295
20	5400.00	0.1240
21	5400.00	0.1240
22	5400.00	0.1240
23	5400.00	0.1240

FINAL PLAT NOTES:

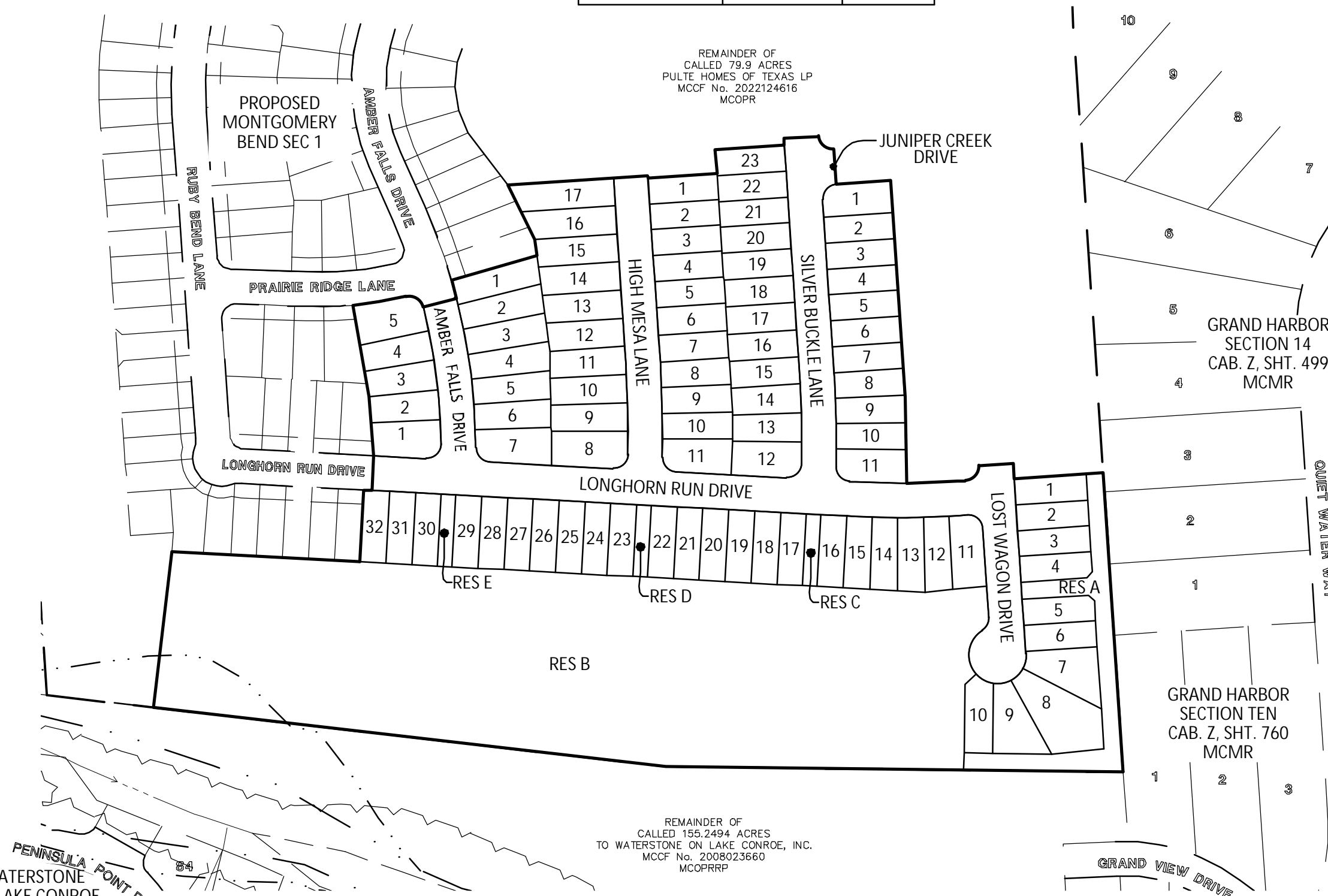
- The Coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 1.00003.
- All distances shown are SURFACE distances.
- Survey monuments shall be set to the standards of the Texas Society of Professional Land Surveying Practices Act and the General Rules of Procedure and Practices of the Texas Board of Land Surveying and shall bear reference caps as indicated.
- 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 "ELS".
- Benchmark shown hereon are based on National Geodetic Survey Monument Designation HGCS 81, PID No. AJ6405 having published information as follows:
Elevation: 212.4 feet, NAVD88
- According to Map No. 48339C0200G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated August 18, 2014, this tract of land lies within Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain, and Zone "AE"; defined as special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood with Base Flood Elevations determined.
- Each lot shall be restricted to a Single-Family Residential Uses; such uses may be more restrictively defined by private restrictions recorded in the real property records.
- All building lines (BL) along the right-of-way are as shown hereon.
- In addition to the building lines shown, all lots shall have a minimum 5' side yard and 10' rear yard setback unless otherwise noted. The City of Montgomery City Council approved these variances on February 14, 2023.
- All easements are centered on lot lines unless shown otherwise.
- There are no pipelines or pipeline easements through this subdivision.

Line Table		
Line #	Length	Direction
L1	125.00'	N03°04'57"E
L2	13.92'	S86°55'03"E
L3	60.00'	N03°04'57"E
L4	102.67'	N04°18'01"W
L5	60.00'	N75°29'52"E
L6	27.98'	N07°49'33"W
L7	105.59'	N26°03'45"W
L8	4.67'	S03°48'06"E
L9	120.00'	N86°11'54"E
L10	41.20'	N03°48'06"W
L11	120.00'	N86°11'54"E
L12	11.67'	N03°48'06"W
L13	60.00'	N86°11'54"E
L14	60.00'	S03°48'06"E
L15	95.00'	N86°11'54"E
L16	13.27'	N86°11'54"E
L17	60.00'	N86°11'54"E
L18	27.50'	S03°48'06"E
L19	68.27'	N86°11'54"E
L20	20.00'	N86°11'54"E
L21	21.80'	N03°04'57"E
L22	55.00'	N86°11'54"E
L23	58.69'	N03°04'57"E
L24	46.14'	N00°44'12"W

Line Table		
Line #	Length	Direction
L25	46.09'	N02°41'23"W
L26	115.00'	N86°11'54"E
L27	115.00'	N86°11'54"E
L28	14.14'	N41°11'54"E
L29	14.14'	N48°48'06"W
L30	25.00'	N48°05'56"E
L31	25.00'	N86°55'03"W
L32	125.00'	N03°04'57"E
L33	125.00'	N03°04'57"E
L34	25.00'	N86°55'03"W
L35	25.00'	N86°55'03"W
L36	125.00'	N03°04'57"E
L37	125.00'	N03°04'57"E
L38	25.00'	N86°55'03"W
L39	25.00'	N86°55'03"W
L40	125.00'	N03°04'57"E
L41	125.00'	N03°04'57"E
L42	25.00'	N86°55'03"W
L43	20.00'	N03°48'06"W
L44	18.28'	N41°11'54"E
L45	25.00'	N86°11'54"E
L46	25.00'	N00°40'57"E
L47	18.28'	N48°48'06"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	93.68'	630.00'	008°31'13"	93.60'	N80°33'56"E
C2	38.92'	25.00'	089°11'33"	35.11'	S59°05'54"E
C3	32.40'	1030.00'	001°48'08"	32.40'	N15°24'12"W
C4	39.27'	25.00'	090°00'00"	35.36'	S48°48'06"E
C5	87.88'	1470.00'	003°25'31"	87.87'	N87°54'40"E
C6	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C7	180.23'	1500.00'	006°53'03"	180.12'	N89°38'26"E
C8	306.91'	1000.00'	017°35'05"	305.71'	N05°42'35"W
C9	216.27'	1800.00'	006°53'03"	216.14'	N00°21'34"W
C10	180.23'	1500.00'	006°53'03"	180.12'	N00°21'34"W
C11	40.73'	25.00'	093°20'12"	36.37'	N46°24'52"E
C12	37.97'	25.00'	087°00'42"	34.42'	S43°24'42"E
C13	40.06'	25.00'	091°48'22"	35.91'	N47°10'46"E
C14	38.53'	25.00'	088°18'03"	34.83'	S42°46'01"E
C15	39.84'	25.00'	091°18'59"	35.76'	N47°25'28"E
C16	38.74'	25.00'	088°46'36"	34.98'	S42°31'45"E
C17	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C18	27.13'	25.00'	062°10'55"	25.82'	N27°17'22"E
C19	211.34'	50.00'	242°10'55"	85.63'	S62°42'38"E
C20	39.27'	25.00'	090°00'00"	35.36'	S41°11'54"W

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	27,247.47	0.6255	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	430,615.98	9.886	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	3,125.00	0.0717	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	3,125.00	0.0717	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	3,125.00	0.0717	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	467,238.45	10.73	

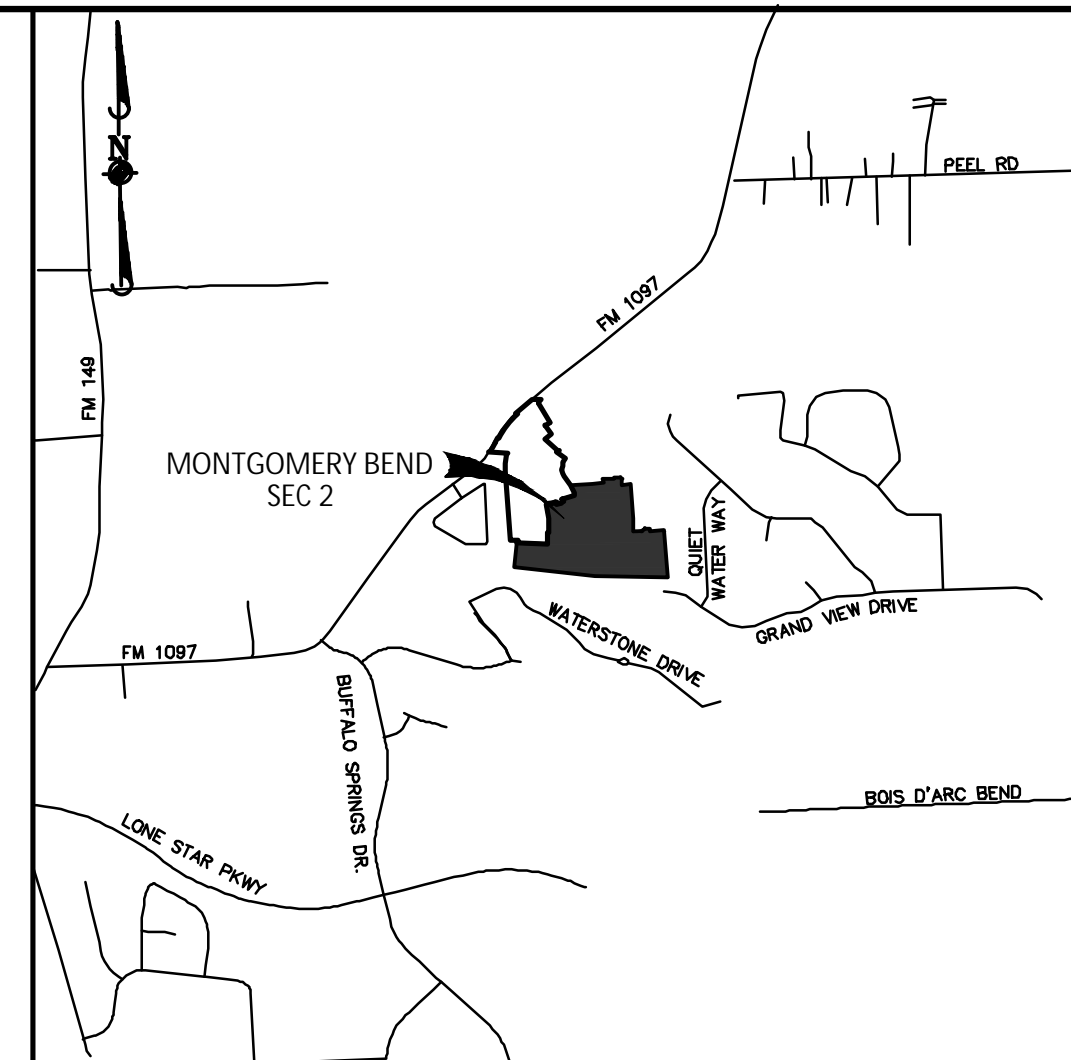


WATERSTONE ON LAKE CONROE SECTION TWO MCCC No. 2015079383 MCOPR

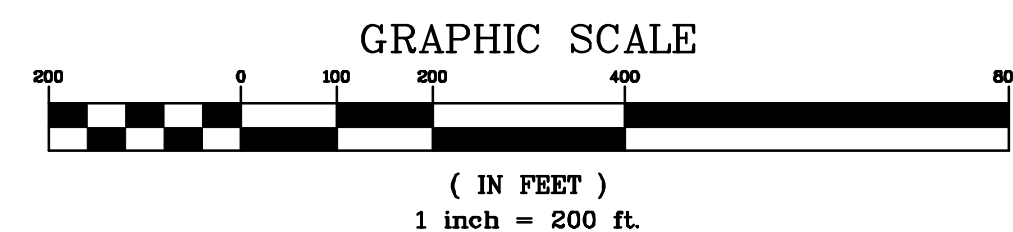
REMAINDER OF CALLED 155.2494 ACRES TO WATERSTONE ON LAKE CONROE, INC. MCCC No. 2008023660 MCOPRRP

Published Coordinates - Montgomery City Control				
Point #	Northing (grid)	Easting (grid)	Elevation	Description
MONT 1	10,135,441.475	3,763,481.913	239.70	3" Brass Cap in Conc.
MONT 2	10,131,532.695	3,757,800.740	301.87	3" Brass Cap in Conc.
MONT 3	10,135,296.374	3,753,373.590	268.73	3" Brass Cap in Conc.
MONT 4	10,139,200.353	3,752,878.057	285.97	3" Brass Cap in Conc.
MONT 7	10,135,557.537	3,758,356.460	291.77	3" Brass Cap in Conc.

Observed Coordinates - Elevation Land Solutions			
Point #	Northing (grid)	Easting (grid)	Elevation
1	10,135,441.371	3,763,481.958	239.89
2	10,131,535.767	3,757,800.807	301.72
3	10,135,296.519	3,753,373.658	268.23
4	10,139,200.404	3,752,878.122	285.89
7	10,135,557.584	3,758,356.516	291.21



VICINITY MAP
MONTGOMERY COUNTY
KEY MAPS: 123L
NOT TO SCALE



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- SSM SE= STORM SEWER EASEMENT
- UVIE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY
- MCDR= MONTGOMERY COUNTY DEED RECORDS
- MCMR= MONTGOMERY COUNTY MAP RECORDS
- MCCF= MONTGOMERY COUNTY CLERK'S FILE
- MCOPR= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- MCOPRRP= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- CAB= CABINET
- VOL., PG.= VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
- ↔ STREET NAME CHANGE

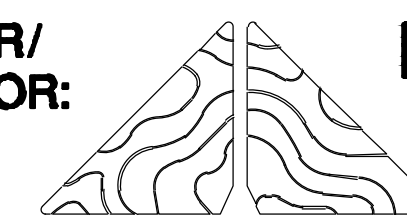
**FINAL PLAT
MONTGOMERY BEND
SEC 2**

A SUBDIVISION OF 27.15 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

88 LOTS 5 RESERVES 5 BLOCKS
MARCH 2024

**OWNER/
DEVELOPER:** PULTE HOMES OF TEXAS
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

**ENGINEER/
SURVEYOR:**



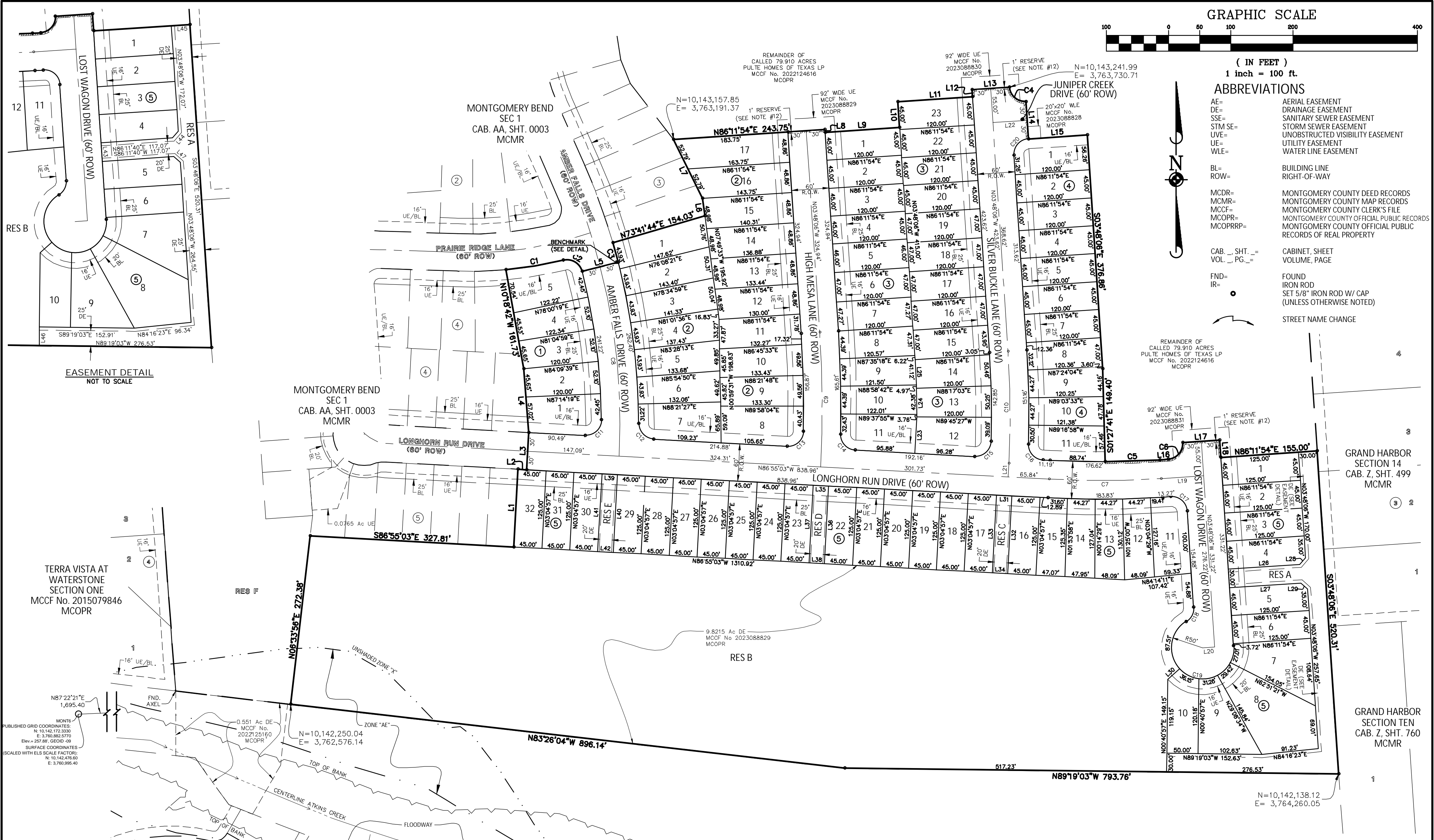
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692



(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY
- MCDR= MONTGOMERY COUNTY DEED RECORDS
- MCMR= MONTGOMERY COUNTY MAP RECORDS
- MCCF= MONTGOMERY COUNTY CLERK'S FILE
- MCCPR= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- MCCPRP= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- CAB. ... SHT. ... = CABINET, SHEET
- VOL. ... PG. ... = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
- STREET NAME CHANGE



EASEMENT DETAIL
NOT TO SCALE

TERRA VISTA AT
WATERSTONE
SECTION ONE
MCCF No. 2015079846
MCOPR

MONT1
PUBLISHED GRID COORDINATES:
N= 10,142,173.330
E= 3,760,882.570
Elev= 259.70, GEOID 09
SURFACE COORDINATES
(SCALED WITH ELS SCALE FACTOR):
N= 10,142,476.80
E= 3,760,995.40

WATERSTONE
ON LAKE CONROE
SECTION TWO
MCCF No. 2015079383
MCOPR

MONT1
PUBLISHED GRID COORDINATES:
N= 10,135,441.4753
E= 3,763,481.9122
Elev= 259.70, GEOID 09
SURFACE COORDINATES
(SCALED WITH ELS SCALE FACTOR):
N= 10,135,745.54
E= 3,763,594.82

REMAINDER OF
CALLED 155.2454 ACRES
TO WATERSTONE ON LAKE CONROE, INC.
MCCF No. 2008023660
MCOPRRP

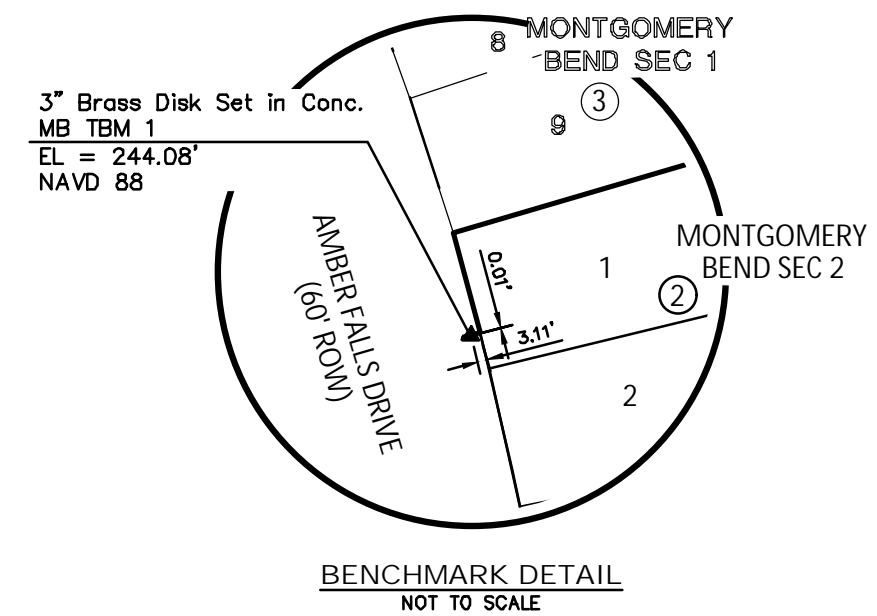
FINAL PLAT MONTGOMERY BEND SEC 2

A SUBDIVISION OF 27.15 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
88 LOTS 5 RESERVES 5 BLOCKS
MARCH 2024

**OWNER/
DEVELOPER:**
PULTE HOMES OF TEXAS
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

**ENGINEER/
SURVEYOR:**

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
7909 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692



3" Brass Disk Set in Conc.
MB TBM 1
EL = 244.08'
NAVD 88

BENCHMARK DETAIL
NOT TO SCALE

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

That Pulte Homes of Texas, L.P., a Texas Limited Partnership, acting by and through BRIAN WILLIAMS of PULTE NEVADA I, LLC, its general partner, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the MONTGOMERY BEND Sec 2 Subdivision, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does 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 does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the city, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

IN TESTIMONY WHEREOF, Owner, has caused these presents to be signed by BRIAN WILLIAMS, VICE PRESIDENT, of Pulte Nevada I, LLC, as the act of Pulte Homes of Texas, L.P., Pulte Nevada I, LLC, hereunto affixed this _____ day of _____, 20____

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: PULTE NEVADA I, LLC,
a Texas limited liability company
Its General Partner

By: _____
BRIAN WILLIAMS
VICE PRESIDENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul R. Bretherton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

Paul R. Bretherton
Texas Registration No. 5977

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 _____, 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

I, Chris Roznovsky, Engineer for the City of Montgomery, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which his approval is required.

Chris Roznovsky, P.E.
City Engineer – City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission, and is hereby approved by such commission.

Dated this ____ day of _____, 20__

By: _____
William Simpson, Chairman
Planning and Zoning Commission

This plat and subdivision has been submitted to and considered by the City Council of the City of Montgomery, Texas, and is hereby approved by such council.

Dated this ____ day of _____, 20__

By: _____
Byron Sanford, Mayor

Attest: _____
Nici Browe, City Secretary

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

Before me, notary public in and for the State of _____, on this day personally appeared LUNDY OLIVA, DIVISION PRESIDENT, of Pulte Nevada I, LLC, a Delaware Limited Liability Company, known to me to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that the same is the act of Pulte Homes of Texas, L.P., a Texas Limited Partnership, and that they executed the same as and as the act of such limited partnership and for the purposes and considerations therein expressed in the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 20__

Notary Public in and for the State of _____

My Commission expires _____

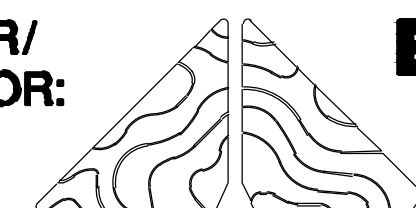
FINAL PLAT MONTGOMERY BEND SEC 2

A SUBDIVISION OF 27.15 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

88 LOTS 5 RESERVES 5 BLOCKS
MARCH 2024

**OWNER/
DEVELOPER:** PULTE HOMES OF TEXAS
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

**ENGINEER/
SURVEYOR:**



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692