

P:\610126 Mabey and Faulkner Tract\007_Sec 3\Printing\dwg\MontgomeryBend_S43_FinalPlat.dwg 10/3/2023 10:08:02 AM kmcone

Block #1 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6348.51	0.1457
2	6301.61	0.1447
3	6231.52	0.1431
4	6062.49	0.1392
5	5879.96	0.1350
6	5928.30	0.1361
7	5730.21	0.1315
8	7137.49	0.1639

Block #2 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6942.43	0.1594
2	5520.00	0.1267
3	5520.00	0.1267
4	5520.00	0.1267
5	5518.15	0.1267
6	8426.57	0.1934
7	13347.89	0.3064
8	7600.30	0.1745
9	5643.39	0.1296
10	5400.00	0.1240
11	5400.00	0.1240
12	5400.00	0.1240
13	5400.00	0.1240
14	5400.00	0.1240
15	5400.00	0.1240
16	5400.00	0.1240
17	6585.87	0.1512
18	6585.87	0.1512
19	5400.00	0.1240

Block #3 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5625.00	0.1291
2	5625.00	0.1291
3	5625.00	0.1291
4	5625.00	0.1291
5	5625.00	0.1291
6	5625.00	0.1291
7	5625.00	0.1291
8	5625.00	0.1291
9	5625.00	0.1291
10	5625.00	0.1291
11	5625.00	0.1291
12	5625.00	0.1291
13	5625.00	0.1291
14	5625.00	0.1291
15	5625.00	0.1291

Block #4 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7275.79	0.1670
2	5649.70	0.1297
3	5563.23	0.1277
4	5520.00	0.1267
5	5520.00	0.1267
6	5520.00	0.1267
7	5520.00	0.1267
8	5400.00	0.1240
9	5400.00	0.1240
10	5400.00	0.1240
11	6808.99	0.1563

Block #5 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	5400.00	0.1240
6	5400.00	0.1240
7	5400.00	0.1240
8	5400.00	0.1240
9	6849.38	0.1572
10	6829.58	0.1568
11	5400.00	0.1240
12	5400.00	0.1240
13	5400.00	0.1240
14	5400.00	0.1240
15	5400.00	0.1240
16	5400.00	0.1240
17	5400.00	0.1240
18	5400.00	0.1240
19	5400.00	0.1240

Block #6 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7815.16	0.1794
2	6293.70	0.1445
3	9561.36	0.2195
4	8519.78	0.1956
5	8417.74	0.1932
6	8555.95	0.1964
7	6358.33	0.1460
8	7849.91	0.1802
9	7150.38	0.1642
10	6309.04	0.1448
11	6710.94	0.1541
12	6660.01	0.1529
13	7372.83	0.1693

Line Table		
Line #	Length	Direction
L1	27.50'	N03°48'06"W
L2	60.00'	S86°11'54"W
L3	13.27'	S86°11'54"W
L4	95.00'	S86°11'54"W
L5	60.00'	N03°48'06"W
L6	60.00'	S86°11'54"W
L7	11.67'	S03°48'06"E
L8	120.00'	S86°11'54"W
L9	41.20'	S03°48'06"E
L10	120.00'	S86°11'54"W
L11	4.67'	N03°48'06"W
L12	113.57'	N37°51'19"W
L13	41.42'	N21°28'21"W
L14	42.77'	N08°46'09"W
L15	42.77'	N05°16'04"E
L16	30.56'	N19°18'18"E
L17	55.03'	N31°02'15"E
L18	6.50'	N86°25'37"W
L19	115.46'	N50°43'55"W
L20	185.44'	N48°15'37"W

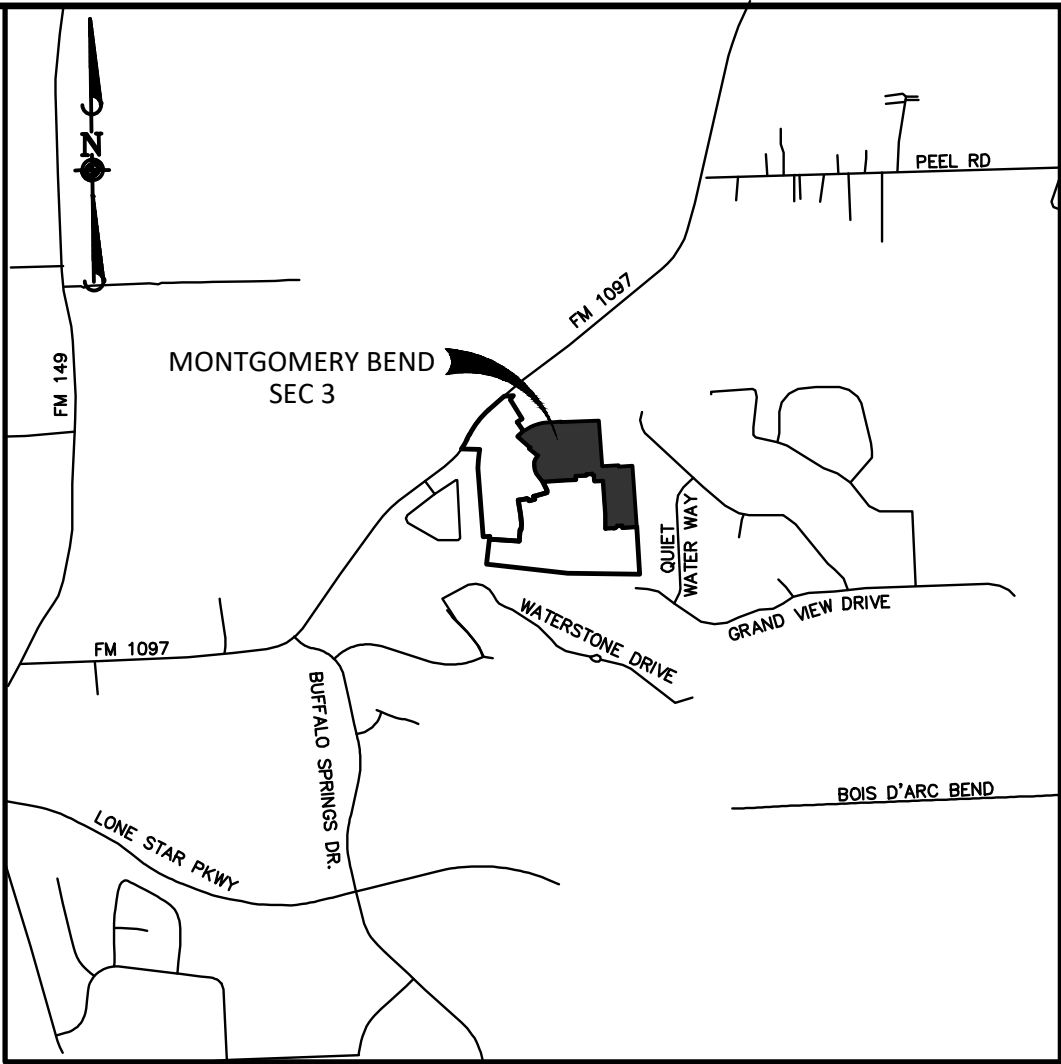
Line Table		
Line #	Length	Direction
L21	88.76'	N48°15'08"E
L22	88.76'	N58°55'05"E
L23	44.43'	N66°55'03"E
L24	44.43'	N72°15'01"E
L25	44.61'	N74°22'28"E
L26	44.66'	N82°54'58"E
L27	103.07'	N87°27'20"E
L28	60.00'	N86°11'54"E
L29	2.47'	S03°48'05"E
L30	17.26'	S03°48'06"E
L31	155.00'	N86°11'54"E
L32	121.75'	N86°11'54"E
L33	15.76'	S86°11'54"W
L34	15.76'	N86°11'54"E
L35	41.51'	N46°23'15"E
L36	41.03'	N60°53'46"E
L37	40.81'	N77°50'53"E
L38	106.50'	S86°11'54"W
L39	10.00'	S03°48'06"E

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	20,250.00	0.4649	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	4,258.66	0.0978	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	24,508.66	0.5627	

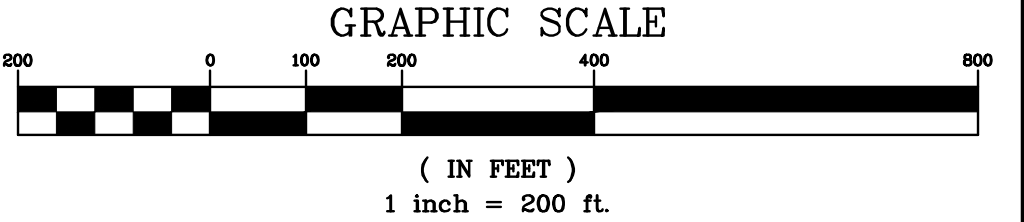
Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	090°00'00"	35.36'	S41°11'54"W
C2	87.88'	1470.00'	003°25'31"	87.87'	S87°54'40"W
C3	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C4	12.73'	295.00'	002°28'17"	12.72'	N40°30'14"E
C5	84.65'	55.00'	088°11'13"	76.54'	N47°53'42"W
C6	262.47'	325.00'	046°16'19"	255.39'	S64°52'32"W
C7	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C8	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C9	8.56'	85.00'	005°46'19"	8.56'	N06°41'15"W
C10	11.79'	25.00'	027°00'44"	11.68'	S03°55'57"W
C11	113.94'	50.00'	130°33'37"	90.84'	N47°50'29"W
C12	11.79'	25.00'	027°00'44"	11.68'	N80°23'04"E
C13	8.72'	85.00'	005°52'45"	8.72'	N89°02'56"W
C14	38.48'	25.00'	088°11'13"	34.79'	N47°53'42"W
C15	40.06'	25.00'	091°48'47"	35.91'	S42°06'18"W
C16	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C17	18.69'	25.00'	042°50'00"	18.26'	S64°46'54"W
C18	231.84'	50.00'	265°40'01"	73.33'	S03°48'06"E
C19	18.69'	25.00'	042°50'00"	18.26'	S72°23'05"E
C20	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C21	38.48'	25.00'	088°11'13"	34.79'	N47°53'42"W
C22	40.06'	25.00'	091°48'47"	35.91'	N42°06'18"E
C23	38.48'	25.00'	088°11'13"	34.79'	S47°53'42"E
C24	17.68'	25.00'	040°30'51"	17.31'	S65°56'29"W
C25	16.10'	50.00'	018°26'51"	16.03'	S31°58'11"W

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
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
MC CF=	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 3

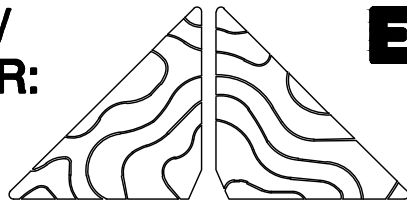
A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
OCTOBER 2025

OWNER/
DEVELOPER:

PULTE HOMES OF TEXAS, L.P.,
a Texas Limited Partnership
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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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MCOPRRP=	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

1 A CALLED 0.0918 ACRES
TO JACOB ABRAHAM
MCCF No. 2025033460
MCOPR

2 A CALLED 0.0918 ACRES
TO JOSH ADAIR
MCCF No. 2025033461
MCOPR

GRAND HARBOR
SECTION 14
CAB. Z, SHT. 499
MCMR

GRAND HARBOR
SECTION TEN
CAB. Z, SHT. 760
MCMR

FINAL PLAT
MONTGOMERY BEND
SEC 3

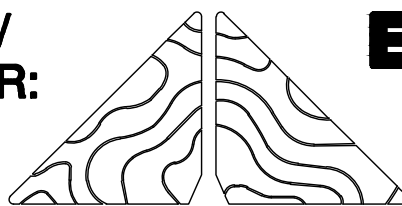
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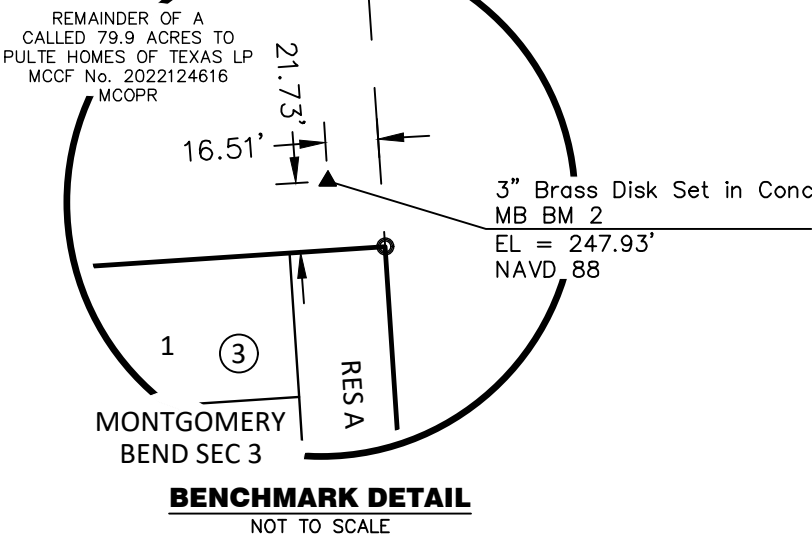


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MONTGOMERY BEND
SEC 1
CAB. AA, SHT. 0001
MCMR

REMAINDER OF A
CALLED 79.9 ACRES TO
PULTE HOMES OF TEXAS LP
MCCF No. 2022124616
MCOPR

N: 10,143,827.61
E: 3,763,812.06



BENCHMARK DETAIL
NOT TO SCALE

REMAINDER OF A
CALLED 79.9 ACRES TO
PULTE HOMES OF TEXAS LP
MCCF No. 2022124616
MCOPR

MONTGOMERY BEND
SEC 1
CAB. AA, SHT. 0001
MCMR

N: 10,143,157.86
E: 3,763,191.37

MONTGOMERY BEND
SEC 2
CAB. AA, SHT. 0558
MCMR

MONTGOMERY BEND
SEC 2
CAB. AA, SHT. 0558
MCMR

N81°44'46"E
3,378.08'
PUBLISHED GRID
COORDINATES:
N: 10,142,172.3330
E: 3,760,892.5770
Elev. = 257.88', GEOID '09
SURFACE COORDINATES
(SCALED WITH ELS SCALE
FACTOR):
N: 10,142,476.60
E: 3,760,995.40

MONT1
PUBLISHED GRID
COORDINATES:
N: 10,135,441.4753
E: 3,763,481.91322
Elev. = 239.70', GEOID '09
SURFACE COORDINATES
(SCALED WITH ELS SCALE
FACTOR):
N: 10,135,745.54
E: 3,763,594.82

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 Procedures 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 D 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.
- 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.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, 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 dedicatior, his heirs, assigns, or successors.
- The subject tract is hereby granted the following variance listed within the executed Development Agreement, dated September 13, 2022. A variance for lot size to be a minimum of 45 feet wide and 120 feet long and an area of 5,400 square feet.

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

That Pulte Homes of Texas, L.P., a Texas Limited Partnership, acting by and through BRYAN HAHN, Vice President of Land Acquisition, 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 3 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 BRYAN HAHN, Vice President of Land Acquisition, 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: _____
BRYAN HAHN
Vice President of Land Acquisition

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: _____
Sara Countryman, Mayor

Attest: _____
Ruby Beaven, City Secretary

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

Before me, notary public in and for the State of _____, on this day personally appeared BRYAN HAHN, Vice President of Land Acquisition, 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 _____

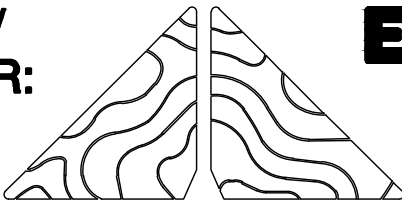
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