



May 31, 2023

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Plat Review (Partial Replat)
Lonestar Estates
City of Montgomery

Dear Commission:

We reviewed the replat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 61 and Section 63 and any other applicable chapters. The purpose of the replat is to combine Lots 10 and 11 and adjust the lot line between Lot 12 and the combined Lots 10 and 11.

We offer no objection to the partial replat, and we recommend the Commission approve the partial replat as submitted.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is written in a cursive, flowing style.

Chris Roznovsky, PE
Engineer for the City

CR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\05.31.2023 MEMO to P&Z Lonestar Estates Partial Replat.docx

Enclosure: Original Plat
Partial Replat

Cc (via email): Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development,
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Norman R. Stewart, Jr. and wife Jennifer H. Stewart along with S. Clay Robinson, Jr. owners hereinafter referred to as Owners (whether one or more) of the 60.6651 acre tract described in the above and foregoing map of Lone Star Estates, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plan sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plan sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of Lone Star Estates where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby covenant and agree that those private access easements located within the boundaries of this plat specifically noted as private access easements, shall be hereby established and maintained as private streets by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, or heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private access easements.

WITNESS our hands in the City of Montgomery, Texas, this day of September, 1998.

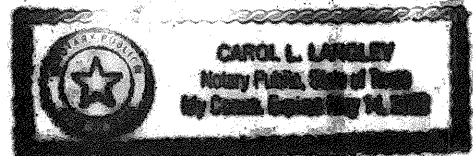
Norman R. Stewart, Jennifer H. Stewart, S. Clay Robinson, Jr. (Signatures)

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer H. Stewart, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of December, 1998.

Notary Public in and for Montgomery County, Texas

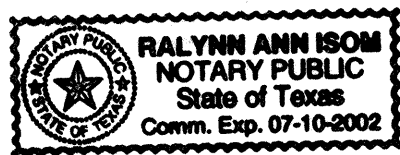


THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared S. Clay Robinson Jr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of April, 1998.

Notary Public in and for Montgomery County, Texas



THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Norman R. Stewart Jr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of December, 1998.

Notary Public in and for Montgomery County, Texas



I, Farm Credit Bank of Texas, owner and holder of a lien against the property described in the plat known as Lone Star Estates, said lien being evidenced by instrument of record in the Clerk's File No. 92-01-1527 of the O.P.R.O.R.P. of Montgomery County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Signature of Travis, Vice-President

STATE OF TEXAS
COUNTY OF MONTGOMERY TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Travis, known to me to be the person, I whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of November, 1998.

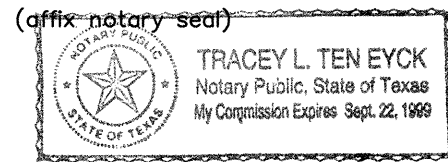
State of Texas

Notary Public in and for the

Tracey L. Ten Eyck (Signature)

Print Name

My Commission Expires: 9-22-99



I, Ronald A. Saikowski, P.E. hereby certify that I as City Engineer have reviewed this Subdivision Plat and find it to meet Montgomery Requirements.

Ronald A. Saikowski, P.E.
City Engineer

Approved by City of Montgomery

CITY PLANNING COMMISSION

By: Sharon Miller (Signature)

Sharon Miller, Chairperson

CITY COUNCIL

By: William Cummings (Signature)

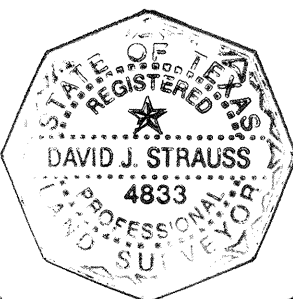
Mayor William Cummings

Attested By: Carol Langley (Signature)

Carol Langley
City Secretary

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts at the time of the survey, and there were no encroachments visible on the ground unless otherwise shown. DATE: October, 1998

David J. Strauss R.P.L.S. 4833

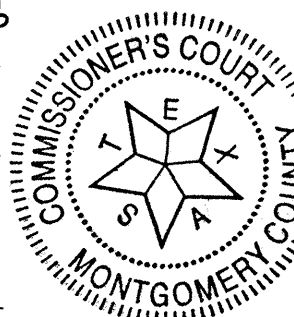


I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 6-22-1998 at 4:30 o'clock, P.M. and duly recorded 6-23-1998 at 1:11 o'clock, P.M. in cabinet M sheet 74-16 of record of Maps for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

Mark Turnbull, Clerk, County Clerk Montgomery County, Texas

By: Deputy (Signature)



LEGEND:

- B.L. DENOTES BUILDING LINE
P.A.E. DENOTES PRIVATE ACCESS EASEMENT
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT

KEY MAP

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

Table with columns: LINE, DIRECTION, DISTANCE. Rows L1 to L5.

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows C1 to C6.

BASIS OF BEARINGS:

WEST LINE OF THE CALLED 20.248 ACRE STEGER TRACT TO ROBINSON TRACT AS DESCRIBED IN DEED RECORDED UNDER C.C.F. NO. 9357632, M.C.D.R.

BENCHMARK:

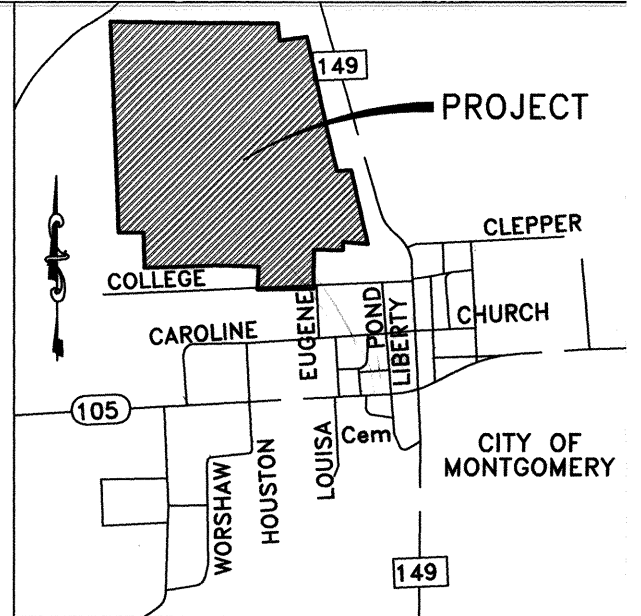
SET BRASS DISC IN CONCRETE, 82.21' WEST OF C OF JENNY LANE, 39' EAST OF A FENCE, 23.' NORTH OF COLLEGE STREET. ELEV. = 306.32'

OWNERS:

NORMAN R. STEWART, JR. AND WIFE
JENNIFER H. STEWART
40.4330 ACRES (1,761,263 SQ.FT.)
S. CLAY ROBINSON JR.
20.2321 ACRES (881,308 SQ.FT.)

Original Plat

FINAL PLAT
LONE STAR ESTATES SUBDIVISION
60.6651 ACRES (2,642,571 SQ.FT.)
OUT OF THE
BENJAMIN RIGBY SURVEY A - 31
AND
JOHN CORNER SURVEY A - 8
1-BLOCK 13 LOTS- 1 RESERVE
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)

R.D. SIMONTON
C.C.F. No. 9751462
R.P.R.M.C.T.

CITY OF MONTGOMERY
C.C.F. No. 8701042
R.P.R.M.C.T.

NOW OR FORMERLY
TIMOTHY HATCHETT
NO OWNER OF
RECORD FOUND

NOW OR FORMERLY
R.H. WRIGHT
VOL. 271, PG. 288
M.C.D.R.

NOW OR FORMERLY
REBECCA SMITH ET AL
NO OWNER OF
RECORD FOUND

MICHAEL BROOKS
C.C.F. No. 9806762
R.P.R.M.C.T.

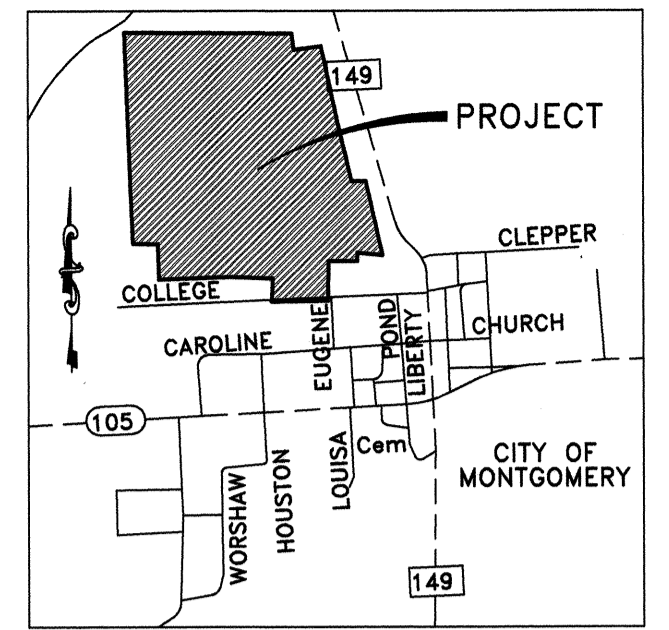
NOW OR FORMERLY
MARGARET TATE
NO OWNER OF
RECORD FOUND

NOW OR FORMERLY
ESTATE OF CORA BOLDEN
NO OWNER OF
RECORD FOUND

NOW OR FORMERLY
REOLA B. SHELTON
NO OWNER OF
RECORD FOUND

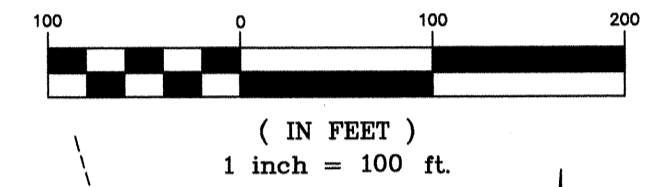
EDWARD O. ARNSWORTH
C.C.F. No. 8921530
R.P.R.M.C.T.

NOW OR FORMERLY
PEARLIE HATCHETT
NO OWNER OF
RECORD FOUND



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE



S89°17'30"E
3410.49'

S81°39'55"W
3004.35'

S.C. ROBINSON
F.C. No. 970-00-616
R.P.R.M.C.T.

NORMAN R. STEWART, JR. ET UX
C.C.F. No. 9357628
R.P.R.M.C.T.

LOT 13
52,034 sq. ft.
1.1945 acres

LOT 6
174,109 sq. ft.
3.9970 acres

LOT 5
145,206 sq. ft.
3.3335 acres

LOT 7
419,113 sq. ft.
9.6215 acres

LOT 4
140,505 sq. ft.
3.2256 acres

LOT 8
194,639 sq. ft.
4.4683 acres

LOT 3
204,531 sq. ft.
4.6954 acres

DRAINAGE ESMT.
165,772 sq. ft.
3.8056 acres

MATCHLINE SEE SHEET 3 OF 3

LEGEND:

- B.L. DENOTES BUILDING LINE
- P.A.E. DENOTES PRIVATE ACCESS EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT

ENGINEER AND SURVEYOR
Sitech ENGINEERING CORP.

"The Site Technology Group"
1544 SANDUST ROAD SUITE 100
THE WOODLANDS, TEXAS 77380
OFF. # (281) 363-4039 FAX # (281) 363-3459
e-mail: sittech@flex.net
© COPYRIGHT 1999

OWNERS:
NORMAN R. STEWART, JR. AND WIFE
JENNIFER H. STEWART
40.4330 ACRES (1,761,263 SQ.FT.)
S. CLAY ROBINSON JR.
20.2321 ACRES (881,308 SQ.FT.)

Original Plat

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LONE STAR ESTATES SUBDIVISION
60.6651 ACRES (2,642,571 SQ.FT.)
OUT OF THE
BENJAMIN RIGBY SURVEY A - 31
AND
JOHN CORNER SURVEY A - 8
13 LOTS - 1 BLOCK - 1 RESERVE
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS

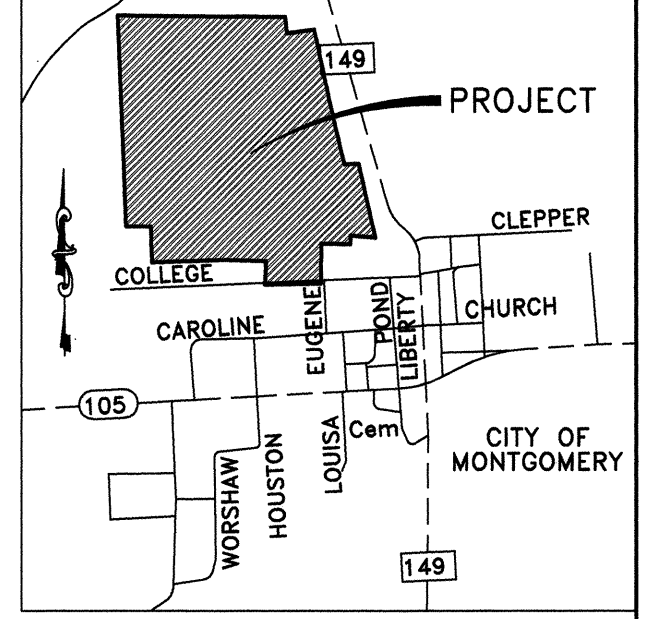
LINE	DIRECTION	DISTANCE
L1	N03°30'29"E	152.94'
L2	N07°42'25"W	496.84'
L3	N08°35'37"W	88.19'
L4	N22°58'53"W	321.09'
L5	N85°17'38"W	158.44'

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	250.00'	48.93'	11°12'54"	48.86'	N02°05'58"W
C2	200.00'	158.09'	45°17'24"	154.01'	N14°56'17"E
C3	200.00'	94.07'	26°57'01"	93.21'	N51°03'30"E
C4	100.00'	127.63'	73°07'37"	119.14'	N27°58'12"E
C5	200.00'	50.22'	14°23'16"	50.09'	N15°47'15"W
C6	250.00'	271.89'	62°18'45"	258.69'	N54°08'15"W

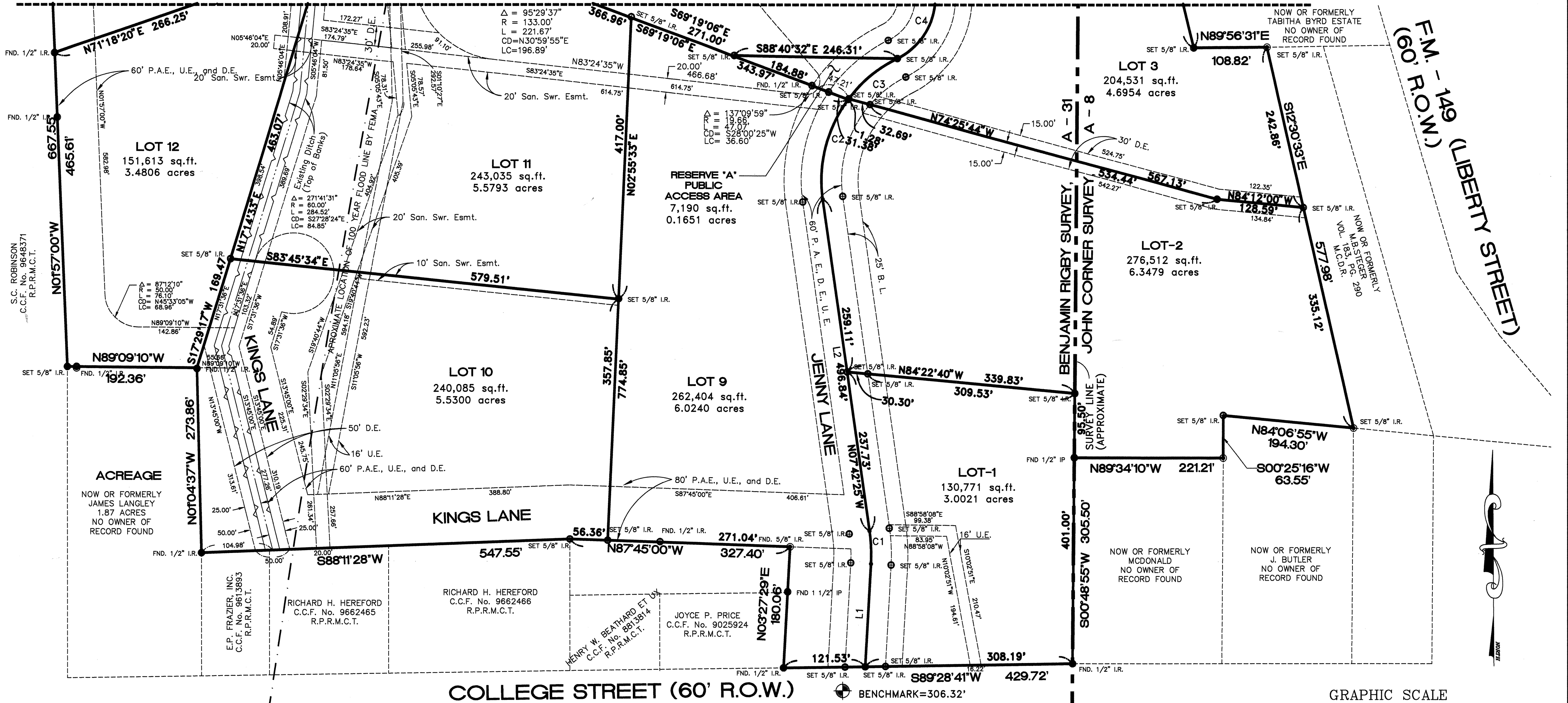
File No. 99050849 Cab. M. sheet 75

LEGEND:

B.L. DENOTES BUILDING LINE
 P.A.E. DENOTES PRIVATE ACCESS EASEMENT
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT



MATCHLINE SEE SHEET 2 OF 3



LINE	DIRECTION	DISTANCE
L1	N03°30'29" E	152.94'
L2	N07°42'25" W	496.84'
L3	N08°35'37" W	88.19'
L4	N22°58'53" W	321.09'
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CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
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C3	200.00'	94.07'	28°57'01"	93.21'	N51°03'30" E
C4	100.00'	127.63'	73°07'37"	119.14'	N27°58'12" E
C5	200.00'	50.22'	14°23'16"	50.09'	N15°47'15" W
C6	250.00'	271.89'	62°18'45"	258.69'	N54°08'15" W

ENGINEER AND SURVEYOR
Sitech ENGINEERING CORP.

"The Site Technology Group"
 1544 SAWDUST ROAD SUITE 100
 THE WOODLANDS, TEXAS 77380
 OFF. # (281) 363-4039 FAX # (281) 363-3459
 e-mail: sitech@flex.net
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OWNERS:
 NORMAN R. STEWART, JR. AND WIFE
 JENNIFER H. STEWART
 40.4330 ACRES (1,761,263 SQ.FT.)
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 20.2321 ACRES (881,308 SQ.FT.)

FINAL PLAT
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 60.6651 ACRES (2,642,571 SQ.FT.)
 OUT OF THE
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 13 LOTS - 1 BLOCK - 1 RESERVE
 CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TEXAS

Original Plat

File No. 99050849 Cab.M Sheet 76

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

That TROY JOSEPH PATIN and DEBORAH LYNN BENARD PATIN, CO-TRUSTEES OF THE TDP REVOCABLE TRUST & CHARLES F. ROLLINS IV and SAMANTHA ROLLINS herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the LONESTAR ESTATES PARTIAL REPLAT NO. 1 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.

TDP REVOCABLE TRUST

TROY JOSEPH PATIN
CO-TRUSTEE

DEBORAH LYNN
CO-TRUSTEES

CHARLES F. ROLLINS
OWNER

SAMANTHA ROLLINS
OWNER

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES F. ROLLINS IV & SAMANTHA ROLLINS, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20 ____.

Notary Public in and for _____
County, Texas

THE STATE OF TEXAS
COUNTY OF _____

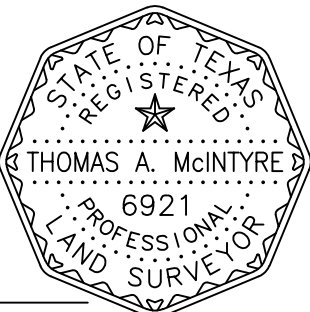
BEFORE ME, the undersigned authority, on this day personally appeared TROY JOSEPH PATIN and DEBORAH LYNN BENARD PATIN, CO-TRUSTEES OF THE TDP REVOCABLE TRUST, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20 ____.

Notary Public in and for _____
County, Texas

SURVEYOR'S ACKNOWLEDGEMENT

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



PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

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

City Engineer

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: _____
Chairperson 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: _____
Mayor

ATTEST: _____
City Secretary

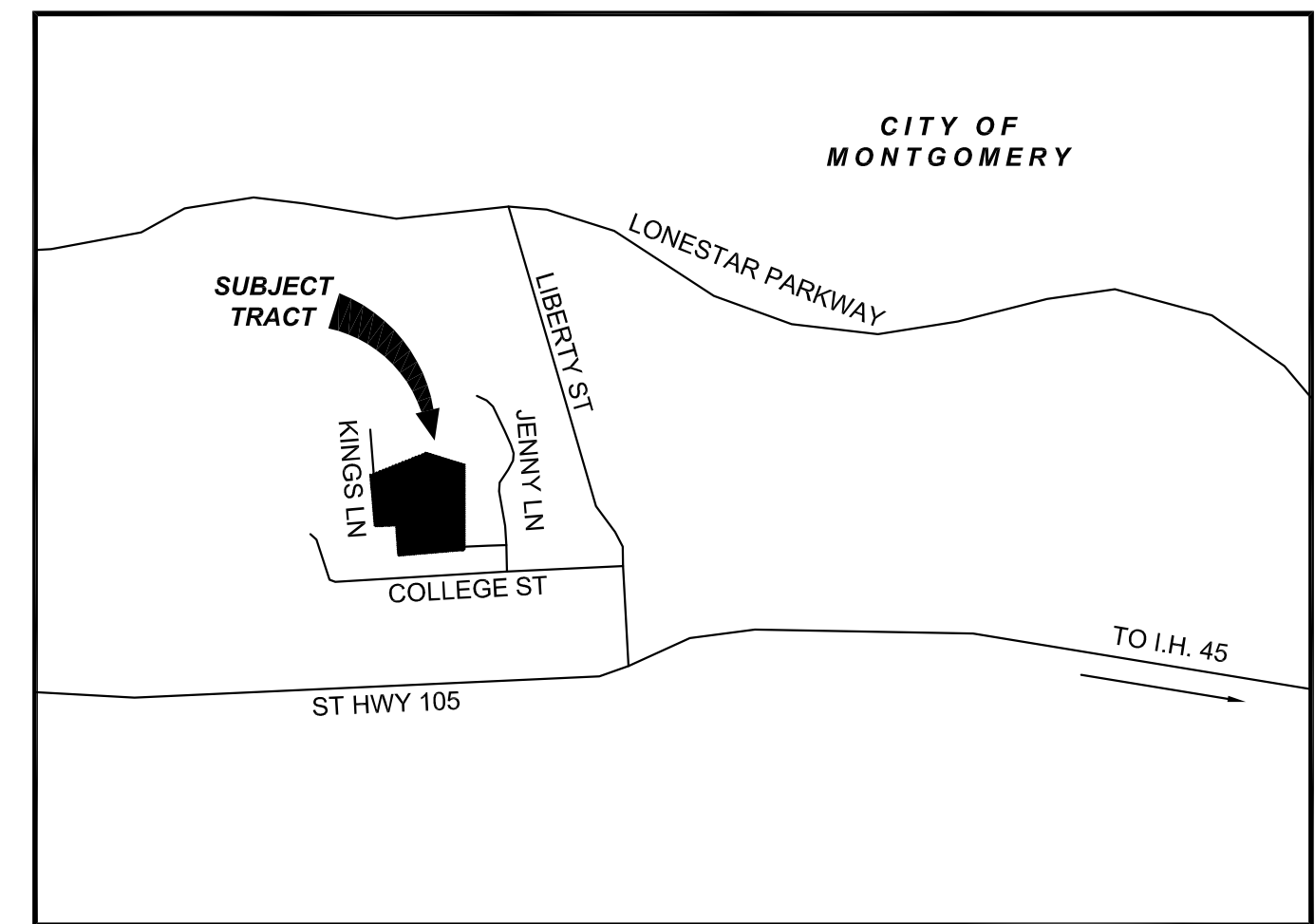
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

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 _____, 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



VICINITY MAP
NOT TO SCALE

General Notes:

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER CITY OF MONTGOMERY COMMUNITY MAP NO. 481483, FEMA FIRM PANEL NO. 48339C0200G, HAVING AN EFFECTIVE DATE OF 08-18-2014.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (2002 ADJUSTMENT)(FIPS 4203), AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.
- ALL MEASUREMENTS ARE GRID VALUES. SURFACE VALUES MAY BE OBTAINED BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00006912.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE PUBLISHED VALUE OF CITY OF MONTGOMERY BENCHMARK NUMBER 2, HAVING A PUBLISHED ELEVATION OF 301.87', OBSERVED ELEVATION OF 301.88', AND CITY OF MONTGOMERY BENCHMARK NUMBER 7, HAVING A PUBLISHED ELEVATION OF 291.77', OBSERVED ELEVATION OF 291.33'. VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID18. NO DATUM ADJUSTMENT WAS MADE.

LONESTAR ESTATES PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 14.57 ACRES SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS. BEING A REPLAT OF LOTS 10, 11 AND 12 OF LONESTAR ESTATES RECORDED IN CABINET M, SHEET 74, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT: TO RECONFIGURE LOT LINES BETWEEN LOTS 10, 11 AND 12.

2 LOTS 1 BLOCK
MAY 2023

OWNER

CHARLES F. ROLLINS IV
SAMANTHA ROLLINS
106 KINGS LANE
MONTGOMERY COUNTY, TEXAS 77356
AND
TROY JOSEPH PATIN
DEBORAH LYNN BENARD PATIN
CO-TRUSTEES OF THE
TDP REVOCABLE TRUST
204 KINGS LANE
MONTGOMERY COUNTY, TEXAS 77356



0' 100' 200' 300'

Scale: 1" = 100'

LEGEND

- Set 5/8" Iron Rod w/Cap "TPS 100834-00"
- Found Survey Monument (described)
- Calculated Corner
- ⊕ 3-inch Brass Disk in 6-inch Concrete Monument
- I.R. Iron Rod
- W/CAP With Cap
- CON MON Concrete Monument
- VOL. / PG. Volume / Page
- CAB. / SHEET Cabinet / Sheet
- O.P.R.M.C.T. Official Public Records of Montgomery County, Texas
- R.P.R.M.C.T. Real Property Records of Montgomery County, Texas
- D.R.M.C.T. Deed Records of Montgomery County, Texas
- M.R.M.C.T. Map Records of Montgomery County, Texas
- M.C.A.D. Montgomery County Appraisal District
- C.F. NO. Clerk's File Number
- R.O.W. Right-of-Way
- B.L. Building Line
- U.E. Utility Easement
- D.E. Drainage Easement
- Approximate Survey Line
- Approximate 100-year Floodplain
- Easement
- Building Line
- Top Of Bank
- Edge of Water

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72° 49' 39.48"E	45.59'
L2	S89° 27' 07.27"W	56.36'
L3	N68° 31' 20.71"E	122.72'

LOTS LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S75° 25' 17.05"W	5.29'
L5	N89° 32' 42.42"W	13.86'
L6	S52° 31' 01.63"W	45.24'
L7	S35° 02' 09.49"W	90.78'
L8	S02° 28' 28.79"E	13.87'
L9	S07° 04' 46.37"W	29.70'
L10	S21° 31' 41.96"E	19.29'
L11	S04° 52' 47.31"W	15.65'
L12	S37° 49' 45.57"W	15.41'
L13	S14° 20' 34.35"W	22.39'
L14	S23° 37' 45.76"W	13.36'
L15	S23° 37' 31.55"E	9.98'
L16	S44° 20' 42.99"E	21.01'
L17	S11° 40' 44.81"E	61.60'

JAY RICHARD RAY II AND
 CARISSA CYD RAY
 CALLED 62.6147 ACRES
 C.F. No. 2021056260
 O.P.R.M.C.T.

NORMAN R. STEWART, JR. AND
 JENNIFER H. STEWART
 CALLED 94.899 ACRES
 C.F. No. 9357628
 R.P.R.M.C.T.

JAMES R. LANGLEY AND
 CAROL LOUISE LANGLEY
 CALLED 1.87 ACRES
 C.F. NO. 8044276
 R.P.R.M.C.T.

MERRILY A. THOMPSON
 CALLED .39 ACRES
 C.F. No. 2014027278
 O.P.R.M.C.T.

LOT 1
 COLLEGE STREET ADDITION
 SECTION 1
 CAB. X, SHEET 148
 M.R.M.C.T.

LOT 2
 COLLEGE STREET ADDITION
 SECTION 1
 CAB. X, SHEET 148
 M.R.M.C.T.

PENNY DOVEY
 CALLED 1.10 ACRES
 C.F. No. 2019061823
 O.P.R.M.C.T.

KAY J. PILAND
 CALLED .375 ACRES
 C.F. No. 2002034110
 O.P.R.M.C.T.

LONESTAR ESTATES PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 14.57 ACRES SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS. BEING A REPLAT OF LOTS 10, 11 AND 12 OF LONESTAR ESTATES RECORDED IN CABINET M, SHEET 74, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT: TO RECONFIGURE LOT LINES BETWEEN LOTS 10, 11 AND 12.
 2 LOTS 1 BLOCK
 MAY 2023

OWNER
 CHARLES F. ROLLINS IV
 SAMANTHA ROLLINS
 106 KINGS LANE
 MONTGOMERY COUNTY, TEXAS 77356
 AND
 TROY JOSEPH PATIN
 DEBORAH LYNN BENARD PATIN
 CO-TRUSTEES OF THE
 TDP REVOCABLE TRUST
 204 KINGS LANE
 MONTGOMERY COUNTY, TEXAS 77356

TEXAS PROFESSIONAL SURVEYING

3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

-BENCH MARK-
 3" BRASS DISK SET IN 6" CONCRETE COLUMN
 STAMPED: LSEPR
 ELEVATION: 286.148', NAVD88, 2009 ADJUSTMENT
 NAVD88 GEOID18 TEXAS CENTRAL ZONE 4203