

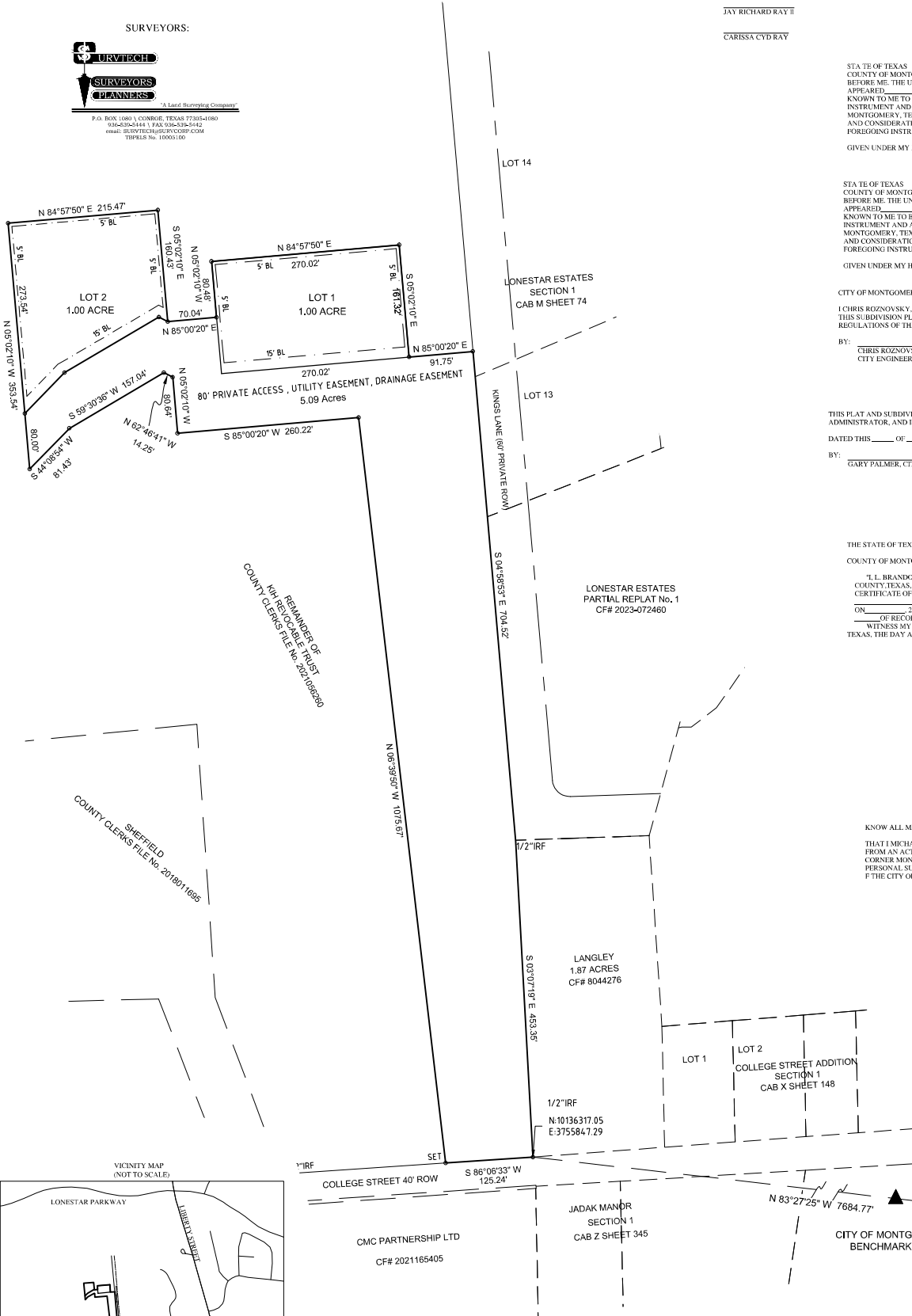
MINOR PLAT OF
KIH SUBDIVISION
A SUBDIVISION OF 5.107 ACRES
IN THE B RIGBY SURVEY ABSTRACT 31
2 LOTS 1 BLOCK

July 2025

OWNERS:

KIH REVOCABLE TRUST
12820 HIGHWAY 105 W CONROE TX

SURVEYORS:



THE STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT JAY RICHARD RAY II and CARISSA CYD RAY, Co-Trustees of the KIH REVOCABLE TRUST

ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE KIH 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 BY THE CITY OF MONTGOMERY, TEXAS, AND FOR THE PURPOSES OF 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.

KIH REVOCABLE TRUST Co-Trustees of the

JAY RICHARD RAY II

CARISSA CYD RAY

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME IS THE ACT OF CITY OF MONTGOMERY, TEXAS, AND THAT THEY EXECUTED THE SAME AS AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS: _____ DAY OF _____, 2025

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME IS THE ACT OF CITY OF MONTGOMERY, TEXAS, AND THAT THEY EXECUTED THE SAME AS AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS: _____ DAY OF _____, 2025

CITY OF MONTGOMERY

I CHRIS ROZNOVSKY, 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

BY: CHRIS ROZNOVSKY, P.E.
CITY ENGINEER, CITY OF MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ADMINISTRATOR, AND IS HEREBY APPROVED AS SUCH.

DATED THIS _____ OF _____, 2025

BY: GARY PALMER, CITY ADMINISTRATOR, CITY OF MONTGOMERY

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 _____, 2025, AT _____ O'CLOCK, _____ M., AND DULY RECORDED ON _____, 2025, 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 SHOWN ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY: DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I MICHAEL WARREN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS

NOTES:
1. BL = BUILDING LINE, DE = DRAINAGE EASEMENT, UE = UTILITY EASEMENT, A/E = ACCESS EASEMENT.
2. THERE IS A 10' UE ALONG THE FRONT OF ALL LOT LINES.
3. THE BEARING & GRID COORDINATES SHOWN HEREON ARE BASED UPON NAD 83 TEXAS CENTRAL ZONE.

ALL CORNERS ARE 5/8" SET IRON RODS UNLESS SHOWN OTHERWISE

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE: _____
ACCORDING TO FEMA MAP PANEL No. 48390C017002 DATED: AUG 18, 2014



THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS CENTRAL ZONE NAD 83 STATE PLANE GRID COORDINATES (NAD83) AND HAVE BEEN BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999922.

0 100 200 300

SCALE: 1"=100'