

Surveyor's Certification

We, Rocky L. Butler, husband, Stacey L. Butler wife and Johnnie A. Peveto, Jr., owners of the property subdivided in the above and foregoing map of Westwood, Section 1, Replat No.1, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Westwood, Section 1, Replat No.1 located in Dickinson Garrett Survey, A-225, Montgomery County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do 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 do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Rocky L. Butler, husband, Stacey L. Butler, wife and Johnnie A. Peveto, Jr., owners of the property subdivided in the above and foregoing map of Westwood, Section 1, Replat No.1, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

FURTHER, we do hereby declare that all parcels of land designated Restricted Reserve on this plat are originally intended for the construction of commercial units thereon and shall be restricted for the same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

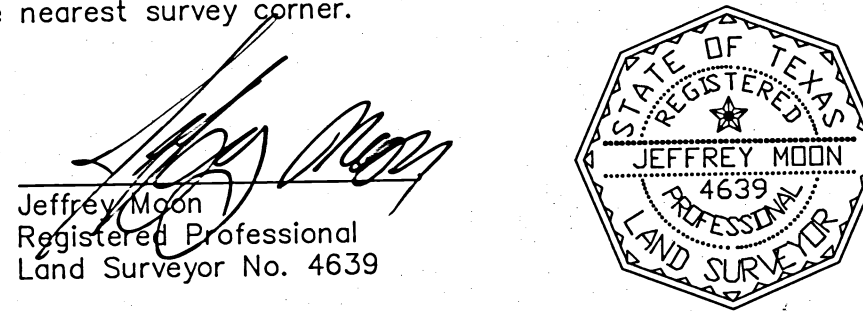
WITNESS, my hands in San Antonio
Bexar County, Texas,
this 6 day of NOVEMBER, 2018.

WITNESS, our hands in Magnolia
Montgomery County, Texas,
this 17 day of November, 2018.

By: Johnnie A. Peveto, Jr.
Johnnie A. Peveto, Jr.

By: Rocky L. Butler
Rocky L. Butler
By: Stacey L. Butler
Stacey L. Butler

I, Jeffrey Moon, am registered under the laws of the State of Texas to practice the profession of Land Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



"I, Mark J. Mooney P.E. County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court.

"I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

Mark J. Mooney
Mark J. Mooney, P.E.
County Engineer
Montgomery County, Texas

WESTWOOD SECTION 1 REPLAT NO. 1

A SUBDIVISION OF 0.919 ACRES OF LAND IN THE DICKINSON GARRETT SURVEY, A - 225 MONTGOMERY COUNTY, TEXAS,

BEING A REPLAT OF LOTS 83 AND 84, IN BLOCK 1 OF
WESTWOOD, SECTION 1, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN CABINET B, SHEET 62A OF THE MAP
RECORDS OF MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO COMBINE 2 LOTS INTO 2 RESERVES

CONTAINING: 1 RESTRICTED RESERVE AND
1 UNRESTRICTED RESERVE, IN 1 BLOCK

NOVEMBER, 2018

OWNER/DEVELOPER
ROCKY L. BUTLER & STACEY L. BUTLER
12159 F.M. 1097 ROAD W.
WILLIS, TEXAS 77318
PHONE: (936) 672-2859

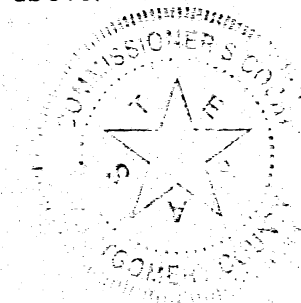
OWNER/DEVELOPER
JOHNNIE A. PEVETO, JR.
320 EAST NAKOMA STREET
SAN ANTONIO, TEXAS 78216
PHONE: (210) 495-4977

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Mark Turnbull, 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 December 11, 2018 at 9:30 o'clock Am, and duly
recorded on January 25, 2019 at 1:56 o'clock Pm, in
Cabinet Z, Sheet 5533, of record of Maps for said County.

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



Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County
By: Chamber Bridges Deputy

APPROVED and ACCEPTED by the Commissioner's Court of Montgomery County,
Texas, this 11 day of December, 2018.

Mike Meador
Mike Meador
Commissioner, Precinct 1

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

Craig Doyal
Craig Doyal
County Judge

James Noack
James Noack
Commissioner, Precinct 3

Absent
Jim Clark
Commissioner, Precinct 4

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Rocky L. Butler and Stacey L. Butler, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein set forth, and the same said Stacey L. Butler, having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 17 day of November, 2018.

Patricia Moore
Notary Public in and for the
Montgomery County, Texas
My Commission expires 07/25/2021

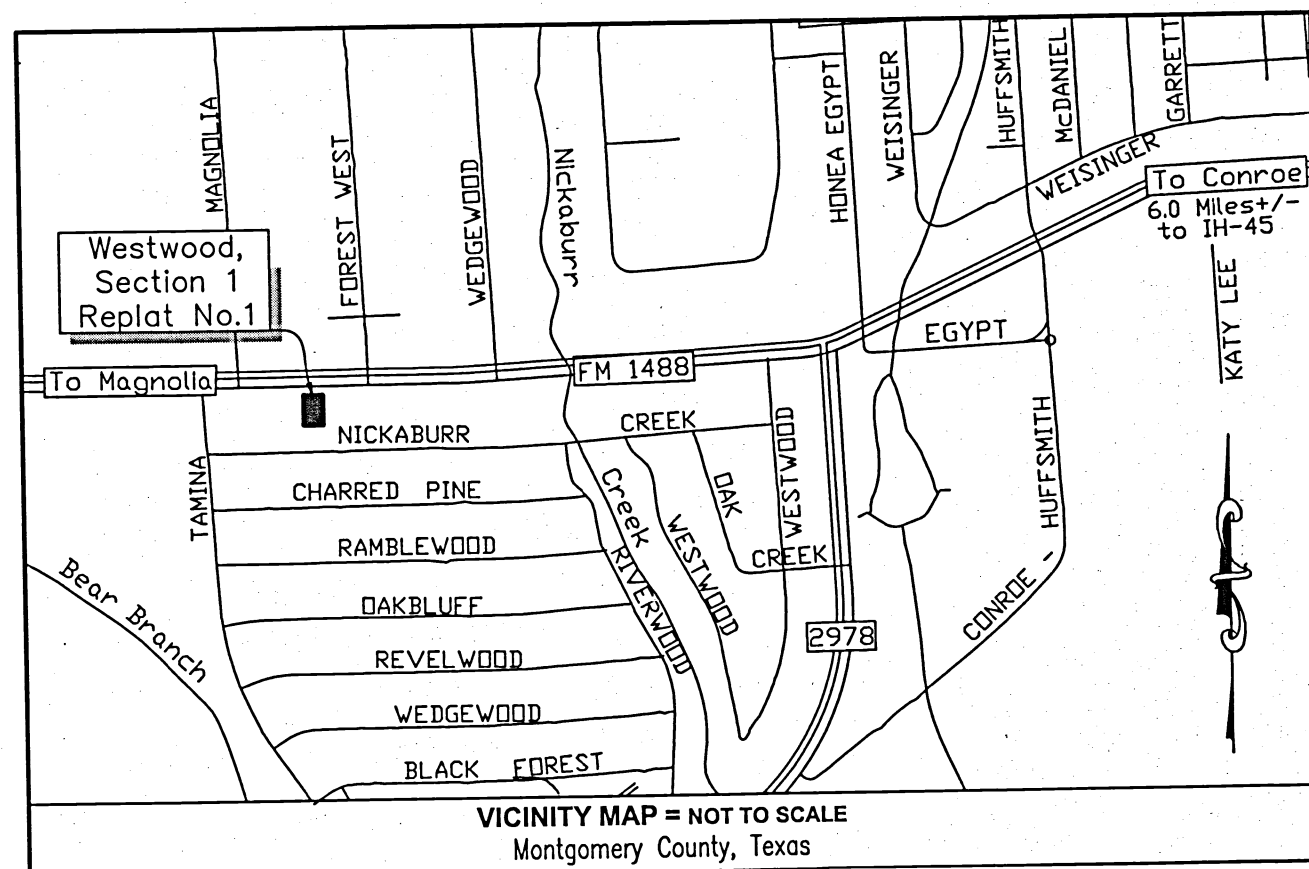
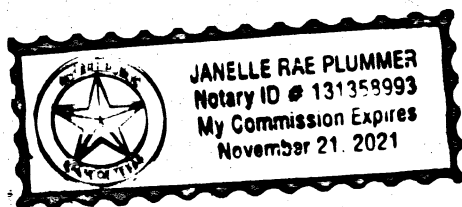
STATE OF TEXAS:
COUNTY OF BEXAR:

Before me, the undersigned authority, on this day personally appeared Johnnie A. Peveto, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 6 day of NOVEMBER, 2018.

Janelle Rae Plummer
Notary Public in and for the
Bexar County, Texas
My Commission expires 11/21/21



Farm to Market 1488
(150' R.O.W.)
Vol. 381, Pg. 489-491 D.R.M.C.T.
C.C.F.N. 2007-081751 R.P.R.M.C.T.

Restricted Reserve "A" **Restricted Reserve "B"**

BENCHMARK DETAIL (NOT TO SCALE)

THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK SET IN A 6 INCH CONCRETE COLUMN, & STAMPED "WESTWOOD RP NO. 1" ELEV. = 225.61'. BASED ON NAVD 88 GEOID 03 (CONROE_RM1-209.22')

JEFFREY MOON & ASSOCIATES, INC.

LAND SURVEYORS
www.moonsurveying.com
TBPLS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-8291

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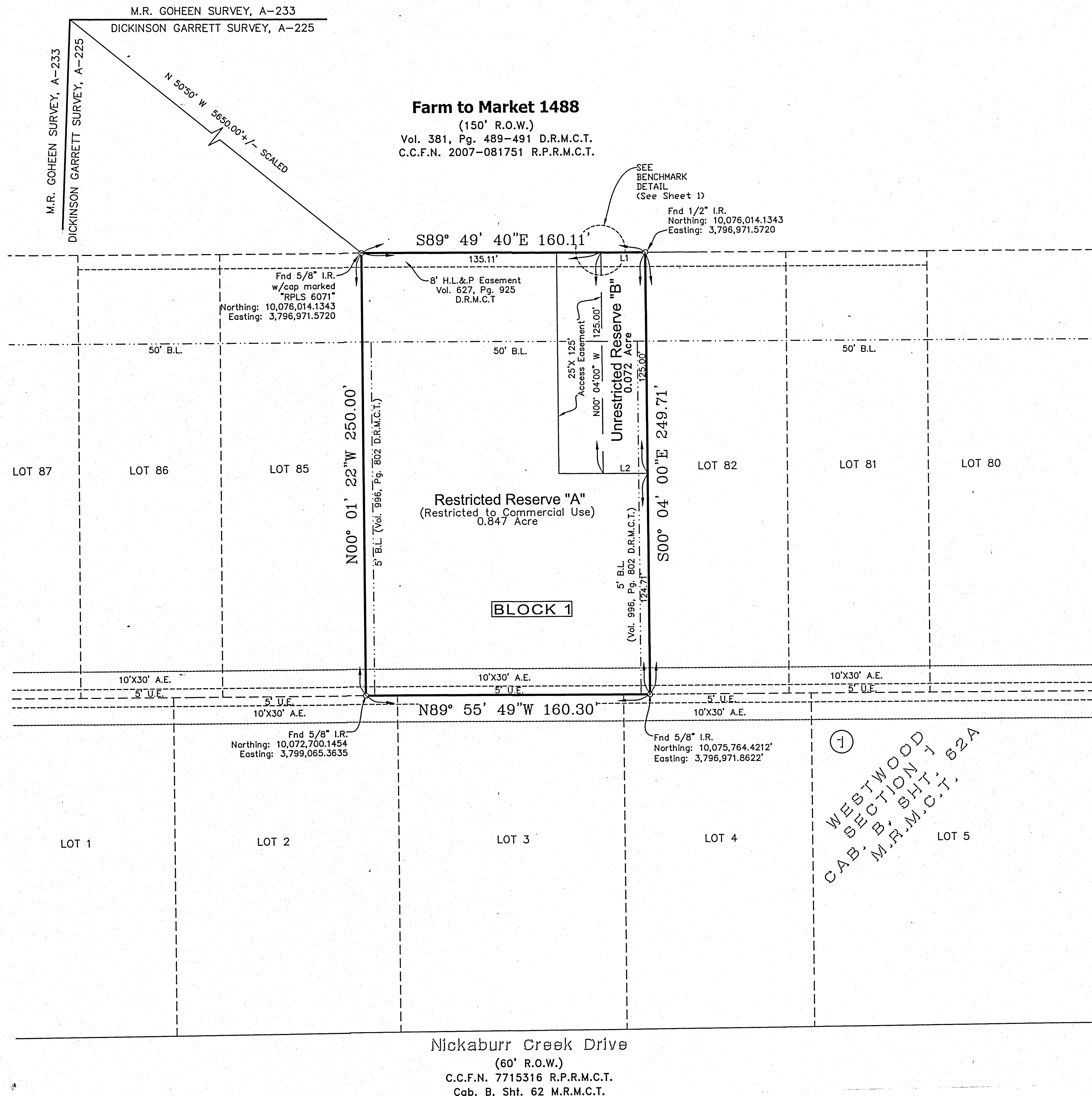
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LINE	BEARING	DISTANCE
L1	S89° 49' 40"E	25.00'
L2	N89° 49' 40"W	25.00'

RESERVE TABLE		
DESCRIPTION	USE	AREA
RESERVE "A"	RESTRICTED TO COMMERCIAL USE	0.847 ACRE (36,902 SQ. FT.)
RESERVE "B"	UNRESTRICTED RESERVE	0.072 ACRE (3,125 SQ. FT.)

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, U.S. FOOT (FIPS 4203) 2002 ADJ. (TX83-CF). ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
- THERE IS A 5' BUILDING LINE ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. MAP PANEL NO. 48339C0505 G, EFFECTIVE DATE: AUGUST 18, 2014
- 5/8" IRON RODS WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- STANDARD ABBREVIATIONS:
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
W.L.E. WATER LINE EASEMENT
U.E. UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
C.C.F.N. CLERK'S FILE NUMBER



DOC # 2019006123
Cabinet 002 Sheet 5534

SHEET 2 OF 2

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