

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

We, Mitchell Oxman and Jody Czajkoski, President and Secretary respectively of SUMMERWOOD TRAILS, LP, a Texas Limited Partnership, owner of the property subdivided in the above and foregoing map of SUMMERWOOD TRAILS, Section 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 SUMMERWOOD TRAILS, Section 1, located in the Timothy Cude Survey, Abstract Number 12, Montgomery County, Texas, and on behalf of said SUMMERWOOD TRAILS, LP, a Texas Limited Partnership; 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 successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Mitchell Oxman and Jody Czajkoski, President and Secretary respectively of SUMMERWOOD TRAILS, LP, a Texas Limited Partnership, owner of the property subdivided in the above and foregoing map of SUMMERWOOD TRAILS, LP, a Texas Limited Partnership, have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Teaxs.

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, SUMMERWOOD TRAILS, LP, a Texas Limited Partnership, do hereby dedicate forever to the public a strip of land a minimum of 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 other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structure.

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 of the property, and shall be enforceable, at the the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. The 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 as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, the SUMMERWOOD TRAILS, LP, a Texas Limited Partnership, has caused these presents to be signed by Mitchell Oxman, its President, thereunto authorized, attested by its Secretary, Jody Czajkoski, and its common seal hereunto affixed this 2nd day of December, 2019.

Summerwood Trails, LP, a Texas Limited Partnership

By Mitchell Oxman
Mitchell Oxman, President

ATTEST:
Jody Czajkoski, Secretary

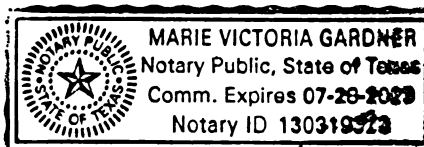
THE STATE OF TEXAS

COUNTY OF MONTGOMERY

Before Me, the undersigned authority, on this day personally appeared Mitchell Oxman, President, and Jody Czajkoski, Secretary of the SUMMERWOOD TRAILS, LP, a Texas Limited Partnership, 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 expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office this 2nd day of December, 2019.

Marie Victoria Gardner
Notary Public in and for
The State of Texas
My Commission Expires: 11/25/2023



THE STATE OF TEXAS

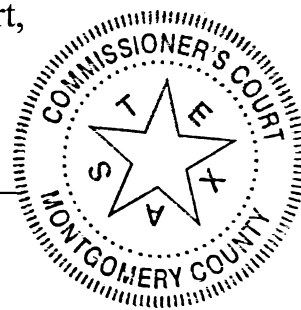
COUNTY OF MONTGOMERY

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on December 17, 2019, at 9:30 o'clock, A.M., and duly recorded on December 19, 2019, at 1:14 o'clock, P.M., and in cabinet 2, sheet 6201-7, of record of maps for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at the City of Conroe, the day and date last above written.

Mark Turnbull
Mark Turnbull, Clerk, County Court,
Montgomery County, Texas

By: Deputy



We, Pioneer Bank, SSB, owner and holder of liens against the property described in the plat known as SUMMERWOOD TRAILS SECTION 1, said liens being evidenced by instruments of record in Clerk's File Numbers 2019042417 and 2019077427, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Susan Brooks
Senior Vice President of Pioneer Bank, SSB

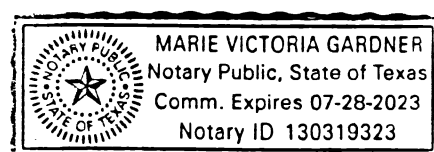
THE STATE OF TEXAS

COUNTY OF MONTGOMERY

Before Me, the undersigned authority, on this day personally appeared Susan Brooks, Senior Vice President of Pioneer Bank, SSB, 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 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 2nd day of December, 2019.

Marie Victoria Gardner
Notary Public in and for
The State of Texas
My Commission Expires: 11/25/2023



I, Jeff Johnson, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by Montgomery County Commissioners Court.

I, further certify that the plat of this subdivision complies with the 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.

Jeff Johnson
Jeff Johnson, P.E.
County Engineer

APPROVED by the Commissioners Court of Montgomery County, Texas, this 17 day of December, 2019.

Mike Meador Charlie Riley
MIKE MEADOR CHARLIE RILEY
Commissioner, Precinct 1 Commissioner, Precinct 2

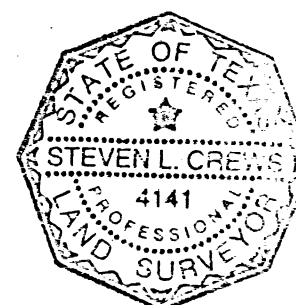
Mark Keough
Mark Keough
County Judge

James Noack
James Noack
Commissioner, Precinct 3

James Metts
James Metts
Commissioner, Precinct 4

I, Steven L. Crews, am registered under the laws of the State of Texas to practice the profession of 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 have 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.

Steven L. Crews
Steven L. Crews
Texas Registration No. 4141



Notes:

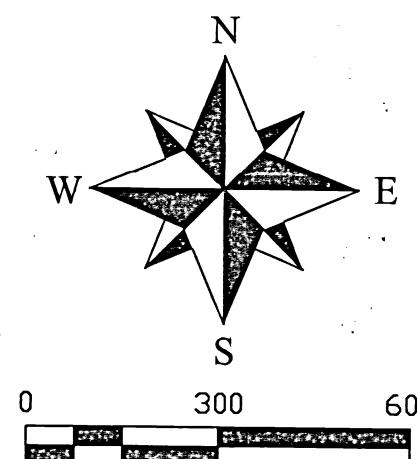
1. Basis of Bearings: South line of subject tract per the recorded deed Clerk's File Number 2009002569 R.P.R.M.C.T.

2. This property lies within Shaded Zone "X" as SCALED from FEMA Map Panel Number 48339C0225-G, dated August 18, 2014. This means that the subject property does not scale within the 100 year flood plain.

3. Boundary corners are set 5/8 inch iron rods with survey caps.

4. The coordinates shown hereon are Texas Central Zone no. 4203 State Plane Grid Coordinates (NAD83), GEOID 03. 2001 Adjusted, Distances shown are surface and may be brought to the grid by multiplying by the following combined scale factor 0.99992544731.

5. There is hereby dedicated a 10 foot wide drainage easement lying 5 feet on either side of all interior side lot lines throughout subdivision.



Scale: 1" = 300'

SUMMERWOOD TRAILS SECTION 1

BEING A SUBDIVISION OF 19.384 ACRES OF LAND SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NUMBER 12, IN MONTGOMERY COUNTY, TEXAS, RECORDED IN CLERK'S FILE NUMBER 2018058740 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

77 LOTS, 8 BLOCKS, 10 UNRESTRICTED RESERVES (1.417 ACRES),
1 RESTRICTED RESERVE (0.057)
TOTAL ACREAGE IN ALL RESERVES (1.474)

Surveyor:
C & C SURVEYING INC.
Firm Number 10009400
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Metro: 281-259-4377
survey@ccsurveying.com
www.ccsurveying.com

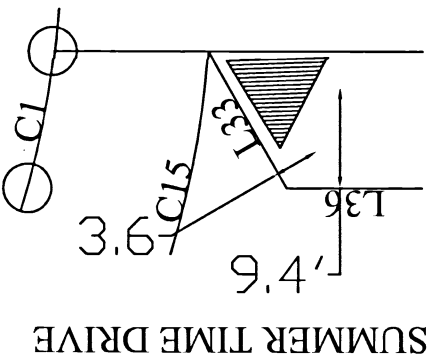
Owner:
SUMMERWOOD TRAILS, LP
A TEXAS LIMITED PARTNERSHIP
25211 Grogan's Mill Road, Suite 110
The Woodlands, Texas 77380
Phone: 281-651-4898

January 2019
Sheet 1 of 7
18-0317

DOC # 2019118470
Cabinet 002 Sheet 6201

SUBDIVISION
BENCHMARK
DETAIL
Not to Scale

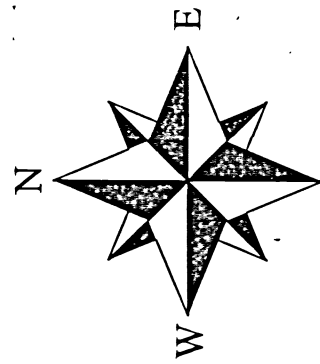
MOON ROAD



SUBDIVISION BENCHMARK STAMPED
"SUMMER 11"
3" BRASS DISK SET IN 6" CONCRETE
COLUMN
ELEVATION = 248.49'
Texas State Plane Central Zone FIPS 4203
NAVD 88, Geoid 03, 2001 Adjusted

LEGEND

R.P.R.M.C.T. = Real Property Records Montgomery County Texas
D.R.M.C.T. = Deed Records of Montgomery County Texas
FC# = Film Code Number
R.O.W. = Right-of-Way
D.E. = Drainage Easement
B.L. = Building Line
U.E. = Utility Easement
CF No. = Clerk's File Number
WLE = Water Line Easement
= Arrows in streets at intersections means name change for roads.



0 200 400
Feet

Scale: 1" = 200'

NEAL MARTEN A-26
TIMOTHY CUDE A-12

SHANNON & JESSICA
LAKE CONROE HILLS
SEC. 2 LOT 94 BLK 5
CABINET A SHEET 117
M.R.M.C.T.

SHANNON & JESSICA
LAKE CONROE HILLS
SEC. 2 LOT 93 BLK 5
CABINET A SHEET 117
M.R.M.C.T.

DON & HEIDI L
LAKE CONROE HILLS
SEC. 2 TRACT 6-D
CABINET A SHEET 117
M.R.M.C.T.

TOMBALL KERRY &
VILLAGE MARY
LAKE CONROE HILLS
SEC. 2 LOT 121
CABINET A SHEET 117
M.R.M.C.T.

ROBERT M & STEPHANIE M BRESEE
OAK TREE ACRES
CALLED 2,617 ACRES
CF NO. 2015015713
R.P.R.M.C.T.

RONNIE &
CHRISTINE
WHITMAN
CALLED
3,3054
ACRES
CF NO. 2005144948
R.P.R.M.C.T.

RONNIE &
CHRISTINE
WHITMAN
CALLED
4,0000 ACRES
CF NO. 2005144948
R.P.R.M.C.T.

SUMMERWOOD TRAILS, LP
A TEXAS LIMITED
PARTNERSHIP
CALLED 54,515 ACRES
CF NO. 2018058740

SUMMERWOOD TRAILS, LP
A TEXAS LIMITED
PARTNERSHIP
CALLED 54,515 ACRES
CF NO. 2018058740

DOC # 2019118470
Cabinet 002 Sheet 6202

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survey@ccsurveying.com

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SUMMERWOOD TRAILS

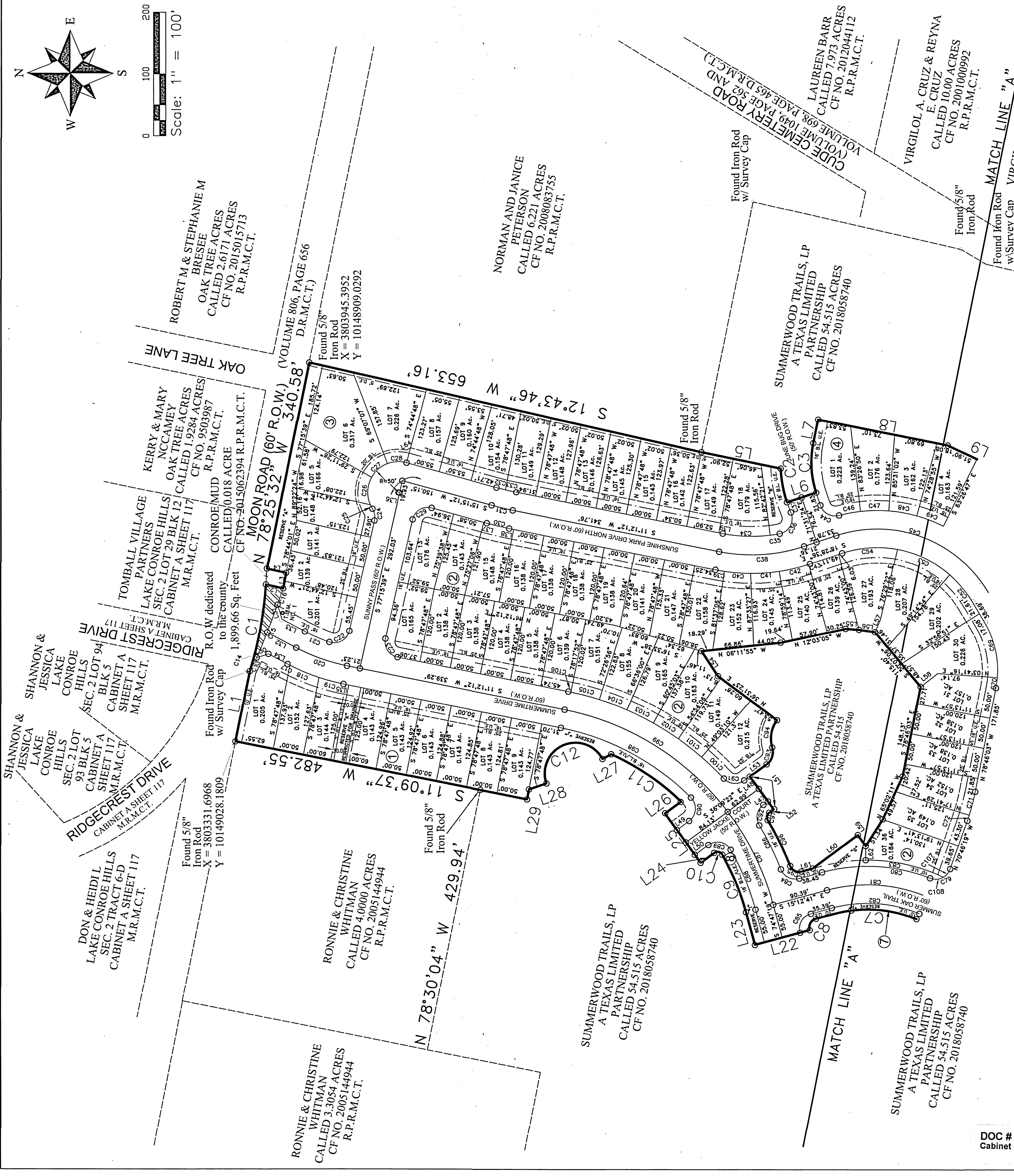
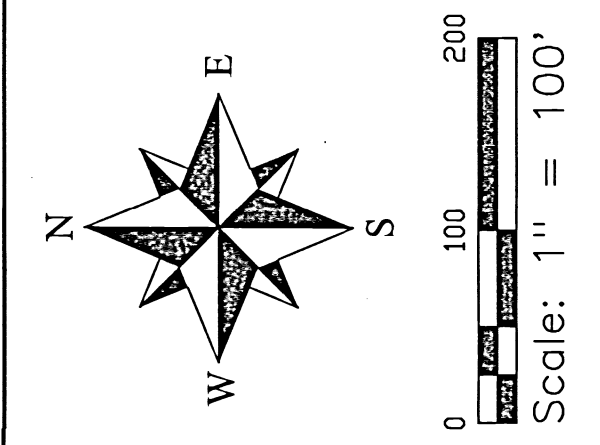
SECTION 1

BEING A SUBDIVISION OF 19,384 ACRES OF LAND SITUATED IN THE
TIMOTHY CUDE SURVEY, ABSTRACT NUMBER 12, IN MONTGOMERY
COUNTY, TEXAS, RECORDED IN CLERK'S FILE NUMBER 2018058740 OF
THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

77 LOTS, 8 BLOCKS, 10 UNRESTRICTED RESERVES (1,417 ACRES),
1 RESTRICTED RESERVE (0.057)

TOTAL ACREAGE IN ALL RESERVES (1,474)

January 2019
Sheet 2 of 7
18-0317



SUMMERWOOD TRAILS

SECTION 1

BEING A SUBDIVISION OF 19.384 ACRES OF LAND SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NUMBER 12, IN MONTGOMERY COUNTY, TEXAS, RECORDED IN CLERK'S FILE NUMBER 2018058740 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

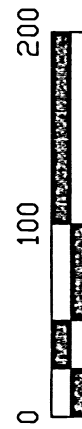
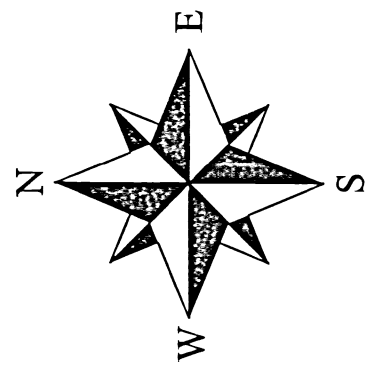
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January 2019
Sheet 3 of 7
18-0317

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Scale: 1" = 100'

SUMMERWOOD TRAILS, LP
A TEXAS LIMITED
PARTNERSHIP
CALLED 54.515 ACRES
CF NO. 2018058740

MATCH LINE "A"

SUMMERWOOD TRAILS, LP
A TEXAS LIMITED
PARTNERSHIP
CALLED 54.515 ACRES
CF NO. 2018058740

SUMMERWOOD TRAILS, LP
A TEXAS LIMITED
PARTNERSHIP
CALLED 54.515 ACRES
CF NO. 2018058740

LAUREEN BARR
CALLED 7.973 ACRES
CF NO. 2012044112
R.P.R.M.C.T.

MATCH LINE "A"

VIRGILOLA A. CRUZ & REYNA
E. CRUZ
CALLED 10.00 ACRES
CF NO. 2001000992
R.P.R.M.C.T.

JOHN A MAJOR & MERRY
CAROL MAJOR
CALLED 10.0 ACRES
CF NO. 8461506
R.P.R.M.C.T.

SUMMERWOOD TRAILS, LP
A TEXAS LIMITED
PARTNERSHIP
CALLED 54.515 ACRES
CF NO. 2018058740

CHEMTEC ENERGY SERVICES L.L.C.
CALLED 3.784 ACRES
CF NO. 2014125285
R.P.R.M.C.T.

TURBINE VENTILATOR COVER
CALLED 10 ACRES
CF NO. 2014122286
R.P.R.M.C.T.

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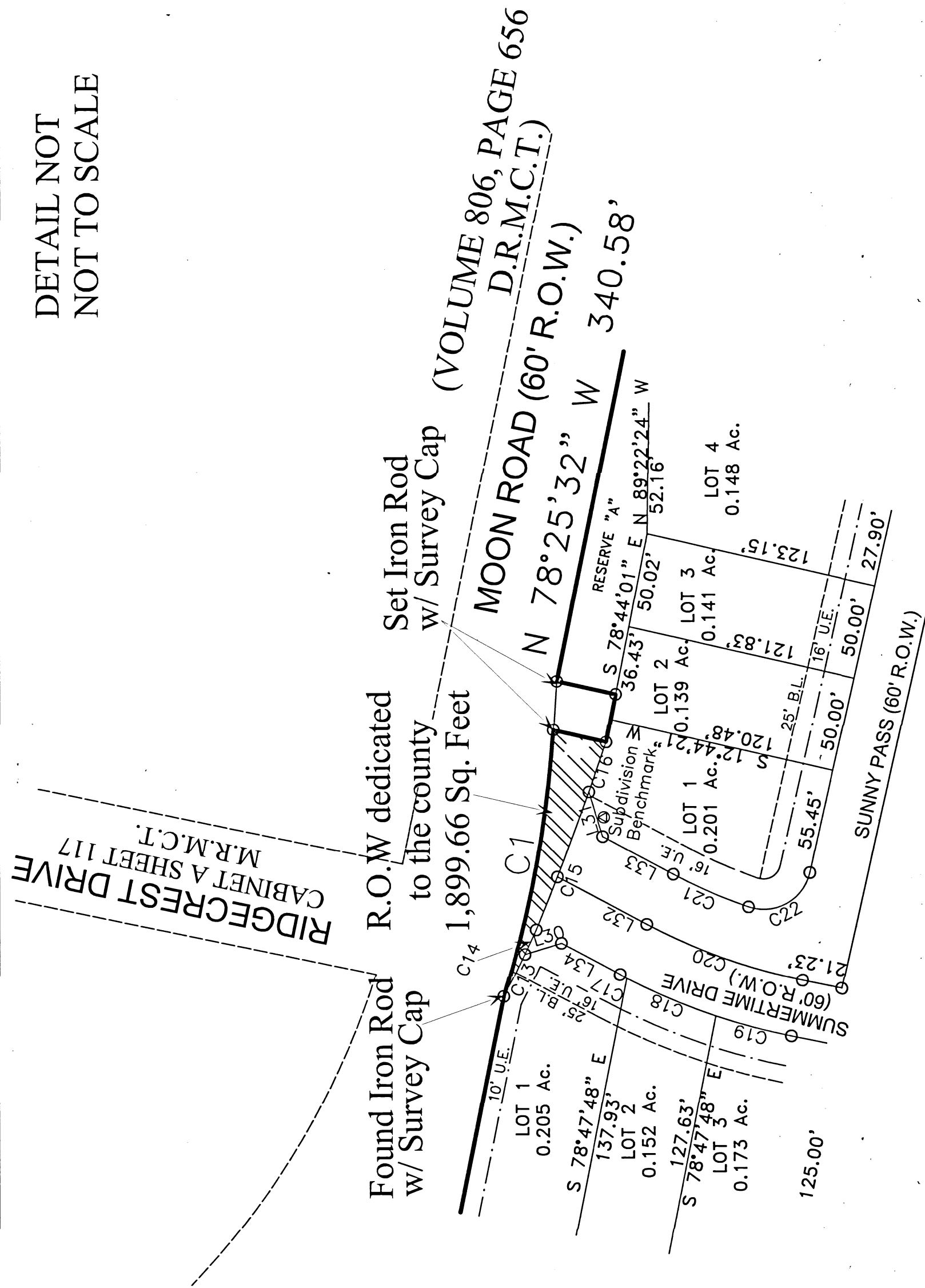
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SUMMERWOOD TRAILS SECTION 1

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MONTGOMERY COUNTY, TEXAS, RECORDED IN CLERK'S FILE
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TOTAL ACREAGE IN ALL RESERVES (1.474)

January 2019
Sheet 4 of 7
18-0317

[illegible]

LOT 36
0.184 AC.

LOT 35
0.149 AC.

SUNSHINE PARK DRIVE SOUTH (60' R.O.W.)

SUMMER OAK TRAIL (60' R.O.W.)

RESERVE "G"

RESERVE "E"

RESERVE "F"

U.E.

C107

C125

C139

C16

C17

C18

C19

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SUMMERWOOD TRAILS

SECTION 1

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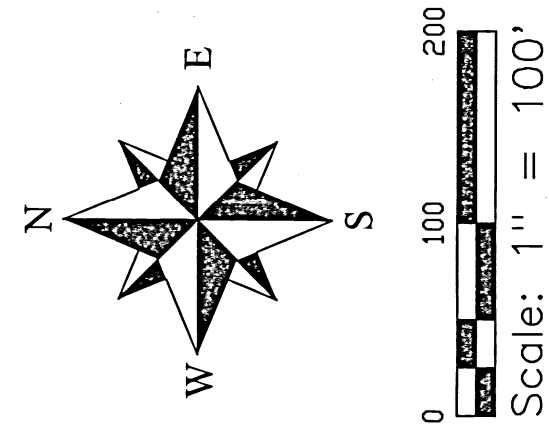
DOC # 2019118470
Cabinet 00Z Sheet 6205

LINE	BEARING	DISTANCE
L1	S 78°30'36" E 116.12'	
L2	N 12°52'04" E 28.57'	
L3	S 79°07'23" E 25.66'	
L4	N 12°31'08" E 31.89'	
L5	S 11°34'26" W 131.43'	
L6	N 18°28'36" W 50.00'	
L7	S 78°25'34" E 39.03'	
L8	S 11°13'57" W 214.82'	
L9	N 25°01'52" E 98.97'	
L10	N 41°18'01" E 111.69'	
L11	S 50°05'56" E 41.79'	
L12	S 75°22'41" W 91.94'	
L13	N 81°03'17" E 25.80'	
L14	N 68°33'13" W 128.31'	
L15	N 12°50'08" E 105.48'	
L16	S 11°13'52" W 109.93'	
L17	N 70°46'13" W 80.62'	
L18	S 21°07'42" W 22.33'	
L19	S 68°52'18" E 105.78'	
L20	N 24°11'33" E 120.09'	
L21	N 65°08'09" W 7.57'	
L22	N 15°12'41" W 92.00'	
L23	N 74°47'19" E 55.09'	
L24	S 36°09'22" E 26.93'	
L25	N 53°50'36" E 99.00'	
L26	N 36°09'22" W 32.60'	
L27	N 28°20'35" W 16.00'	
L28	S 19°04'43" E 29.96'	
L29	N 28°47'48" W 16.42'	
L30	S 17°02'07" E 20.06'	
L31	N 72°57'53" E 24.71'	
L32	S 27°57'53" W 53.44'	
L33	N 27°57'53" E 42.22'	
L34	N 27°57'53" E 35.25'	
L35	S 11°12'12" W 8.83'	
L36	N 12°44'21" E 1.94'	
L37	N 15°15'12" E 5.16'	
L38	S 11°12'12" W 7.51'	
L39	N 11°12'12" E 6.58'	
L40	S 72°43'42" W 18.73'	
L41	S 56°13'57" W 21.82'	
L42	S 37°46'03" E 20.64'	
L43	N 70°46'19" W 13.22'	
L44	S 21°07'42" W 22.33'	
L45	S 21°07'42" W 28.34'	
L46	N 21°07'42" E 75.70'	
L47	S 36°09'22" E 19.39'	
L48	S 36°09'22" E 11.05'	
L49	N 36°09'22" W 24.78'	
L50	N 36°09'22" W 26.93'	
L51	N 53°50'36" E 66.00'	
L52	S 36°09'22" E 19.39'	
L53	N 36°09'22" W 33.87'	
L54	S 56°55'20" W 48.37'	
L55	S 04°11'22" W 21.94'	
L56	N 08°03'44" E 26.29'	
L57	N 68°00'16" W 21.08'	
L58	N 38°12'49" W 34.96'	
L59	N 53°50'36" E 22.09'	
L60	S 36°39'22" E 190.79'	
L61	N 15°12'41" W 19.42'	
L62	N 89°29'39" E 16.81'	
L63	N 57°44'21" E 14.47'	
L64	N 29°44'48" W 7.34'	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	LENGTH	CHORD BEARING
C1	13°37'38"	602.30'	143.35'	71.97'	142.91'		S 78°25'21" E
C2	15°39'23"	205.00'	56.02'	28.18'	55.84'		S 79°21'05" W
C3	30°03'23"	153.00'	41.61'	60.37'	86.52'55" E		S 81°28'22" E
C4	145°03'18"	50.00'	126.58'	158.85'	95.39'		S 65°10'42" W
C5	88°05'59"	9.00'	16.26'	8.71'	12.52'		N 68°54'59" E
C6	93°10'04"	10.00'	16.26'	10.57'	14.53'		N 03°33'38" E
C7	37°32'38"	210.00'	137.61'	71.38'	135.16'		N 60°12'41" W
C8	90°00'00"	15.00'	23.56'	15.00'	21.21'		N 67°25'59" E
C9	14°42'41"	394.00'	101.16'	50.86'	100.89'		N 11°57'38" E
C10	96°14'00"	9.00'	15.12'	10.04'	13.40'		N 34°09'33" E
C11	20°01'31"	394.00'	137.71'	69.56'	137.01'		N 23°42'43" W
C12	17°04'40"	50.00'	148.99'	617.10'	99.67'		S 63°22'18" E
C13	2°24'10"	586.43'	24.59'	12.30'	24.59'		S 68°16'03" E
C14	1°31'22"	586.43'	14.22'	7.11'	14.22'		N 70°54'49" W
C15	2°50'23"	1574.80'	78.05'	39.03'	78.04'		N 68°59'10" W
C16	1°00'55"	1574.80'	27.91'	13.95'	27.91'		S 27°36'13" W
C17	0°43'21"	330.00'	4.16'	2.08'	4.16'		N 22°48'24" E
C18	8°52'16"	330.00'	51.09'	25.60'	51.04'		N 14°47'14" E
C19	7°10'03"	330.00'	41.28'	20.67'	41.26'		S 19°35'03" W
C20	16°45'41"	300.00'	87.76'	44.20'	87.45'		S 23°22'02" W
C21	9°11'42"	270.00'	43.33'	21.71'	43.28'		N 29°14'44" W
C22	96°01'50"	25.00'	41.90'	27.78'	37.17'		N 56°58'17" E
C23	91°32'09"	25.00'	39.94'	25.68'	35.83'		S 56°58'17" W
C24	44°58'13"	25.00'	39.94'	25.68'	35.83'		S 80°15'15" W
C25	8°14'29"	50.00'	19.62'	10.35'	19.12'		N 67°53'23" E
C26	5°10'49"	50.00'	46.41'	3.60'	7.19'		N 87°23'59" W
C27	39°55'41"	50.00'	34.84'	18.16'	34.14'		S 40°50'43" E
C28	36°08'05"	50.00'	31.53'	16.31'	31.01'		N 02°48'50" W
C29	92°30'51"	25.00'	40.37'	26.12'	36.12'		N 31°00'13" W
C30	4°03'00"	530.00'	37.46'	18.74'	37.45'		S 13°13'42" W
C31	4°03'00"	500.00'	35.34'	17.68'	35.33'		S 13°13'42" W
C32	1°50'50"	470.00'	15.15'	7.58'	15.15'		S 14°19'47" W
C33	2°12'10"	470.00'	18.07'	9.04'	18.07'		N 12°18'17" E
C34	18°29'51"	240.00'	77.48'	39.08'	77.15'		S 01°57'17" W
C35	3°45'05"	240.00'	15.71'	7.86'	15.71'		N 09°10'11" W
C36	102°18'09"	25.00'	44.64'	31.04'	38.94'		N 62°11'49" W
C37	4°52'17"	205.00'	17.43'	8.72'	17.42'		N 69°05'15" E
C38	29°40'49"	270.00'	139.86'	71.54'	138.31'		N 03°38'12" W
C39	2°49'19"	300.00'	14.78'	7.39'	14.77'		S 09°47'33" W
C40	8°11'31"	300.00'	42.89'	21.48'	42.86'		S 04°17'08" W
C41	8°52'13"	300.00'	46.45'	23.27'	46.40'		N 04°14'44" W
C42	9°26'30"	300.00'	49.44'	24.77'	49.38'		N 13°24'06" W
C43	0°21'16"	300.00'	1.86'	0.93'	1.86'		N 18°17'59" W
C44	86°29'25"	25.00'	37.74'	23.51'	34.26'		S 28°16'41" W
C45	76°47'39"	210.00'	281.47'	166.43'	260.87'		N 19°55'13" E
C46	8°24'51"	240.00'	35.25'	17.65'	35.21'		N 10°45'36" W
C47	11°02'08"	240.00'	46.23'	23.18'	46.15'		N 01°02'06" W
C48	11°02'08"	240.00'	46.23'	23.18'	46.15'		S 10°00'02" W
C49	11°02'08"	240.00'	46.23'	23.18'	46.15'		N 21°02'09" E
C50	11°02'08"	240.00'	46.23'	23.18'	46.15'		N 32°04'17" E
C51	8°55'33"	240.00'	37.39'	18.73'	37.33'		N 42°03'07" E
C52	18°20'37"	180.00'	57.83'	29.06'	57.38'		N 50°04'42" E
C53	30°24'11"	180.00'	95.81'	48.91'	94.40'		S 23°42'18" W
C54	28°58'49"	180.00'	91.04'	46.52'	90.08'		N 03°59'12" W
C55	6°36'36"	25.00'	3.76'	1.88'	3.76'		S 42°12'25" W
C56	68°58'57"	25.00'	29.95'	17.07'	28.19'		N 03°34'29" E
C57	48°01'03"	200.00'	167.61'	89.08'	162.75'		N 54°45'31" W
C58	28°30'16"	25.00'	12.44'	6.35'	12.31'		N 86°58'50" E
C59	28°30'16"	25.00'	12.44'	6.35'	12.31'		N 86°58'50" E
C60	48°01'03"	230.00'	192.75'	102.44'	187.16'		N 54°45'31" W
C61	48°01'03"	260.00'	217.90'	115.81'	211.58'		N 54°45'31" W
C62	58°40'14"	25.00'	25.60'	14.05'	24.50'		S 60°05'07" E
C63	28°11'09"	25.00'	12.30'	6.28'	12.17'		N 76°29'12" E
C64	11°04'31"	210.00'	40.59'	20.36'	40.53'		N 74°46'11" W
C65	11°54'22"	210.00'	43.84'	21.90'	43.56'		N 65°10'42" E
C66	1°40'00"	210.00'	50.09'	25.17'	49.97'		N 22°19'18" W
C67	21°12'11"	210.00'	8.02'	4.01'	8.02'		N 68°37'22" E
C68	41°58'57"	180.00'	131.89'	69.06'	128.96'		S 24°43'25" E
C69	35°27'47"	150.00'	92.84'	47.96'	91.37'		N 03°03'24" E
C70	6°31'11"	150.00'	17.07'	8.54'	17.06'		S 02°57'31" W
C71	6°27'31"	350.00'	39.45'	19.75'	39.43'		S 03°40'20" W
C72	1°32'13"	350.00'	9.39'	4.69'	9.39'		N 12°38'02" W
C73	2°48'46"	410.00'	20.13'	10.07'	20.13'		S 26°35'56" W
C74	5°10'58"	410.00'	37.09'	18.56'	37.07'		N 60°12'41" W
C75	7°59'44"	380.00'	53.03'	26.56'	52.99'		S 63°32'56" W
C76	88°05'59"	25.00'	38.44'	24.18'	34.76'		S 63°46'57" W
C77	86°54'01"	25.00'	37.92'	23.68'	34.39'		N 67°25'59" E
C78	92°08'02"	25.00'	40.20'	25.95'	36.01'		S 11°57'38" W
C79	92°08'49"	25.00'	40.18'	25.93'	36.00'		S 85°30'12" E
C80	36°32'11"	280.00'	178.55'	92.43'	175.54'		N 05°28'04" E
C81	36°20'23"	250.00'	158.56'	82.05'	155.92'		S 78°44'02" E
C82	37°46'02"	220.00'	145.02'	75.25'	142.40'		S 71°25'14" E
C83	26°16'46"	296.00'	135.76'	69.10'	134.58'		S 80°04'51" E
C84	83°37'14"	25.00'	36.49'	22.36'	33.33'		S 26°38'14" W
C85	90°00'00"	25.00'	39.27'	25.00'	35.36'		N 63°35'14" E
C86	9°43'16"	470.00'	79.74'	39.97'	79.65'		S 78°44'02" E
C87	22°00'44"	440.00'	169.04'	85.58'	168.00'		S 28°10'35" W
C88	1°42'41"	410.00'	105.27'	52.93'	104.98'		S 31°59'20" W
C89	96°14'00"	25.00'	41.99'	27.88'	37.23'		N 44°01'11" E
C90	98°41'39"	25.00'	43.06'	29.11'	37.93'		S 38°01'22" W
C91	83°14'53"	25.00'	36.32'	22.21'	33.21'		N 32°10'25" E
C92	85°09'20"	25.00'	37.16'	22.97'	33.63'		N 26°19'29" E
C93	70°31'44"	25.00'	30.77'	17.68'	28.67'		S 20°38'32" W
C94	53°12'29"	50.00'	46.43'	25.04'	44.78'		S 14°37'36" W
C95	83°41'50"	15.00'	21.91'	13.43'	20.01'		S 11°27'10" W
C96	9°47'52"	486.00'	83.11'	41.66'	83.01'		N 50°20'14" W
C97	85°09'20"	9.00'	13.38'	8.27'	12.18'		S 60°12'41" W
C98	33°56'46"	410.00'	242.91'	125.14'	239.38'		S 78°44'02" E
C99	41°34'14"	440.05'	319.27'	167.03'	312.32'		S 28°10'35" W
C100	6°08'41"	470.00'	50.41'	25.23'	50.38'		S 31°59'20" W
C101	5°50'57"	470.00'	47.98'	24.01'	47.96'		N 44°01'11" E
C102	5°50'57"	470.00'	47.98'	24.01'	47.96'		S 38°01'22" W
C103	5°50'57"	470.00'	47.98'	24.01'	47.96'		N 32°10'25" E
C104	5°50'57"	470.00'	47.98'	24.01'	47.96'		N 26°19'29" E
C105	5°50'56"	470.00'	47.98'	24.01'	47.96'		S 20°38'32" W
C106	02°29'35"	470.00'	4.09'	2.05'	4.09'		S 14°37'36" W
C107	40°52'09"	25.00'	17.83'	9.31'	17.46'		S 11°27'10" W
C108	151°13'39"	25.00'	22.35'	11.99'	21.62'		N 04°17'20" E

UNRESTRICTED RESERVE LETTER	UNRESTRICTED RESERVE ACREAGE
"A"	0.188 Acres
"B"	0.083 Acres
"C"	0.300 Acres
"D"	0.288 Acres
"E"	0.040 Acres
"F"	0.044 Acres
"G"	0.146 Acres
"H"	0.060 Acres
"I"	0.078 Acres
"J"	0.190 Acres
TOTAL UNRESTRICTED RESERVES 11	TOTAL ACREAGE IN UNRESTRICTED RESERVES 1.417

RESTRICTED RESERVE LETTER	RESRICTED RESERVE ACREAGE
"K"	0.057 Acres
TOTAL RESTRICTED RESERVES 1	TOTAL ACREAGE IN RESTRICTED RESERVES 0.057



EASEMENT "P"

CURVE	DELTA	ANGLE	RADIUS	ARC	LENGTH	TANGENT	CHORD	LENGTH	CHORD	BEARING
C1	170°44'08"	50.00	148.99	617.10	99.16	72.72	123.23	170.44	170.44	E 170°44'08"
C2	181°17'17"	59.00	125.76	63.42	111.93	111.93	111.93	181.17	181.17	W 181°17'17"
C3	144°14'	39.00	111.93	53.97	111.93	111.93	111.93	144.14	144.14	W 144°14'

LINE	BEARING	ANGLE	RADIUS	ARC	LENGTH	TANGENT	CHORD	LENGTH	CHORD	BEARING
L1	S 78°47'48"	E 16.42								
L2	S 19°04'47"	E 23.96								
L3	S 28°20'39"	E 16.00								
L4	S 36°09'22"	W 32.60								
L5	S 53°50'38"	W 19.87								
L6	N 39°06'29"	W 67.11								
L7	N 50°53'31"	E 30.00								
L8	S 39°06'29"	E 69.12								

EASEMENT "P"

CURVE	DELTA	ANGLE	RADIUS	ARC	LENGTH	TANGENT	CHORD	LENGTH	CHORD	BEARING
C1	11°10'22"	25.00	51.16	25.66	51.07	89.12	53.19	111.10	111.10	E 11°10'22"
C2	181°15'52"	346.00	110.30	55.62	109.83	87.53	59.19	181.15	181.15	W 181°15'52"
C3	26°26'38"	394.00	181.84	92.57	180.23	88.00	38.19	26.26	26.26	W 26°26'38"
C4	26°26'38"	486.00	224.31	114.19	222.32	88.00	38.19	26.26	26.26	W 26°26'38"
C5	18°25'16"	254.00	81.66	41.19	81.31	87.58	43.19	18.25	18.25	W 18°25'16"
C6	3°09'13"	346.00	119.04	9.52	19.04	87.58	43.19	3.09	3.09	W 3°09'13"

LINE	BEARING	ANGLE	RADIUS	ARC	LENGTH	TANGENT	CHORD	LENGTH	CHORD	BEARING
L1	N 53°03'41"	E 2.70								
L2	S 11°16'34"	W 1.76								
L3	S 06°16'41"	E 40.05								
L4	S 83°43'19"	W 50.01								
L5	N 06°16'41"	W 39.80								
L6	N 78°46'03"	W 96.03								
L7	S 74°47'19"	W 35.02								
L8	N 15°12'41"	E 42.09								
L9	S 78°46'03"	E 95.03								
L10	S 36°34'16"	W 135.34								
L11	N 78°46'03"	W 151.79								

EASEMENT "P"

LINE	BEARING	ANGLE	RADIUS	ARC	LENGTH	TANGENT	CHORD	LENGTH	CHORD	BEARING
L1	S 78°46'03"	E 144.45								
L2	N 78°46'03"	W 144.45								
L3	N 78°46'03"	W 15.00								
L4	N 11°13'57"	E 111.59								
L5	S 70°46'19"	E 15.15								
L6	S 11°13'57"	W 109.93								

EASEMENT "P"

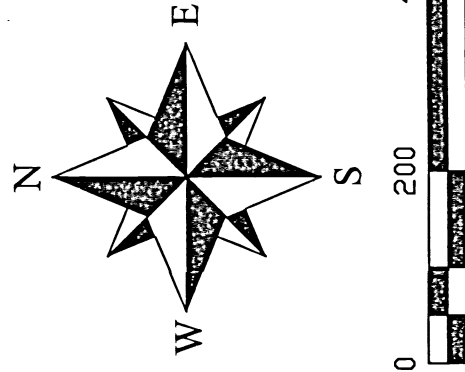
LINE	BEARING	ANGLE	RADIUS	ARC	LENGTH	TANGENT	CHORD	LENGTH	CHORD	BEARING
L1	S 78°46'03"	E 144.45								
L2	N 78°46'03"	W 144.45								
L3	N 78°46'03"	W 15.00								
L4	N 11°13'57"	E 111.59								
L5	S 70°46'19"	E 15.15								
L6	S 11°13'57"	W 109.93								

EASEMENT "P"

LINE	BEARING	ANGLE	RADIUS	ARC	LENGTH	TANGENT	CHORD	LENGTH	CHORD	BEARING
L1	S 78°46'03"	E 144.45								
L2	N 78°46'03"	W 144.45								
L3	N 78°46'03"	W 15.00								
L4	N 11°13'57"	E 111.59								
L5	S 70°46'19"	E 15.15								
L6	S 11°13'57"	W 109.93								

LEGEND

R.P.R.M.C.T. = Real Property Records Montgomery County Texas
D.R.M.C.T. = Deed Records of Montgomery County Texas
F.C.# = Film Code Number
R.O.W. = Right-of-Way
D.E. = Drainage Easement
B.L. = Building Line
U.E. = Utility Easement
C.F. No. = Clerk's File Number
W.L.E. = Water Line Easement



Scale: 1" = 200'



LOCATION OF EASEMENTS SHEET

SUMMERWOOD TRAILS SECTION 1

C & C SURVEYING INC.
Firm Number 10009400

7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Metro: 281-259-4377
survey@ccsurveying.com
www.ccsurveying.com

Owner:
SUMMERWOOD TRAILS, LP
A TEXAS LIMITED PARTNERSHIP

25211 Grogan's Mill Road, Suite 110
The Woodlands, Texas 77380
Phone: 281-651-4898

BEING A SUBDIVISION OF 19.384 ACRES OF LAND SITUATED IN THE
TIMOTHY CUDE SURVEY, ABSTRACT NUMBER 12, IN MONTGOMERY
COUNTY, TEXAS, RECORDED IN CLERK'S FILE NUMBER 2018058740 OF
THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

77 LOTS, 8 BLOCKS, 10 UNRESTRICTED RESERVES (1.417 ACRES),
1 RESTRICTED RESERVE (0.057)
TOTAL ACREAGE IN ALL RESERVES (1.474)