

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

The undersigned (hereinafter "Owner" whether one or more), Summerwood Trails, L.P., a Texas Limited Partnership, acting by and through Mitchell Oxman, President of its General Partner, MHW Summerwood Trails, L.L.C., a Texas limited liability company, owner of the property subdivided in the above and foregoing map of Summerwood Trails Section 2, do hereby make subdivision of said property for and behalf of Summerwood Trails, L.P., a Texas Limited Partnership, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Summerwood Trails Section 2, located in the Timothy Cude Survey, Abstract 12, Montgomery County, Texas, and on behalf of said Summerwood Trails, L.P., 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 the undersigned owner of the property subdivided in the above and foregoing map of Summerwood Trails Section 2, 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 of twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, Owner does hereby dedicate forever to the public a strip of land, 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:

- That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly is strictly prohibited.
- 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, Owner does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, Owner has caused these presents to be signed by Mitchell Oxman, President of MHW Summerwood Trails, L.L.C., a Texas limited liability company, as the act of Summerwood Trails L.P., a Texas Limited Partnership, thereunto authorized, this 15th day of FEB, 2023.

SUMMERWOOD TRAILS, L.P.
a Texas Limited Partnership
By Its General Partner,
MHW Summerwood Trails, L.L.C.,
a Texas Limited Liability Company

By: Mitchell Oxman
Mitchell Oxman, President

Approved by Commissioners' Court of Montgomery County, Texas this 17 day
of March, 2023.

Robert C. Walker
Robert C. Walker
Commissioner, Precinct 1

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

Mark Keough
Mark Keough
County Judge

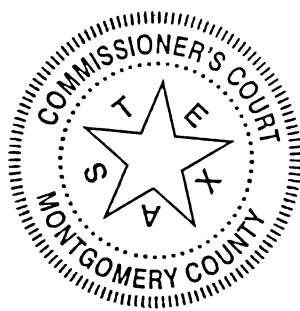
James Noack
James Noack
Commissioner, Precinct 3

Matt Gray
Matt Gray
Commissioner, Precinct 4

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 March 13, 2023, at 9:30 o'clock, A.M., and duly recorded on March 13, 2023, at 2:00 o'clock, P.M., in Cabinet 2, Sheet 9357, of record of MAP 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
L. Brandon Steinmann, Clerk, County Court
Montgomery County, Texas

By: Aim Perotti
Deputy

COUNTY ENGINEER'S ACKNOWLEDGEMENT

I, Jeff Johnson 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.

Jeff Johnson
Jeff Johnson P.E., County Engineer

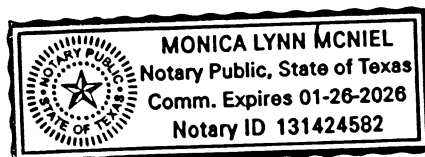
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE me Mitchell Oxman, notary public in and for the State of Texas, on this day personally appeared Mitchell Oxman, President of MHW Summerwood Trails, L.L.C., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same is the act of Summerwood Trails, L.P., a Texas limited partnership, and that he executed the same 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 15th day of February, A.D., 2023.

Monica McDaniel
NOTARY PUBLIC STATE OF TEXAS

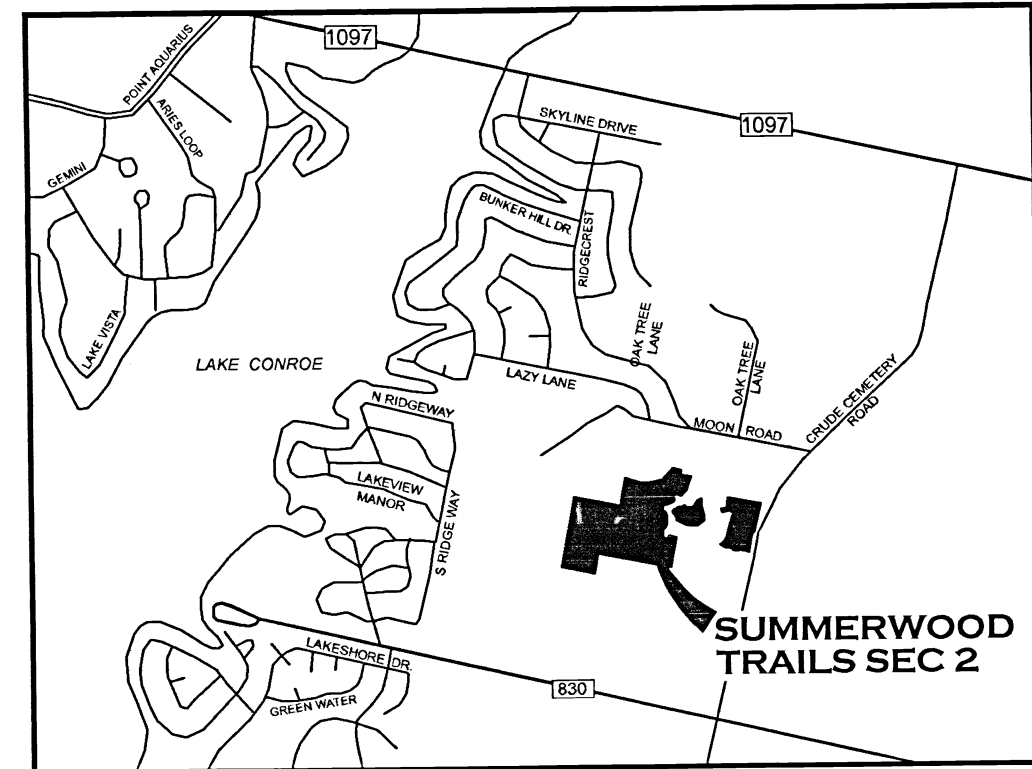
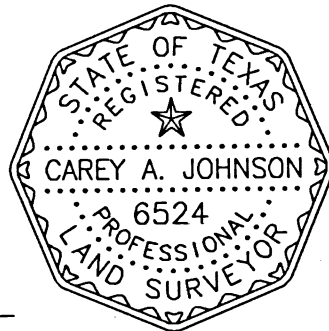
My commission expires: 1/26/26



SURVEYOR'S ACKNOWLEDGEMENT

I, Carey A. Johnson, 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 rods which have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') unless otherwise noted; and that the plat boundary corners have been tied to the nearest survey corner.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524



VICINITY MAP
(NOT TO SCALE)
KEY MAP: 126J

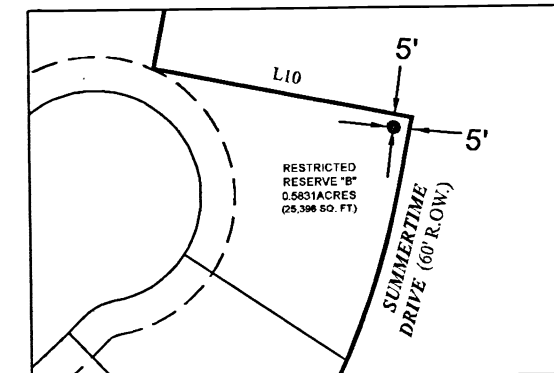
LEGEND:

- | | |
|-----------------|---|
| 1) CAB. | INDICATES "CABINET" |
| 2) C.F. NO. | INDICATES "CLERKS FILE NUMBER" |
| 3) D.E. | INDICATES DRAINAGE EASEMENT |
| 4) M.C.M.R. | INDICATES "MONTGOMERY COUNTY MAP RECORDS" |
| 5) O.P.R.M.C.T. | INDICATES "OFFICIAL PROPERTY RECORDS MONTGOMERY COUNTY TEXAS" |
| 6) SHT. | INDICATES "SHEET" |
| 7) U.E. | INDICATES "UTILITY EASEMENT" |
| 8) W.L.E. | INDICATES "WATER LINE EASEMENT" |

GENERAL NOTES:

- All coordinates shown hereon are grid and referenced to the Texas State Plane Coordinate System (NAD83), Texas Central Zone No. 4203 and may be converted to surface by multiplying by the combined scale factor of 1.000068582.
- Bearings shown hereon are based on GPS Observations and are referenced to the Texas State Plane Coordinate System (NAD83), Central Zone (4203). All distances shown are grid.
- The Benchmark shown hereon is reference to NGS Monument BL1164, Elev=167.5' (NAVD88) and NGS Monument DH3604, Elev=234.25' (NAVD88).
- Subject property shown hereon is located in Zone "X", does not lie within the 100 year flood plain, according to FEMA Community Panel No. 48339C0225G, with an effective date of 08/18/14.
- All lots are subject to a 10 ft. building setback along all rear lot line and 5 ft building setback along all side lot lines unless otherwise notated on plat.

RESERVE TABLE		
RESERVE	ACREAGE/SQ. FT.	RESTRICTION
A	0.0945 AC /4,115	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
B	0.5831 AC /25,398	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
C	0.8356 AC /36,397	LIFT STATION, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
D	0.2875 AC / 12,524	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
E	5.9396 AC / 258,729	DETENTION, DRAINAGE & UTILITY PURPOSES
F	0.0110 AC /480	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES



-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: SWT SEC 2
ELEVATION: 251.83'; NAVD88, 2009 ADJUSTMENT
NAVD88 GEOID12B TEXAS CENTRAL ZONE 4203

SUMMERWOOD TRAILS
SECTION 2

A SUBDIVISION OF 33.942 ACRES SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NO. 12, A PORTION OF A CALLED 54.515 ACRE TRACT RECORDED UNDER CLERK'S FILE NO. 2018058740, O.P.R.M.C.T. AND BEING A REPLAT OF RESERVES "E", "F", "H", "I", & "J" OF SUMMERWOOD TRAILS SECTION 1, RECORDED IN CABINET 2, SHEET 6201 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT: TO RECONFIGURE RESERVE LINES TO
CREATE 129 LOTS AND 6 RESERVES

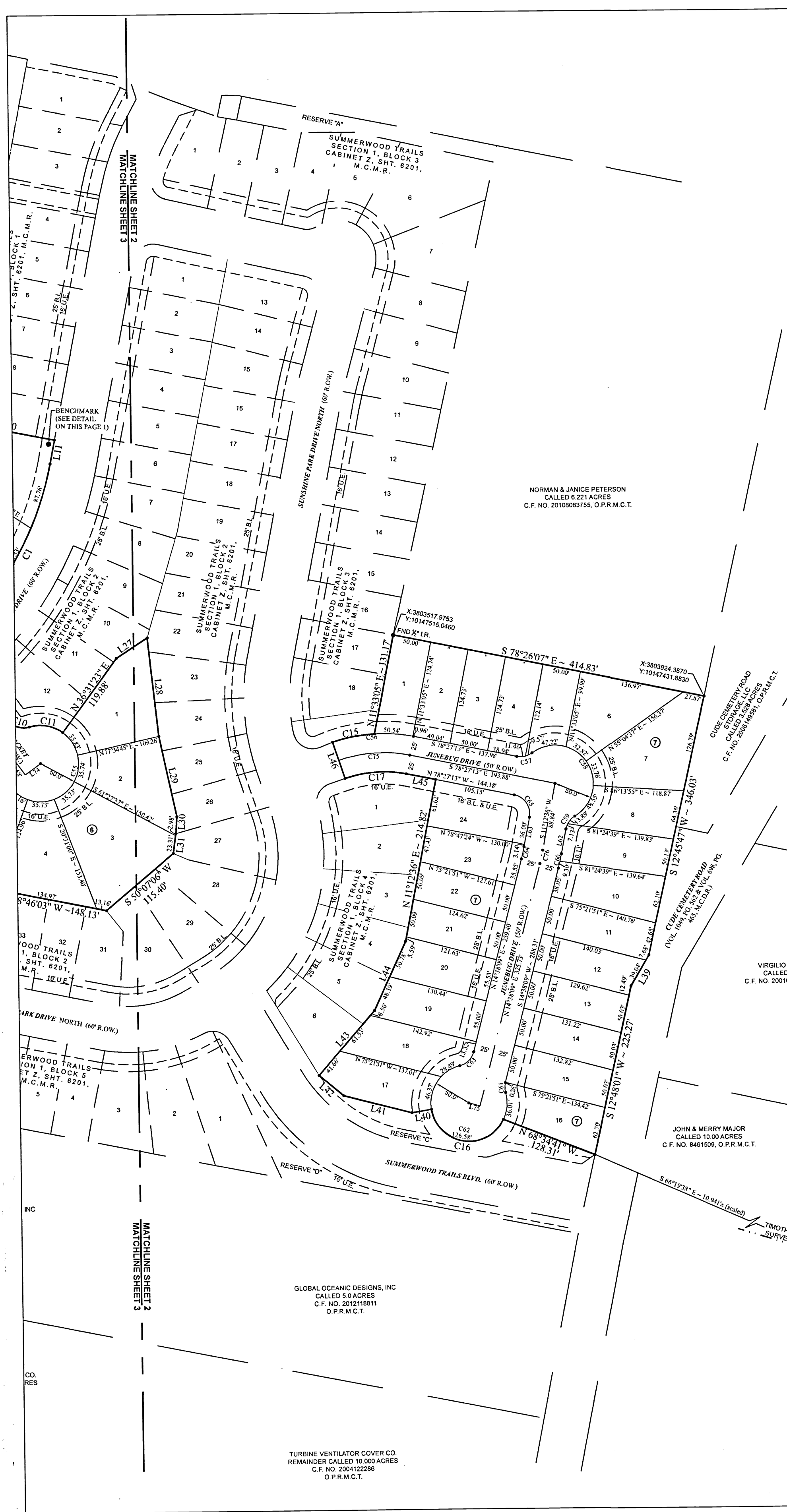
129 LOTS 7 BLOCKS 6 RESERVES (7.7513 ACRES)

FEBRUARY 2023

OWNER
SUMMERWOOD TRAILS, LP
A TEXAS LIMITED PARTNERSHIP
25211 GROGAN'S MILL RD., SUITE 110
THE WOODLANDS, TEXAS 77380

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77330

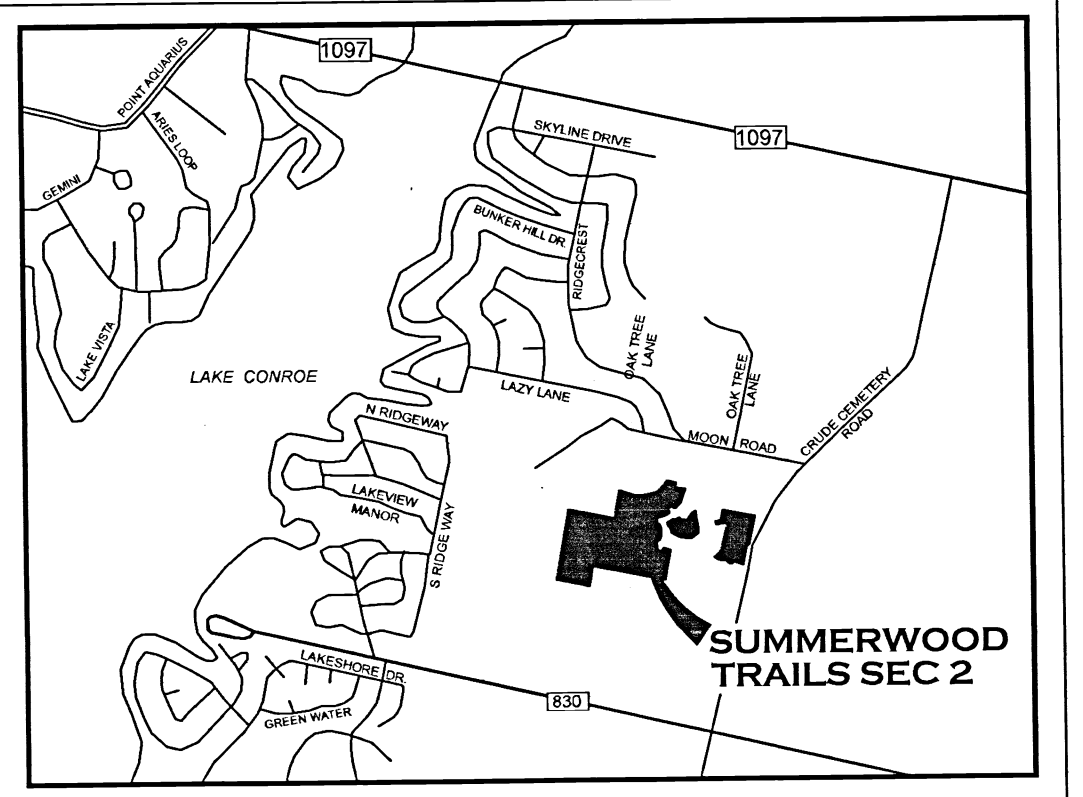
DOC # 2023020818
Cabinet 002 Sheet 9357



AREA TABLE - BLOCK 1	AREA TABLE - BLOCK 2	AREA TABLE - BLOCK 3	AREA TABLE - BLOCK 4	AREA TABLE - BLOCK 5	AREA TABLE - BLOCK 6	AREA TABLE - BLOCK 7
LOT ACRES	LOT ACRES	LOT ACRES	LOT ACRES	LOT ACRES	LOT ACRES	LOT ACRES
1 0.17 7585.02	1 0.15 6747.51	1 0.16 7069.00	1 0.21 8219.77	1 0.16 6992.55	1 0.25 10779.84	1 0.15 6345.11
2 0.17 7585.02	2 0.14 5892.49	2 0.15 6620.48	2 0.14 5999.80	2 0.14 5949.65	2 0.23 9958.84	2 0.14 6235.04
3 0.17 7585.02	3 0.14 6000.00	3 0.14 6000.00	3 0.14 6000.00	3 0.14 6230.02	3 0.32 10497.81	3 0.14 6235.04
4 0.17 7585.02	4 0.14 6000.00	4 0.14 6000.00	4 0.14 6000.00	4 0.14 6004.75	4 0.25 10749.13	4 0.14 6235.04
5 0.17 7585.02	5 0.14 6000.00	5 0.14 6000.00	5 0.14 6000.00	5 0.21 8987.59	5 0.27 11606.89	5 0.12 5325.82
6 0.17 7585.02	6 0.14 6000.00	6 0.14 6000.00	6 0.14 6000.00	6 0.25 10949.19	6 0.15 6749.86	6 0.21 9171.37
7 0.17 7585.02	7 0.14 6000.00	7 0.14 6000.00	7 0.14 6000.00	7 0.17 7401.57	7 0.16 7178.09	7 0.17 7328.76
8 0.17 7585.02	8 0.14 6000.00	8 0.14 6000.00	8 0.14 6000.00	8 0.14 6266.05	8 0.17 7006.37	8 0.17 7006.37
9 0.17 7585.02	9 0.14 6000.00	9 0.14 6000.00	9 0.14 6000.00	9 0.14 6250.00	9 0.16 7070.18	9 0.16 7070.18
10 0.17 7585.02	10 0.14 6000.00	10 0.14 6000.00	10 0.14 6000.00	10 0.14 6250.00	10 0.18 7654.87	10 0.18 7654.87
11 0.17 7585.02	11 0.14 6000.00	11 0.14 6000.00	11 0.14 6000.00	11 0.14 6250.00	11 0.16 7070.18	11 0.16 7070.18
12 0.17 7585.02	12 0.13 5645.13	12 0.13 5645.13	12 0.13 5645.13	12 0.14 6250.00	12 0.15 6666.19	12 0.15 6666.19
13 0.17 7585.02	13 0.13 5614.41	13 0.13 5614.41	13 0.13 5614.41	13 0.14 6250.00	13 0.15 6520.95	13 0.15 6520.95
14 0.17 7585.02	14 0.13 5614.41	14 0.13 5614.41	14 0.13 5614.41	14 0.14 6250.00	14 0.16 6601.07	14 0.16 6601.07
15 0.17 7585.02	15 0.12 5152.82	15 0.12 5152.82	15 0.12 5152.82	15 0.14 6000.00	15 0.15 6681.18	15 0.15 6681.18
16 0.17 7585.02	16 0.14 5995.96	16 0.14 5995.96	16 0.14 5995.96	16 0.14 6000.00	16 0.16 7080.18	16 0.16 7080.18
17 0.17 7585.02	17 0.14 6000.00	17 0.14 6000.00	17 0.14 6000.00	17 0.14 6312.47	17 0.17 7526.46	17 0.17 7526.46
18 0.17 7585.02	18 0.14 6000.00	18 0.14 6000.00	18 0.14 6000.00	18 0.14 6000.00	18 0.18 8038.64	18 0.18 8038.64
19 0.17 7585.02	19 0.14 6000.00	19 0.14 6000.00	19 0.14 6000.00	19 0.14 6000.00	19 0.17 7459.98	19 0.17 7459.98
20 0.17 7585.02	20 0.14 6000.00	20 0.14 6000.00	20 0.14 6000.00	20 0.14 6000.00	20 0.16 6964.65	20 0.16 6964.65
21 0.17 7585.02	21 0.14 6000.00	21 0.14 6000.00	21 0.14 6000.00	21 0.14 6000.00	21 0.14 6161.13	21 0.14 6161.13
22 0.17 7585.02	22 0.14 6000.00	22 0.14 6000.00	22 0.14 6000.00	22 0.18 7817.22	22 0.14 6305.79	22 0.14 6305.79
23 0.17 7585.02	23 0.14 6000.00	23 0.14 6000.00	23 0.14 6000.00		23 0.15 6613.76	23 0.15 6613.76
24 0.17 7585.02	24 0.16 7182.82	24 0.16 7182.82	24 0.16 7182.82		24 0.18 7828.28	24 0.18 7828.28

- LEGEND:**
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VICINITY MAP
(NOT TO SCALE)
KEY MAP: 126J

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	S 72°35'00" E	100.54	C1	410.00	242.91	S 28°10'35" W	239.38
L2	S 70°14'30" E	73.19	C2	25.00	43.06	S 84°13'50" W	37.83
L3	S 83°16'41" E	113.43	C3	25.00	41.99	S 1°51'38" W	37.25
L4	N 89°22'30" E	89.22	C4	410.00	105.27	S 67°25'59" W	104.98
L5	N 70°39'22" E	90.43	C5	25.00	39.15	S 89°43'01" W	142.60
L6	N 47°21'15" E	90.24	C6	220.00	145.22	S 65°41'58" W	35.27
L7	N 47°21'15" E	100.24	C7	25.00	40.24	S 68°43'33" W	39.04
L8	N 11°24'04" E	91.18	C8	25.00	37.42	S 84°45'10" W	34.75
L9	S 72°35'00" E	100.54	C9	25.00	39.46	S 89°00'00" W	34.02
L10	S 74°40'00" E	124.58	C10	25.00	30.77	S 71°25'14" E	29.87
L11	S 11°12'12" W	31.49	C11	50.00	46.43	S 3°12'22" E	44.76
L12	S 72°35'00" E	100.54	C12	25.00	21.97	S 84°11'52" E	20.01
L13	S 53°49'15" W	50.00	C13	485.59	83.11	S 77°53'51" E	83.01
L14	S 36°09'22" E	26.52	C14	20.00	13.38	S 55°02'20" E	15.46
L15	S 74°40'00" E	124.58	C15	25.00	26.02	S 71°25'14" E	25.87
L16	S 15°14'02" E	60.00	C16	50.00	126.58	S 145°03'18" W	95.39
L17	S 15°14'02" E	60.00	C17	155.00	81.29	S 80°14'50" E	80.37
L18	S 15°14'02" E	60.00	C18	25.00	38.30	S 87°46'48" E	34.66
L19	N 85°05'00" W	72.03	C19	533.71	63.41	S 64°24'24" E	63.37
L20	S 24°10'12" W	50.00	C20	25.00	15.72	S 65°00'00" E	15.72
L21	S 68°47'40" E	13.26	C21	50.00	239.12	S 274°00'00" E	68.19
L22	S 21°02'00" W	38.36	C22	25.00	26.36	S 60°24'56" E	25.16
L23	S 68°47'40" E	13.26	C23	483.71	51.88	S 17°53'51" E	19.51
L24	N 21°06'00" E	22.31	C24	25.00	20.84	S 45°54'54" E	489.57
L25	S 70°47'40" E	18.67	C25	50.00	241.13	S 276°18'56" W	66.71
L26	S 36°09'22" E	33.87	C26	25.00	14.81	S 89°00'00" W	15.46
L27	N 86°55'20" E	48.37	C27	25.00	43.55	S 45°34'36" E	413.44
L28	S 86°55'20" E	48.37	C28	25.00	35.76	S 81°56'17" E	32.78
L29	S 12°06'11" E	129.41	C29	533.71	44.55	S 78°53'51" E	187.71
L30	S 04°11'22" W	21.94	C30	410.00	105.27	S 67°25'59" W	104.98
L31	S 08°34'40" W	25.79	C31	330.00	102.47	S 17°47'31" E	52.39
L32	N 65°02'11" W	77.10	C32	170.00	52.69	S 109°07'04" E	61.47
L33	N 57°39'54" W	51.34	C33	50.00	95.20	S 00°00'42" E	9.15
L34	N 33°31'00" E	72.03	C34	25.00	21.03	S 34°13'59" W	20.41
L35	N 36°39'22" W	60.79	C35	25.00	21.03	S 72°22'46" E	20.41
L36	N 15°12'41" W	19.42	C36	25.00	241.13	S 48°11'23" E	20.41
L37	S 36°09'22" E	33.87	C37	25.00	13.05	S 81°56'17" E	32.78
L38	N 53°50'38" E	66.00	C38	25.00	39.55	S 90°38'04" E	35.55
L39	S 30°42'39" W	46.22	C39	25.00	17.11	S 74°43'46" E	70.89
L40	S 81°01'50" E	25.87	C40	270.00	83.84	S 87°59'48" E	83.51
L41	N 75°24'02" W	91.94	C41	470.00	217.11	S 87°59'48" E	215.18
L42	N 50°07'17" W	41.79	C42	325.00	72.40	S 72°22'46" E	72.72
L43	N 41°16'30" E	111.68	C43	25.00	17.13	S 62°10'55" E	25.82
L44	N 25°03'31" E	98.97	C44	50.00	237.46	S 272°13'37" W	69.40
L45	N 78°27'13" E	29.03	C45	25.00	13.05	S 86°18'09" E	13.91
L46	N 18°29'48" W	50.00	C46	275.00	61.65	S 12°50'44" E	61.53
L47	N 06°26'17" W	20.00	C47	365.00	60.92	S 16°11'23" E	50.94
L48	N 00°59'34" W	20.00	C48	365.00	60.92	S 16°11'23" E	50.94
L49	S 74°40'00" E	124.58	C49	25.00	26.02	S 71°25'14" E	25.87
L50	S 83°26'26" W	58.40	C50	50.00	240.82	S 276°18'56" W	66.71
L51	S 08°21'23" E	20.00	C51	25.00	73.19	S 36°53'18" E	18.26
L52	S 36°04'42" W	20.00	C52	50.00	142.89	S 06°50'03" W	25.36
L53	S 24°13'14" E	20.00	C53	25.00	16.10	S 63°53'18" E	15.82
L54	N 83°26'26" W	58.40	C54	305.00	52.34	S 16°11'23" E	50.94
L55	N 14°45'58" E	35.49	C55	50.00	218.62	S 250°31'30" E	108.29
L56	S 21°06'00" W	61.43	C56	205.00	107.52	S 30°13'09" E	81.65
L57	S 11°16'58" W	27.52	C57	25.00	21.03	S 77°27'11" E	20.41
L58	S 27°36'19" E	22.50	C58	50.00	162.39	S 33°37'19" E	20.41
L59	S 57°57'56" W	20.00	C59	25.00	162.39	S 33°37'19" E	20.41
L60	N 11°16'58" E	22.52	C60	325.00	19.43	S 3°25'33" E	19.43
L61	N 21°06'00" E	61.43	C61	25.00	13.05	S 00°19'30" E	9.15
L62	S 11°12'36" W	32.94	C62	50.00	237.46	S 272°13'37" W	69.40
L63	N 11°12'36" E	32.94	C63	25.00	27.13	S 62°10'55" E	25.82
L64	N 50°14'43" W	8.70	C64	275.00	16.44	S 12°50'44" E	61.53
L65	S 23°54'10" W	5.00	C65	25.00	39.12	S 89°39'49" E	35.25
L66	S 74°40'00" E	124.58	C66	508.71	153.46	S 17°17'04" E	152.88
L67	S 83°26'26" W	58.40	C67	508.71	524.67	S 06°50'03" W	25.36
L68	S 34°08'50" E	7.30	C68	440.00	203.26	S 87°59'48" E	83.51
L69	N 11°13'57" E	15.00	C69	300.00	93.16	S 87°59'48" E	83.51
L70	S 21°06'00" W	61.43	C70	200.00	61.89	S 07°10'13" E	15.82
L71	S 11°16'58" W	27.52	C71	50.00	79.09	S 55°51'10" W	71.10
L72	S 33°44'49" E	6.57	C72	300.00	67.26	S 12°50'44" E	61.53
L73	S 11°13'57" E	15.00	C73	50.00	56.83	S 16°11'23" E	50.94
L74	N 52°50'38" E	25.00	C74	50.00	78.50	S 89°57'31" E	70.89
L75	N 75°27'13" E	15.00	C75	180.00	94.41	S 30°03'03" E	83.33
L76	S 70°47'40" E	18.67	C76	50.00	17.84	S 12°52'22" E	17.82
L77	S 11°16'10" W	32.00					

RESERVE TABLE		
RESERVE	ACREAGE/SQ. FT.	RESTRICTION
A	0.0945 AC /4,115	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
B	0.5831 AC /25,398	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
C	0.8356 AC /36,397	LIFT STATION, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
D	0.2875 AC / 12,524	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
E	5.9396 AC / 258,729	DETENTION, DRAINAGE & UTILITY PURPOSES
F	0.0110 AC /480	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES

SUMMERWOOD TRAILS SECTION 2

A SUBDIVISION OF 33.942 ACRES SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NO. 12, A PORTION OF A CALLED 54.515 ACRE TRACT RECORDED UNDER CLERK'S FILE NO. 2018058740, O.P.R.M.C.T. AND BEING A REPEAT OF RESERVES "E", "F", "H", "I", & "J" OF SUMMERWOOD TRAILS SECTION 1, RECORDED IN CABINET Z, SHEET 6201 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPEAT: TO RECONFIGURE RESERVE LINES TO CREATE 129 LOTS AND 6 RESERVES

129 LOTS 7 BLOCKS 6 RESERVES (7.7513 ACRES)

FEBRUARY 2023

OWNER

SUMMERWOOD TRAILS, LP
A TEXAS LIMITED PARTNERSHIP
25211 GROGAN'S MILL RD., SUITE 110
THE WOODLANDS, TEXAS 77380

SURVEYOR

TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

0' 100' 200'

DOC # 2023020818
Cabinet 002 Sheet 9358

T281-07 Plat.dwg
SHEET 2 OF 3

Line Table			Curve Table			Area Table - Block 1			Area Table - Block 2			Area Table - Block 3			Area Table - Block 4			Area Table - Block 5			Area Table - Block 6			Area Table - Block 7		
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	LOT ACRES	SQ. FT.	LOT ACRES	SQ. FT.	LOT ACRES	SQ. FT.	LOT ACRES	SQ. FT.	LOT ACRES	SQ. FT.	LOT ACRES	SQ. FT.	LOT ACRES	SQ. FT.	LOT ACRES	SQ. FT.	LOT ACRES	SQ. FT.
L1	S 72°39'56" E	100.54'	C1	410.00'	242.91'	37°54'51"	N 65°30'12" W	239.38'	1	0.22	8988.55	1	0.16	7069.00	1	0.21	9219.77	1	0.16	6992.55	1	0.25	10779.84	1	0.15	6345.11
L2	S 72°39'56" E	100.54'	C2	25.00'	43.06'	89°41'32"	S 11°57'38" W	57.93'	2	0.17	7585.61	2	0.15	6620.48	2	0.14	5989.80	2	0.14	5949.63	2	0.23	9956.84	2	0.14	6235.84
L3	S 83°16'41" E	113.43'	C3	25.00'	43.06'	89°41'32"	S 11°57'38" W	57.93'	3	0.17	7585.61	3	0.15	6620.48	3	0.14	5989.80	3	0.14	5949.63	3	0.32	14097.81	3	0.14	6235.84
L4	N 82°20'33" E	89.79'	C4	410.00'	105.27'	14°24'24"	S 67°25'59" W	104.98'	4	0.17	7401.64	4	0.14	6000.00	4	0.14	6000.00	4	0.14	6004.75	4	0.25	10749.13	4	0.14	6224.94
L5	N 70°39'52" W	91.16'	C5	25.00'	39.16'	89°45'01"	S 67°25'59" W	104.98'	5	0.17	7420.30	5	0.14	6000.00	5	0.14	6000.00	5	0.21	8987.59	5	0.12	5325.82	5	0.12	5325.82
L6	N 47°21'11" E	90.24'	C6	220.00'	145.22'	37°49'17"	S 03°41'58" W	142.60'	6	0.17	7236.17	6	0.14	6000.00	6	0.14	6000.00	6	0.25	10949.19	6	0.21	9171.37	6	0.21	9171.37
L7	N 42°23'38" E	100.24'	C7	25.00'	40.24'	89°45'01"	S 67°25'59" W	104.98'	7	0.17	7401.64	7	0.14	6000.00	7	0.14	6000.00	7	0.17	7401.57	7	0.17	7401.57	7	0.27	11814.53
L8	N 11°42'04" E	91.16'	C8	25.00'	37.42'	89°45'01"	S 67°25'59" W	104.98'	8	0.17	7420.30	8	0.14	6000.00	8	0.14	6000.00	8	0.25	10949.19	8	0.21	9171.37	8	0.17	7328.76
L9	S 78°49'09" E	124.58'	C9	25.00'	38.44'	88°06'00"	N 65°09'20" E	34.02'	9	0.15	6735.08	9	0.14	6000.00	9	0.14	6000.00	9	0.14	6000.00	9	0.14	6000.00	9	0.16	7006.37
L10	N 11°42'04" E	91.16'	C10	25.00'	30.77'	72°12'44"	S 80°44'51" E	44.78'	10	0.16	7038.57	10	0.14	6000.00	10	0.14	6000.00	10	0.14	6000.00	10	0.14	6000.00	10	0.18	7654.87
L11	N 38°09'22" W	24.40'	C11	50.00'	46.45'	53°12'29"	S 26°38'14" E	20.01'	11	0.12	5044.78	11	0.12	5044.78	11	0.12	5044.78	11	0.12	5044.78	11	0.12	5044.78	11	0.16	7070.18
L12	S 53°49'16" W	50.00'	C12	15.00'	21.91'	83°41'55"	N 26°38'14" E	20.01'	12	0.15	6497.24	12	0.15	6497.24	12	0.15	6497.24	12	0.15	6497.24	12	0.15	6497.24	12	0.15	6497.24
L13	S 53°49'16" W	50.00'	C13	485.57'	63.11'	85°02'20"	S 78°44'02" E	12.18'	13	0.15	6691.52	13	0.15	6691.52	13	0.15	6691.52	13	0.15	6691.52	13	0.15	6691.52	13	0.15	6691.52
L14	S 38°09'22" E	26.52'	C14	9.00'	13.38'	85°02'20"	S 78°44'02" E	12.18'	14	0.15	6691.52	14	0.15	6691.52	14	0.15	6691.52	14	0.15	6691.52	14	0.15	6691.52	14	0.15	6691.52
L15	S 74°47'19" W	54.90'	C15	200.00'	56.02'	15°39'24"	N 7°01'34" E	55.84'	15	0.15	6691.52	15	0.15	6691.52	15	0.15	6691.52	15	0.15	6691.52	15	0.15	6691.52	15	0.15	6691.52
L16	S 15°14'02" E	60.00'	C16	50.00'	126.58'	145°33'48"	N 81°21'45" W	95.39'	16	0.15	6691.52	16	0.15	6691.52	16	0.15	6691.52	16	0.15	6691.52	16	0.15	6691.52	16	0.15	6691.52
L17	S 15°14'02" E	60.00'	C17	155.00'	81.29'	30°03'03"	S 86°31'42" W	80.37'	17	0.15	6691.52	17	0.15	6691.52	17	0.15	6691.52	17	0.15	6691.52	17	0.15	6691.52	17	0.15	6691.52
L18	N 68°08'52" W	2.03'	C18	25.00'	38.30'	87°46'48"	N 07°44'02" E	34.69'	18	0.15	6691.52	18	0.15	6691.52	18	0.15	6691.52	18	0.15	6691.52	18	0.15	6691.52	18	0.15	6691.52
L19	S 24°10'12" W	50.00'	C19	410.00'	105.27'	14°24'24"	S 67°25'59" W	104.98'	19	0.14	5989.80	19	0.14	5989.80	19	0.14	5989.80	19	0.14	5989.80	19	0.14	5989.80	19	0.14	5989.80
L20	S 68°47'40" E	13.28'	C20	25.00'	15.72'	36°02'02"	N 62°50'02" E	15.46'	20	0.14	6000.00	20	0.14	6000.00	20	0.14	6000.00	20	0.14	6000.00	20	0.14	6000.00	20	0.14	6000.00
L21	S 21°06'20" W	26.36'	C21	50.00'	239.12'	27°40'03" W	N 36°09'27" W	58.19'	21	0.14	5989.80	21	0.14	5989.80	21	0.14	5989.80	21	0.14	5989.80	21	0.14	5989.80	21	0.14	5989.80
L22	S 68°47'40" E	13.28'	C22	25.00'	26.36'	60°24'56"	S 17°02'31" E	25.18'	22	0.14	5989.80	22	0.14	5989.80	22	0.14	5989.80	22	0.14	5989.80	22	0.14	5989.80	22	0.14	5989.80
L23	S 68°47'40" E	13.28'	C23	483.71'	511.88'	60°33'54"	S 77°33'57" W	488.32'	23	0.14	5989.80	23	0.14	5989.80	23	0.14	5989.80	23	0.14	5989.80	23	0.14	5989.80	23	0.14	5989.80
L24	N 21°06'20" E	22.81'	C24	25.00'	20.04'	45°45'45"	N 49°15'13" W	68.71'	24	0.16	7054.17	24	0.16	7054.17	24	0.16	7054.17	24	0.16	7054.17	24	0.16	7054.17	24	0.16	7054.17
L25	S 70°47'40" E	78.87'	C25	50.00'	241.13'	21°51'59" W	S 15°39'11" W	68.71'	25	0.14	6000.00	25	0.14	6000.00	25	0.14	6000.00	25	0.14	6000.00	25	0.14	6000.00	25	0.14	6000.00
L26	S 36°08'52" E	43.37'	C26	25.00'	21.81'	48°52'15"	N 82°29'20" W	21.13'	26	0.14	6000.00	26	0.14	6000.00	26	0.14	6000.00	26	0.14	6000.00	26	0.14	6000.00	26	0.14	6000.00
L27	N 36°08'52" E	104.98'	C27	533.71'	424.59'	45°54'36"	N 84°41'39" W	413.44'	27	0.14	6000.00	27	0.14	6000.00	27	0.14	6000.00	27	0.14	6000.00	27	0.14	6000.00	27	0.14	6000.00
L28	S 06°09'59" E	129.41'	C28	25.00'	35.75'	80°15'51" E	S 77°01'31" E	32.78'	28	0.14	6000.00	28	0.14	6000.00	28	0.14	6000.00	28	0.14	6000.00	28	0.14	6000.00	28	0.14	6000.00
L29	S 06°09'59" E	129.41'	C29	410.00'	189.39'	26°28'00"	S 87°59'58" W	187.71'	29	0.14	6000.00	29	0.14	6000.00	29	0.14	6000.00	29	0.14	6000.00	29	0.14	6000.00	29	0.14	6000.00
L30	S 06°09'59" E	129.41'	C30	330.00'	102.47'	17°47'31"	N 81°39'48" W	52.39'	30	0.14	6000.00	30	0.14	6000.00	30	0.14	6000.00	30	0.14	6000.00	30	0.14	6000.00	30	0.14	6000.00
L31	N 81°01'56" W	26.80'	C31	110.00'	52.60'	17°43'46"	N 81°41'41" W	68.71'	31	0.14	6000.00	31	0.14	6000.00	31	0.14	6000.00	31	0.14	6000.00	31	0.14	6000.00	31	0.14	6000.00
L32	N 81°01'56" W	26.80'	C32	50.00'	95.23'	109°07'24"	S 44°00'19" W	81.47'	32	0.14	6000.00	32	0.14	6000.00	32	0.14	6000.00	32	0.14	6000.00	32	0.14	6000.00	32	0.14	6000.00
L33	N 57°39'54" W	51.34'	C33	25.00'	9.20'	21°03'40"	S 00°00'42" E	9.15'	33	0.14	6000.00	33	0.14	6000.00	33	0.14	6000.00	33	0.14	6000.00	33	0.14	6000.00	33	0.14	6000.00
L34	N 57°39'54" W	51.34'	C34	25.00'	9.20'	21°03'40"	S 00°00'42" E	9.15'	34	0.14	6000.00	34	0.14	6000.00	34	0.14	6000.00	34	0.14	6000.00	34	0.14	6000.00	34	0.14	6000.00
L35	N 57°39'54" W	51.34'	C35	50.00'	21.03'	48°11'23"	S 79°27'42" E	66.67'	35	0.14	6000.00	35	0.14	6000.00	35	0.14	6000.00	35	0.14	6000.00	35	0.14	6000.00	35	0.14	6000.00
L36	N 57°39'54" W	51.34'	C36	25.00'	21.03'	48°11'23"	S 79°27'42" E	66.67'	36	0.14	6000.00	36	0.14	6000.00	36	0.14	6000.00	36	0.14	6000.00	36	0.14	6000.00	36	0.14	6000.00
L37	N 57°39'54" W	51.34'	C37	25.00'	21.03'	48°11'23"	S 79°27'42" E	66.67'	37	0.14	6000.00	37	0.14	6000.00	37	0.14	6000.00	37	0.14	6000.00	37	0.14	6000.00	37	0.14	6000.00
L38	N 57°39'54" W	51.34'	C38	230.00'	71.17'	17°43'46"	S 87°41'41" E	70.89'	38	0.14	6000.00	38	0.14	6000.00	38	0.14	6000.00	38	0.14	6000.00	38	0.14	6000.00	38	0.14	6000.00
L39	S 30°42'39" W	46.72'	C39	270.00'	83.84'	17°43'46"	S 87°41'41" E	70.89'	39	0.14	6000.00	39	0.14	6000.00	39	0.14	6000.00	39	0.14	6000.00	39	0.14	6000.00	39	0.14	6000.00
L40	S 30°42'39" W	46.72'	C40	410.00'	217.11'	26°28'00"	N 87°59'58" E	215.18'	40	0.14	6000.00	40	0.14	6000.00	40	0.14	6000.00	40	0.14	6000.00	40	0.14	6000.00	40	0.14	6000.00
L41	N 81°01'56" W	26.80'	C41	325.00'	72.90'	12°51'09"	N 72°20'28" W	72.75'	41	0.14	6000.00	41	0.14	6000.00	41	0.14	6000.00	41	0.14	6000.00	41	0.14	6000.00	41	0.14	6000.00
L42	N 81°01'56" W	26.80'	C42	25.00'	21.13'	25°10'55"	N 47°40'28" W	25.82'	42	0.14	6000.00	42	0.14	6000.00	42	0.14	6000.00	42	0.14	6000.00	42	0.14	6000.00	42	0.14	6000.00
L43	N 81°01'56" W	26.80'	C43	50.00'	231.40'	27°20'30"	S 27°21'37" W	69.40'	43	0.14	6000.00	43	0.14	6000.00	43	0.14	6000.00	43	0.14	6000.00	43	0.14	6000.00	43	0.14	6000.00
L44	N 81°01'56" W	26.80'	C44	25.00'	13.06'	29°55'35"	N 86°18'09" E	12.91'	44	0.14	6000.00	44	0.14	6000.00	44	0.14	6000									