

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

We, Beneficial Concepts 1097, LLC and/or Assigns, owner of the property subdivided in the above and foregoing map of Pearson Ridge, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Pearson Ridge, located in the William Atkins Survey, Abstract No. 47 and in the Fred Kessler Survey, Abstract No. 300, 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 successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Beneficial Concepts 1097, LLC and/or Assigns, 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, we, Beneficial Concepts 1097, LLC and/or Assigns, do 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:

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).

WITNESS, our hands in Conroe, Montgomery County, Texas, this 1st day of September, 2021.

By: [Signature]
Manager
John Bible

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared John Bible, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of September, 2021.

[Signature]
Notary Public in and for
Montgomery County, Texas



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.

[Signature]
Carey A. Johnson
Registered Professional Land Surveyor No. 6524



Approved by Commissioners' Court of Montgomery County, Texas this 12 day of October, 2021.

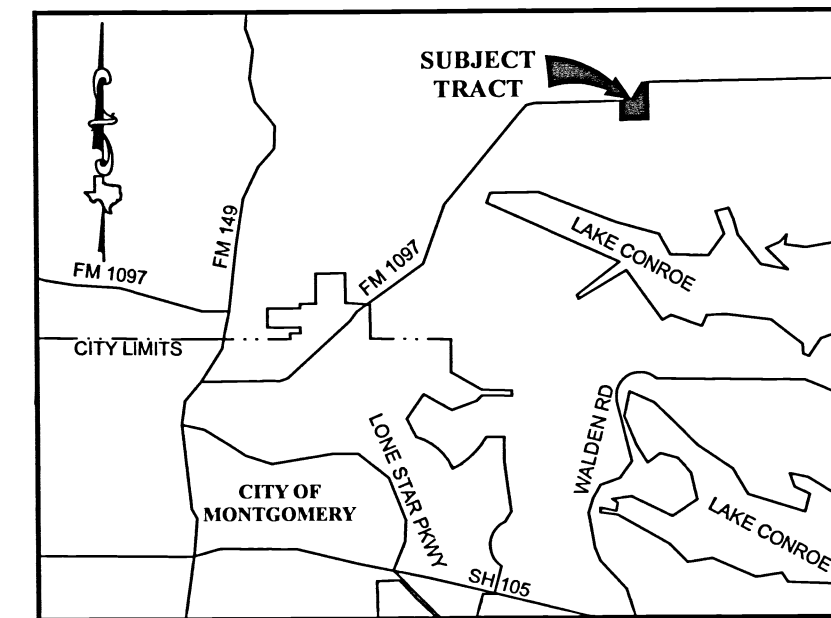
[Signature]
Robert C. Walker
Commissioner, Precinct 1

[Signature]
Charlie Riley
Commissioner, Precinct 2

[Signature]
Mark Keough
County Judge

[Signature]
James Noack
Commissioner, Precinct 3

[Signature]
James Metts
Commissioner, Precinct 4



VICINITY MAP
(NOT TO SCALE)

PEARSON RIDGE

A SUBDIVISION OF 24.55 ACRES SITUATED IN THE WILLIAM ATKINS SURVEY, ABSTRACT NO. 47 AND THE FRED KESSLER SURVEY, ABSTRACT NO. 300, BEING A REMAINDER OF CALLED 38.088 ACRE TRACT UNDER CLERK'S FILE NO. 2019113618 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

1 RESTRICTED RESERVE 1 BLOCK

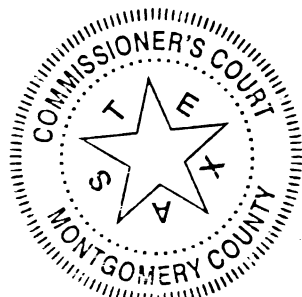
SEPTEMBER 2021

OWNER	SURVEYOR
BENEFICIAL CONCEPTS 1097, LLC P.O. BOX 130875 THE WOODLANDS, TX 77393	TEXAS PROFESSIONAL SURVEYING FIRM REGISTRATION No. 100834-00 3032 NORTH FRAZIER CONROE, TEXAS 77303

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

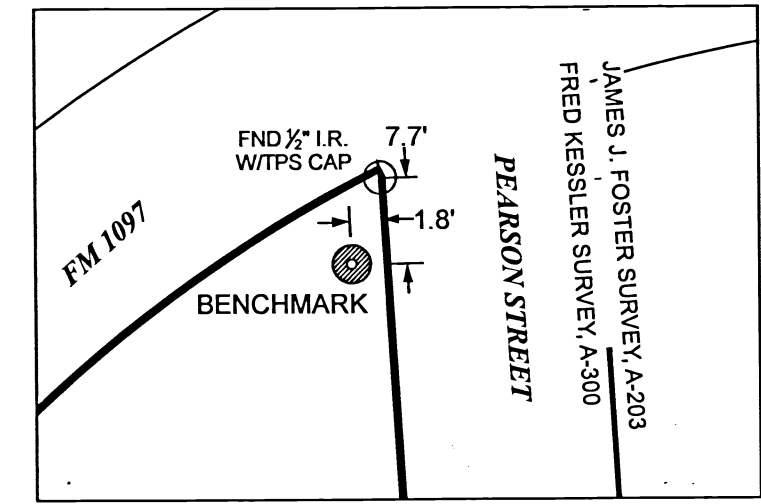
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on October 12, 2021, at 9:30 o'clock, A.M., and duly recorded on October 15, 2021, at 9:32 o'clock, A.M., in Cabinet Z, Sheet 7879, 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.



[Signature]
Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By: [Signature]
Deputy



-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: PEAR
ELEVATION: 208.67', NAVD88, 2009 ADJUSTMENT
NAVD88 GEOID12B TEXAS CENTRAL ZONE 4203

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.

[Signature]
Jeff Johnson P.E., County Engineer

General Notes:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) CAB. INDICATES "CABINET"
- 3) SHT. INDICATES "SHEET"
- 4) O.P.R.M.C.T. INDICATES "OFFICIAL PROPERTY RECORDS MONTGOMERY COUNTY TEXAS"
- 5) M.C.M.R. INDICATES "MONTGOMERY COUNTY MAP RECORDS"
- 6) C.F. NO. INDICATES "CLERKS FILE NUMBER"
- 7) 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 1.000077884.
- 8) 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.
- 9) The Benchmark shown hereon is reference to NGS Monument BL1164, Elev=167.5' (NAVD88) and NGS Monument DH3604, Elev=234.25' (NAVD88).
- 10) Subject property shown hereon is located in Zones "X", does not lie within the 100 year flood plain, according to FEMA Community Panel No. 48339C0200G, with an effective date of 08/18/14.

DOC # 2021143658
Cabinet 00Z Sheet 7879

PEARSON RIDGE

A SUBDIVISION OF 24.55 ACRES SITUATED IN THE WILLIAM ATKINS SURVEY, ABSTRACT NO. 47 AND THE FRED KESSLER SURVEY, ABSTRACT NO. 300, BEING A REMAINDER OF CALLED 38.088 ACRE TRACT UNDER CLERKS FILE NO. 2019113618 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

1 RESTRICTED RESERVE 1 BLOCK

SEPTEMBER 2021

OWNER
 BENEFICIAL CONCEPTS 1097, LLC
 P.O. BOX 130875
 THE WOODLANDS, TX 77393

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

FOSTER TIMBER, LTD
 CALLED 399.18 ACRES
 C.F. NO. 9431137
 O.P.R.M.C.T.

ABRAHAM PEVEHOUSE SURVEY, A-423
 JAMES J. FOSTER SURVEY, A-203

N:10153631.6452
 E:3772797.5710

FND 1/2" I.R.
 W/T/PS CAP
 BENCHMARK
 (see detail)

ASPD, LLC
 CALLED 3.992 ACRES
 C.F. NO. 2016004446
 O.P.R.M.C.T.

DOC # 2021143658
 Cabinet 002 Sheet 7880

WILLIAM V.H. CLARK FAMILY TRUST
 CALLED 60.392 ACRES
 C.F. NO. 2020153480
 O.P.R.M.C.T.

RICHARD H. MOFFATT EXEMPT TRUST &
 ANN M. DAVIS EXEMPT TRUST
 CALLED 60.597 ACRES
 C.F. NO. 202005236
 O.P.R.M.C.T.

JAMES J. FOSTER SURVEY, A-47
 WILLIAM ATKINS SURVEY, A-203

ALLAMON PROPERTIES, LLC
 CALLED 20.056 ACRES
 C.F. NO. 2014024131
 O.P.R.M.C.T.

NE CORNER
 FRED KESSLER
 SURVEY, A-300

SHERRY L. GAULT
 CALLED 1.08 ACRE
 C.F. NO. 8814777
 O.P.R.M.C.T.

SCOTT P. DINGMAN
 CALLED 14.982 ACRES
 C.F. NO. 2014075867
 O.P.R.M.C.T.

BARTHOLET FAMILY TRUST
 CALLED 5.0 ACRES
 C.F. NO. 2014085205
 O.P.R.M.C.T.

TODD & KIMBERLY BARTHOLET
 CALLED 53.22 ACRES
 C.F. NO. 2013086905
 O.P.R.M.C.T.

RESTRICTED RESERVE "A"
 (COMMERCIAL USE)
 24.55 ACRE
 (1,069,538.68 SQ. FT.)

BLOCK ①

E.M. 1097 (80' ROW)
 VOL. 290, PG. 20, M.C.D.R.

ADALBERTO TAMEZ LOPEZ &
 MARIA DEL SOCORRO GARZA
 CALLED 13.533 ACRES
 C.F. NO. 2020012267, O.P.R.M.C.T.

WILLIAM ATKINS SURVEY, A-47
 FRED KESSLER SURVEY, A-300

N 03°28'05" W 611.53'

FND 1/2" I.R.
 W/T/PS CAP

FND 1/2" I.R.
 BENT

FND 1/2" I.R.
 W/T/PS CAP

FND 1/2" I.R.
 W/T/PS CAP

N 20°28'07" E 227.70'

FND 2" I.P.
 NE CORNER
 FRED KESSLER
 SURVEY, A-300

JAMES J. FOSTER SURVEY, A-203
 FRED KESSLER SURVEY, A-300

26' ENERGY GULF STATES, INC. EASEMENT
 C.F. NO. 2009043099
 O.P.R.M.C.T.

N 03°28'05" W ~ 240.00'

FND 1/2" I.R.

S 86°31'07" W ~ 567.86'

FND 2" I.P.

N:10151937.4450
 E:3772900.2465

DENNIS MATHEWS &
 BECKY MATHEWS
 CALLED 31.813 ACRES
 C.F. NO. 2002098019
 O.P.R.M.C.T.

LINE	BEARING	DISTANCE
L1	N 97°10'07" E	84.05'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	612.96'	713.04'	65°39'03"	N 53°03'58" W	397.77'
C2	532.96'	401.17'	43°07'41"	S 42°03'58" W	397.77'