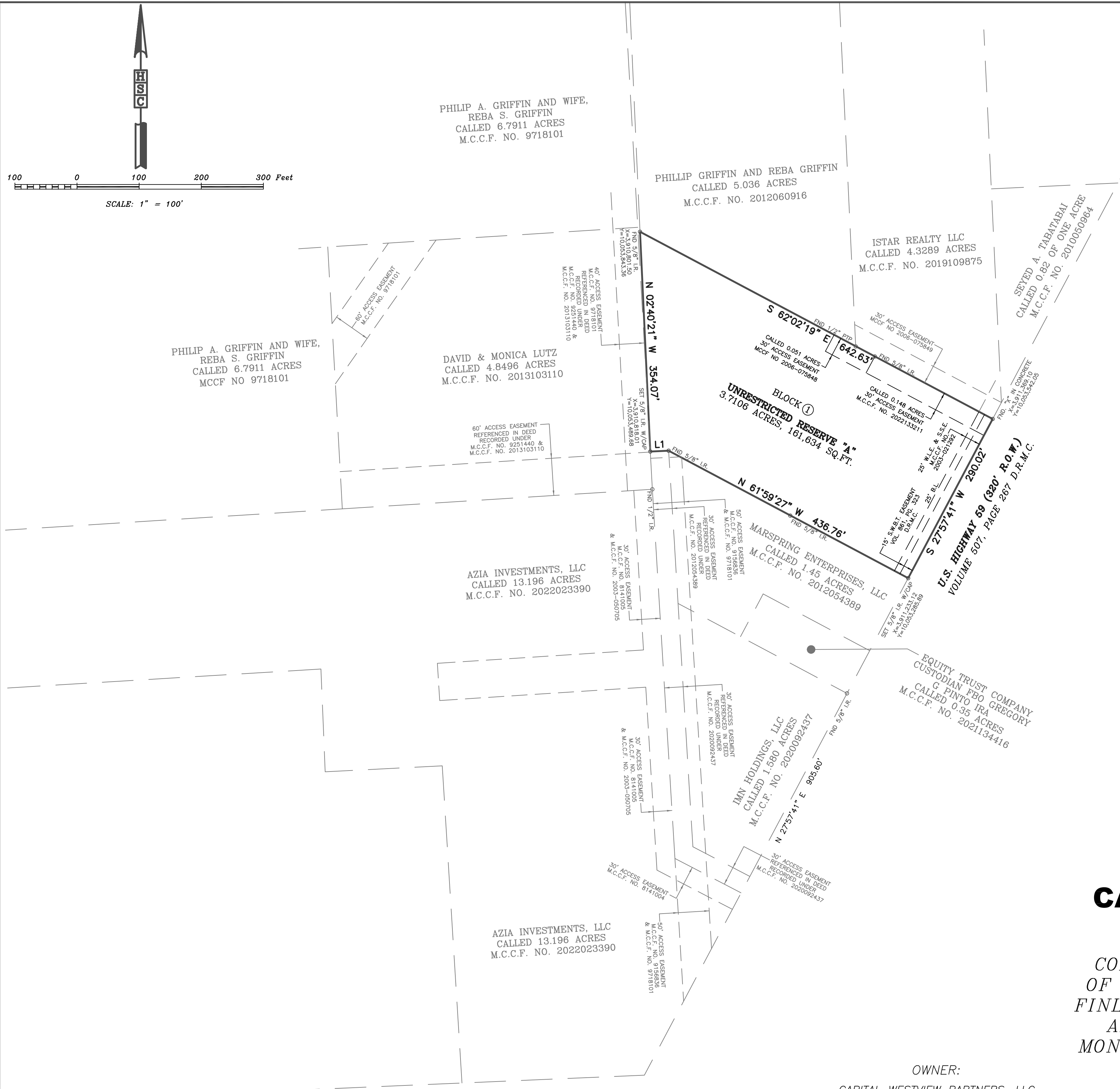


VICINITY MAP NOT TO SCALE
KEY MAP 223W



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°26'19" W	29.54'

**CAPITAL WESTVIEW
NEW CANEY**

CONTAINING 3.7106 ACRES
OF LAND SITUATED IN THE
FINLEY McNAUGHTON SURVEY,
ABSTRACT NUMBER 392,
MONTGOMERY COUNTY, TEXAS

OWNER:
CAPITAL WESTVIEW PARTNERS, LLC
7720 WESTVIEW DRIVE
HOUSTON, TEXAS 77055
(713) 681-1100

SURVEYOR:
**HOVIS
SURVEYING
COMPANY**
Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 380-0801 hovis@hovisurveying.com
Texas Firm Registration No. 10030400
DATE: MAY 2023 SCALE: 1" = 100' JOB NO. 22-083-00

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Richard Charles Rolland, Manager of Capital Westview Partners, LLC, a Texas limited liability company, owner of the property subdivided in the above and foregoing map of CAPITAL WESTVIEW NEW CANEY, do hereby make subdivision of said property for and on behalf of said Capital Westview Partners, LLC, a Texas limited liability company, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as CAPITAL WESTVIEW NEW CANEY, located in the Finley McNaughton Survey, Abstract 392, Montgomery County, Texas, and on behalf of said Capital Westview Partners, LLC, a Texas limited liability company, 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 I, Richard Charles Rolland, Manager of Capital Westview Partners, LLC, a Texas limited liability company, owner of the property subdivided in the above and foregoing map of CAPITAL WESTVIEW NEW CANEY, 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten foot (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen foot (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, we, Capital Westview Partners, LLC, a Texas limited liability company, do hereby dedicate forever to the public a strip of land, a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or 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).

IN TESTIMONY WHEREOF, the Capital Westview Partners, LLC, a Texas limited liability company has caused these presents to be signed by Richard Charles Rolland, its Manager, thereunto authorized and its common seal hereto affixed this ____ day of _____, 2023.

Capital Westview Partners, LLC, a Texas limited liability company

By:_____
Richard Charles Rolland, Manager

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Richard Charles Rolland, Manager of Capital Westview Partners LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ____ day of _____, 2023.

Notary Public in and for the State of Texas

We, Allegiance Bank, owner and holder of a lien against the property described in the plat known as CAPITAL WESTVIEW NEW CANEY, said lien being evidenced by instrument of record in the Clerk's File No. 2023002623 of the O.P.R.O.R.P. of Montgomery County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By:_____
Print Name:_____
Title:_____

2209300B.dwg

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared _____ Allegiance Bank, known to me to be the person whose name is 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ____ day of _____, 2023.

Notary Public in and for the State of Texas

I, Harry H. Hovis, IV, 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 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'), except where corners were found; and that the plat boundary corners have been tied to the nearest survey corner.



Harry H. Hovis, IV
Texas Registration No. 4827

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, P.E., County Engineer

APPROVED by the Commissioners Court of Montgomery County, Texas, this ____ day of _____, 2023.

Robert C. Walker
Commissioner, Precinct 1

Charlie Riley
Commissioner, Precinct 2

Mark Keough
County Judge

James Noack
Commissioner, Precinct 3

Matt Gray
Commissioner, Precinct 4

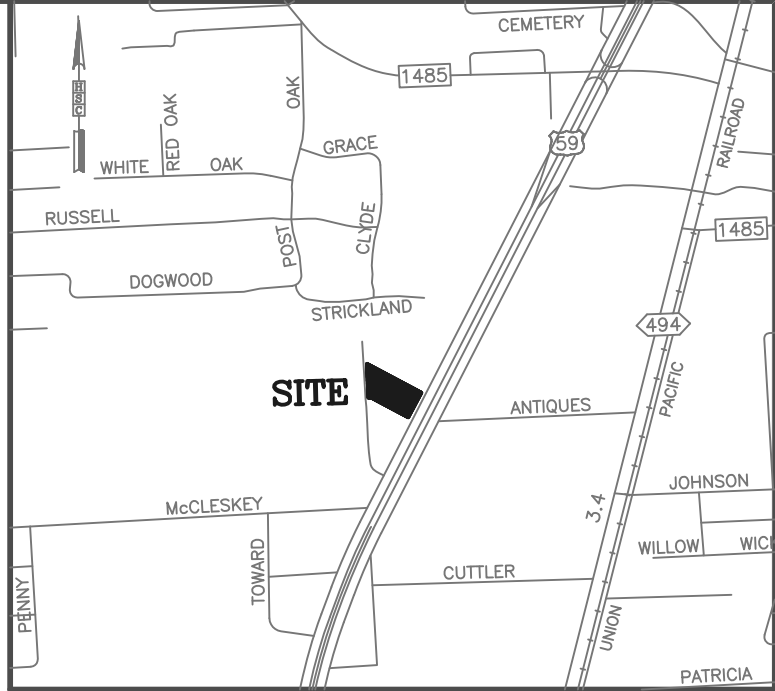
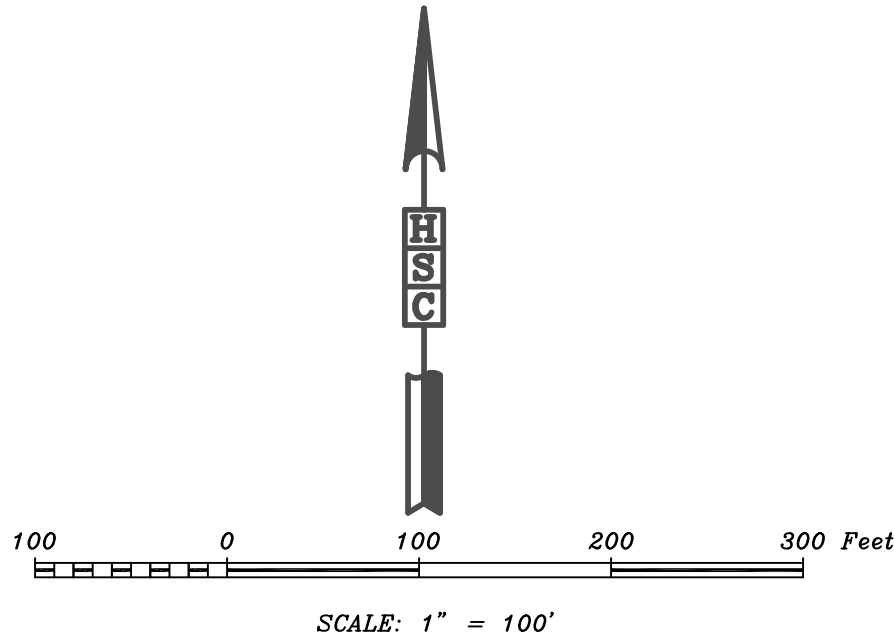
STATE OF TEXAS
COUNTY OF MONTGOMERY

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 _____, 2023, at _____ o'clock, ____M., and duly recorded on _____, 2023, at _____ o'clock, ____M. in Cabinet _____, Sheets _____, of the Map Records of said County.

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

L. Brandon Steinmann, Clerk, County Court
Montgomery County, Texas

By:_____ Deputy



NOTES:

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (Central Zone No. 4203), Scale Factor: 0.99999276.
- Based on graphical plotting this tract lies within Unshaded Zone "X" and no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Numbers 480483 0600 G, Map Number 48339C0600 G, for Montgomery County, Texas, dated August 18, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
- B.L. indicates Building Line; D.E. indicates Drainage Easement; G.S.U.C. indicates Gulf States Utilities Company; I.R.C. indicates iron rod with cap; M.C.C.F. No. indicates Montgomery County Clerk's File Number; D.R.M.C. indicates Deed Records of Montgomery County; F.M.E. indicates Force Main Easement; L.E. indicates Landscape easement; M.R.M.C. indicates Map Records Montgomery County, Texas; R.O.W. indicates Right-of-way; S.S.E. indicates Sanitary Sewer Easement; SQ.FT. indicates Square feet; TXDOT indicates Texas Department of Transportation; U.E. indicates Utility Easement; W.L.E. indicates Water Line Easement.
- Tract subject to 26' Easement granted to Entergy Gulf States, Inc. recorded under M.C.C.F. No. 9667707 (as to Tracts 1 & 2)
- Tract subject to terms and provisions contained in Agreement recorded under Vol. 135, Pg. 374 D.R.M.C. (as to Tracts 1 & 2)
- Subject property lies within the boundaries of New Caney Municipal Utility District.

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SHEET 2 OF 2