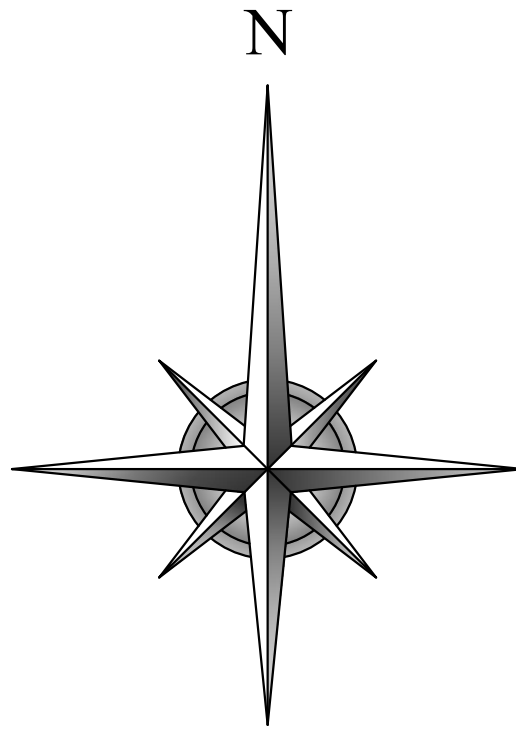


LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
D.R.	DEED RECORDS
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
"S"	SET 5/8 INCH IRON ROD WITH CAP "CORE 6657"

BENCHMARK

NGS BL1290 ELEV.=121.51' NAVD 88 (GEOID18)

BRASS DISC LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF WEST RILEY FUZZEL ROAD, BEING 840 FEET EAST OF STATE HIGHWAY 45 AND 1,380 FEET WEST OF NORTHGATE CROSSING BOULEVARD.

SITE BENCHMARK



3" BRASS DISK ELEV.=111.88' (NAVD 88, 2001 ADJ.)

3" BRASS DISK SET IN CONCRETE 6" IN DIAMETER AND 3 FEET DEEP, SET 47.87 FEET EAST AND 4.89 FEET SOUTH OF THE SOUTH CORNER OF UNRESTRICTED RESERVE "B", IN THE NORTHWEST RIGHT-OF-WAY LINE OF RILEY FUZZEL ROAD, STAMPED: ABL 102.85.

ALCOVE AT
BENDERS LANDING
A SUBDIVISION OF
16.0542 ACRES (699,321 SQ FT.)
IN THE
R.O.W. McMANUS SURVEY, A-346
MONTGOMERY COUNTY, TEXAS

2 RESERVES 1 BLOCK
JULY 2022

SURVEYOR:



LAND SURVEYING TBPLS REG NO. 10194560

10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

OWNER/DEVELOPER:

RILEY FUZZEL HOLDINGS LLC
25511 OAKHURST DRIVE
SPRING, TX 77386
PH: (832) 736-8332

CALLLED 6.7181 ACRES
SPRING CREEK UTILITY DISTRICT
VOL. 946, PG. 62
O.P.R. M.C.T.

JAMES RESIDUE
VOL. 670, PG. 192
O.P.R. M.C.T.

UNRESTRICTED RESERVE "B"
12.7128 ACRES
(553,772 SQUARE FEET)

CALLLED 3.0838 ACRES
SPRING CREEK UTILITY DISTRICT
C.F.N. 8401783 O.P.R. M.C.T.

RESIDUE OF A CALLLED 16 ACRES
TEXAS SAND COMPANY, INC
C.F.N. 8532536 O.P.R. M.C.T.

BLOCK ①

UNRESTRICTED RESERVE "A"
(3.3414 ACRES
(145,549 SQUARE FEET)

CALLLED 3.580 ACRES
TERI JACKSON
C.F.N. 9206783 O.P.R. M.C.T.

CALLLED 0.6713 ACRES
SPRING CREEK UTILITY DISTRICT
C.F.N. 99103074 O.P.R. M.C.T.

RILEY FUZZEL ROAD
(GRAND PARKWAY FRONTAGE ROAD)

STATE HIGHWAY 99
(GRAND PARKWAY)

GENERAL NOTES:

- The coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 1.00000308.
- Unless otherwise indicated, the building line (B.L.) whether one or more, shown on the subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Absent written authorization by the affected utilities, all utility and aeral easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

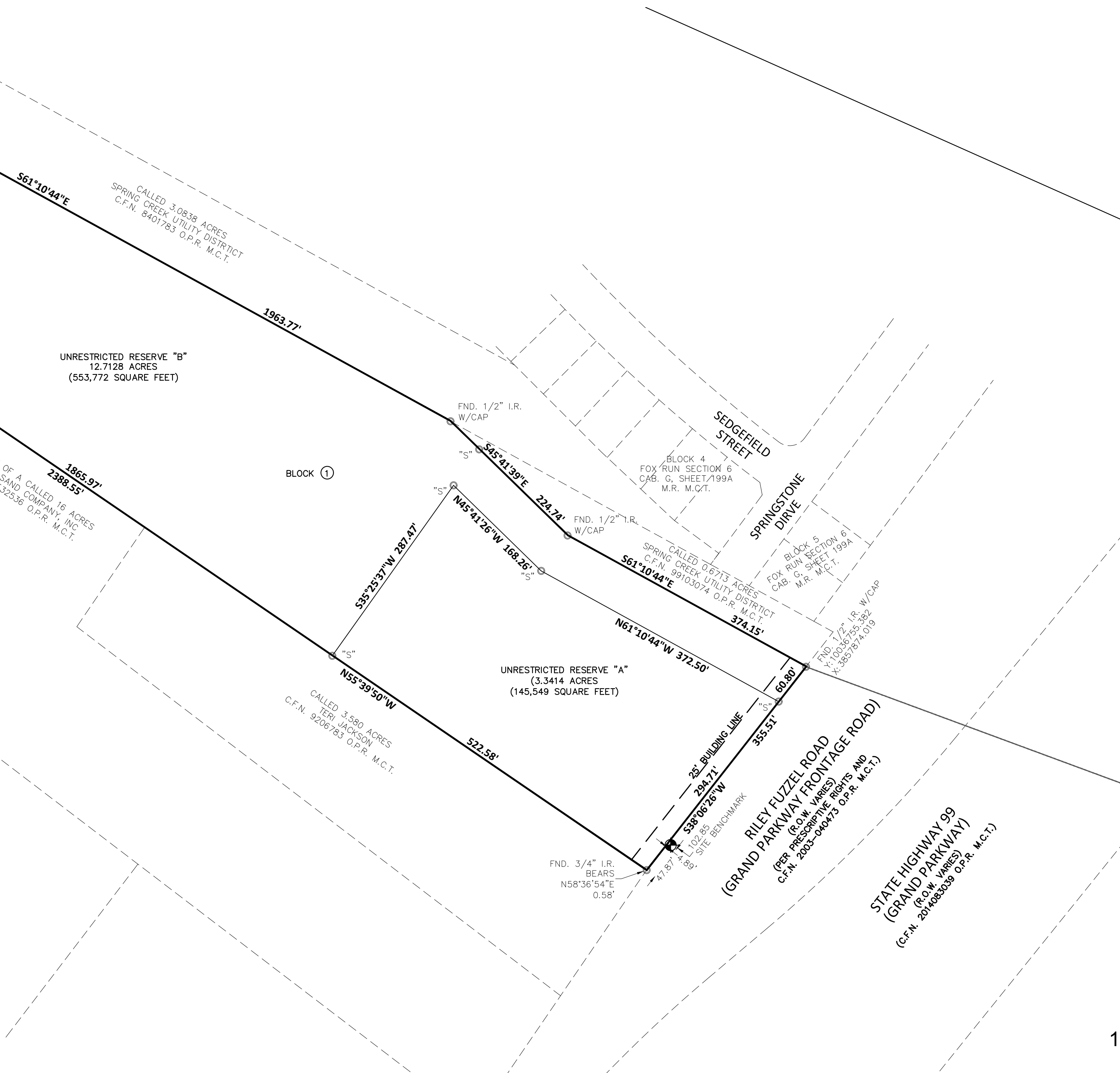
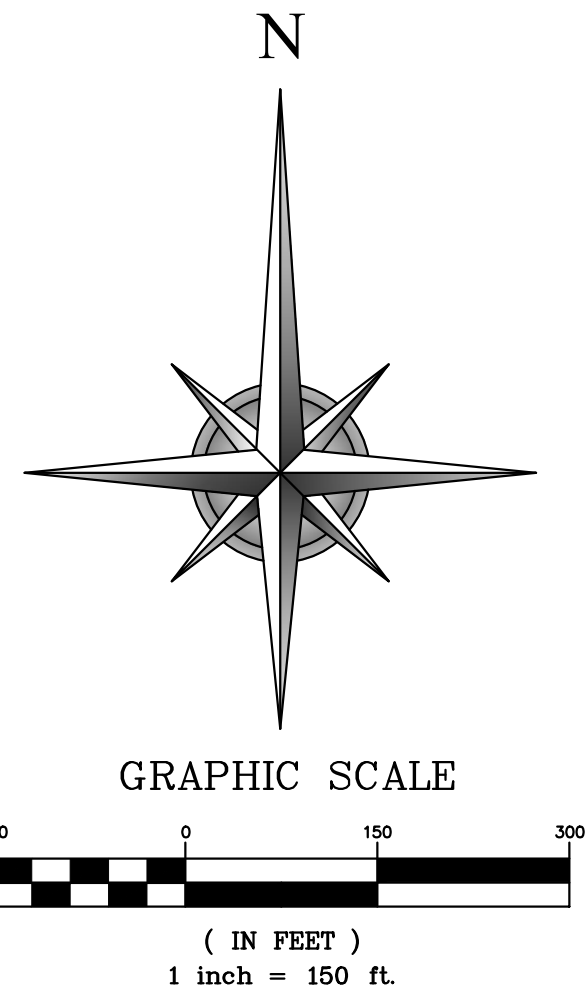
U22-00047 ALCOVE AT BENDERS LANDING PLAT.dwg

MATCH LINE - SHEET 3

CT 2

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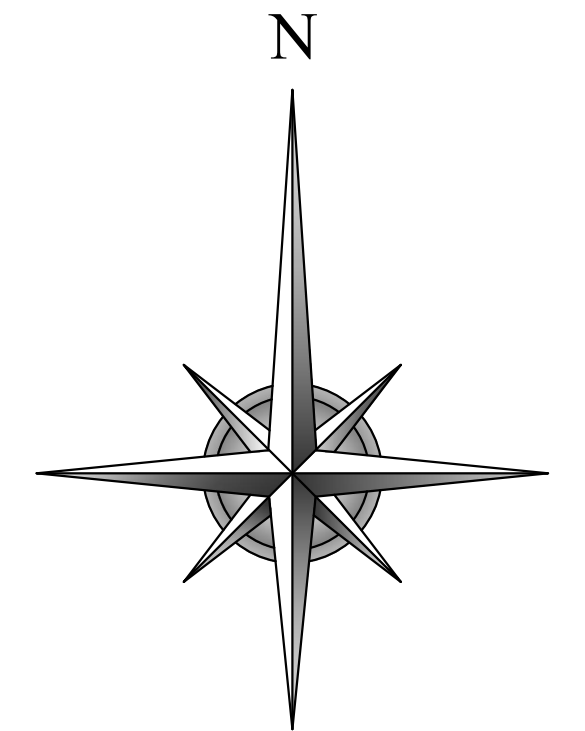


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CORE
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GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

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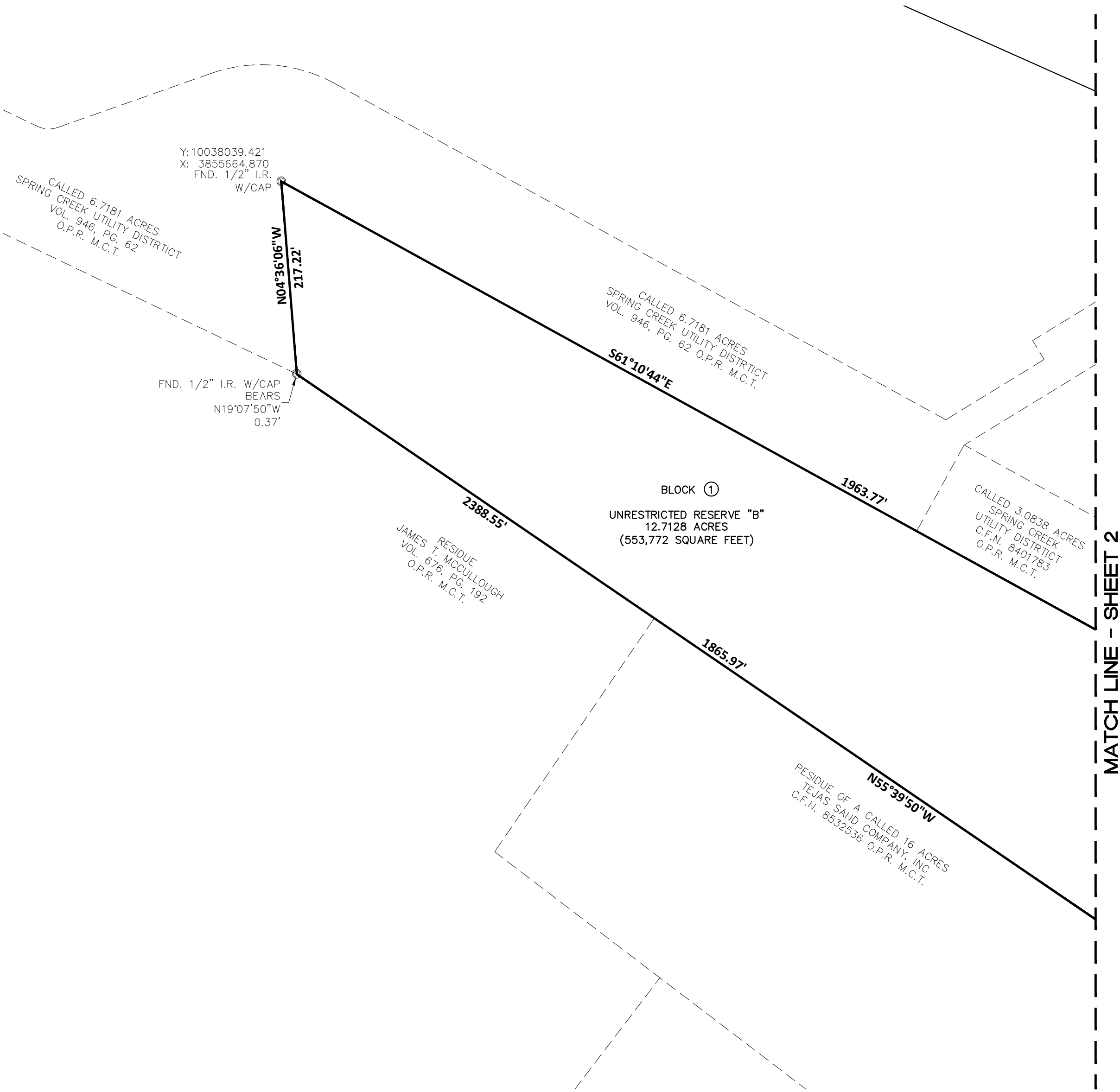
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STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Pierre Perry and Matthew Malmquist, Managing Members respectively of Riley Fuzzel Holdings, LLC, owner of the property subdivided in the above and foregoing map of ALCOVE AT BENDERS LANDING, do hereby make subdivision of said property for and on behalf of said Riley Fuzzel Holdings, LLC, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as ALCOVE AT BENDERS LANDING, located in the R.O.W. McManus Survey, Abstract 346, Montgomery County, Texas, and on behalf of said Riley Fuzzel Holdings, LLC; 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, Pierre Perry and Matthew Malmquist, Managing Members respectively of Riley Fuzzel Holdings, LLC, owner of the property subdivided in the above and foregoing map of ALCOVE AT BENDERS LANDING, 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, we, Riley Fuzzel Holdings, LLC, 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 coursed located in the said subdivision, as easement s 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 of 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).

IN TESTIMONY WHEREOF, the Riley Fuzzel Holdings LLC, has caused these presents to be signed by Pierre Perry, its Managing Member, thereunto authorized, attested by its Managing Member, Matthew Malmquist, and its common seal hereunto affixed this _____ day of _____ 2022.

Riley Fuzzel Holdings, LLC

By: _____
Pierre Perry, Managing Member

Attest: _____
Matthew Malmquist, Managing Member

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Pierre Perry and Matthew Malmquist, owners, 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

I Clemente Turrubiarres Jr., 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 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 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.

Clemente Turrubiarres Jr.
Texas Registration No. 6657

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 _____, 2022.

Robert C. Walker
Commissioner, Precinct 1

Charlie Riley
Commissioner, Precinct 2

Mark Keough
County Judge

James Noack
Commissioner, Precinct 3

James Metts
Commissioner, Precinct 4

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 _____, 2021, at _____ o'clock, __M., and duly recorded on _____ 2022, at _____ o'clock, __M., in cabinet _____, sheet _____, of record of _____ for said County.

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

By: _____
Mark Turnbull, Clerk County Court
Montgomery County, Texas

By: _____ Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ALCOVE AT BENDERS LANDING in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat (or instrument when appropriate) this _____, day of _____, 2022.

By: _____
Martha L. Stein (or) M. Sonny Garza
Title Chair or Vice Chairman

By: _____
Margaret Wallace Brown, AICP, CNU–A
Secretary

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