

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

We, Maximillian Kolbe Investment Capital, LLC, a Texas limited liability company, acting by and through Judy Ann Trevino Bartlett, its Managing Member, owners of the property subdivided in the above and foregoing map of **CARDINAL VILLAGE**, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as **CARDINAL VILLAGE** in the T.Taylor Survey, Abstract No. 78, 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 myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Maximillian Kolbe Investment Capital, LLC, a Texas limited liability company, owners of the property subdivided in the above and foregoing map of **CARDINAL VILLAGE**, have compiled 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 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 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:

- The 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, Maximillian Kolbe Investment Capital, LLC, a Texas limited liability company, has caused these presents to be signed by Judy Ann Trevino Bartlett, its Member Manager, thereunto authorized, and the

common seal hereunto affixed this this _____ day of _____, 2025.

Maximillian Kolbe Investment Capital, LLC,
a Texas limited liability company

By: _____
Judy Ann Trevino Bartlett
Managing Member

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BEFORE ME, the undersigned authority, on this day personally appeared Judy Ann Trevino Bartlett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed same for the purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025, A.D.

Notary Public in and for
The State of Texas

Printed Name of Notary / Expires

I, Kevin Drew McRae, am authorized (or 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 or 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.

Kevin Drew McRae
Registered Professional Land Surveyor
State of Texas No. 5485

Date

GENERAL NOTES

1) Abbreviations, unless otherwise stated, are as follows:

- B.L. - Building Line
- BRS. - Bears
- CAB. - Cabinet
- CM - Control Monument
- D.E. - Drainage Easement
- ESMT. - Easement
- FND - Found 5/8" Iron Rod
- IP - Iron Pipe
- IR - Iron Rod
- IRC - Iron Rod Capped
- M.C.C.F. - Montgomery County Clerk's File
- M.C.D.R. - Montgomery County Deed Records
- M.C.M.R. - Montgomery County Map Records
- NO. - Number
- O.P.R. - Official Public Records
- PG. - Page
- R.O.W. - Right-of-Way
- SET - Set 5/8" Iron Rod With Cap "RPLS 5485"
- SQ.FT. - Square Feet
- S.S.E. - Sanitary Sewer Easement
- ST.S.E. - Storm Sewer Easement
- TELE - Telecommunications
- U.E. - Utility Easement
- VOL. - Volume

2) Easements and other recorded information shown hereon are as per Commitment for Title Insurance prepared by First National Title Insurance Company, countersigned by Capital Title of Texas, LLC, G.F. No. 25-877707-PO, with an effective date of July 28, 2025 and an issue date of August 6, 2025. No further research for easements or encumbrances was performed by KM Surveying, LLC.

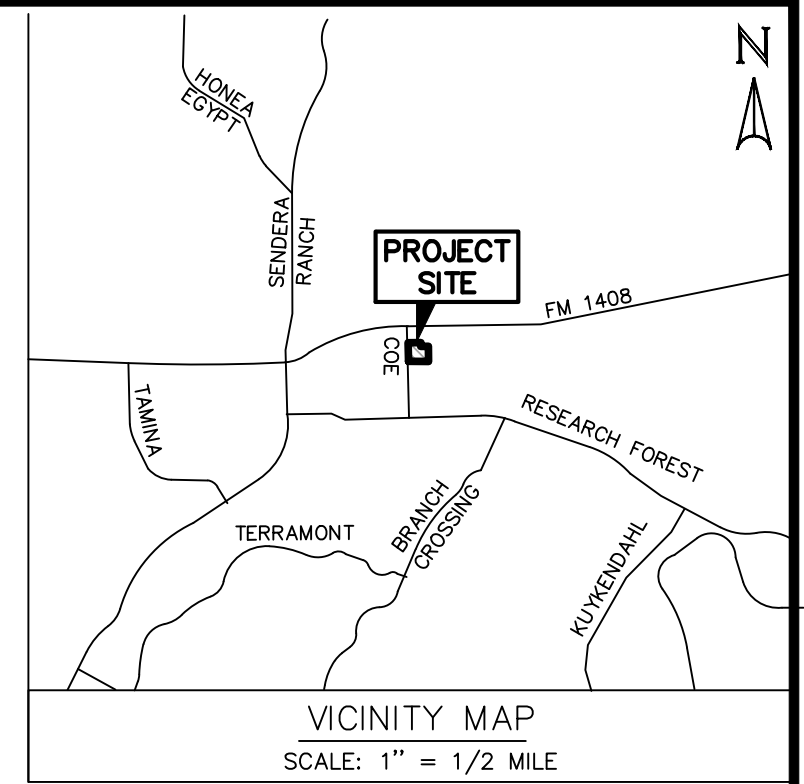
3) The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, Central Zone (TXSC 4203) based on National Geodetic Survey Monumentation; based on GPS measurements. The coordinates listed hereon are Grid coordinates and may be brought to surface by applying the following combined scale factor: 0.99996449851329

4) Absent written authorization by the affected utilities, all utility and aerial 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 of easements and alongside rear lot 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.

5) Tract is subject to those restrictive covenants recorded in Cabinet C, Sheet 198, M.C.M.R., and those filed in Vol. 1143, Pg. 775, M.C.D.R., and M.C.C.F. No. 8305842, O.P.R.

6) The vertical datum for the Site Benchmark and Temporary Benchmark was established using Leica Data System COOP Network NAVD88 vertical datum. Elevations shown hereon were determined by GPS network observations and a high-resolution geoid model using precise GPS observation and processing techniques. NGS no longer publishes elevations for control monumentation.

Site Benchmark #51
4" Brass Disk set in concrete stamped "CARD VILL" approximately 58' northeast of the southwest corner of the subject tract.
Elevation = 194.02 (NAVD88)
N:10,076,279.66
E:3,805,273.25



APPROVED by the Commissioners Court of Montgomery County, Texas, this _____ day of _____, 2025.

Robert C. Walker, Commissioner, Precinct 1

Charlie Riley, Commissioner, Precinct 2

Mark Keough, County Judge

Ritch Wheeler, Commissioner, Precinct 3

Matt Gray, Commissioner, Precinct 4

I, Brian Clark, 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.

Brian Clark, P.E.
County Engineer

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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 _____, 20____, at _____ o' clock, ____ .M., and duly recorded on _____, 20____, 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: _____
L. Brandon Steinmann
County Clerk
Montgomery County, Texas
By: _____
Deputy

FINAL SUBDIVISION PLAT OF
CARDINAL VILLAGE

A SUBDIVISION OF 6.1815 AC. / 269,268 SQ. FT.,
SITUATED IN THE T. TAYLOR SURVEY, A-546,
MONTGOMERY COUNTY, TEXAS.

2 BLOCKS 42 LOTS 2 RESERVES

OCTOBER 2025

Owners
MAXIMILLIAN KOLBE
INVESTMENT CAPITAL, LLC
a Texas limited liability company

1790 Hughes Landing Blvd, Suite 400
The Woodlands Texas 77380
PHONE: (832) 489-6077

Surveyor
KM SURVEYING, LLC
3902 Reese Road, Suite C-100,
Rosenberg, TX 77471
(713) 234-6627
TBPELS FIRM #10178700
JOB # 1851-2331

Prepared By
BEACON
LAND SERVICES
1304 Langham Creek Dr, Suite 410
Houston, TX 77084
Phone: (713) 936-0280

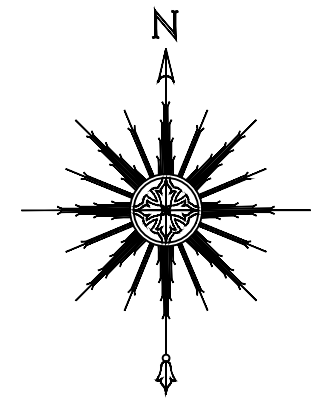
F.M. 1488
(WIDTH VARIES)

LINE TABLE

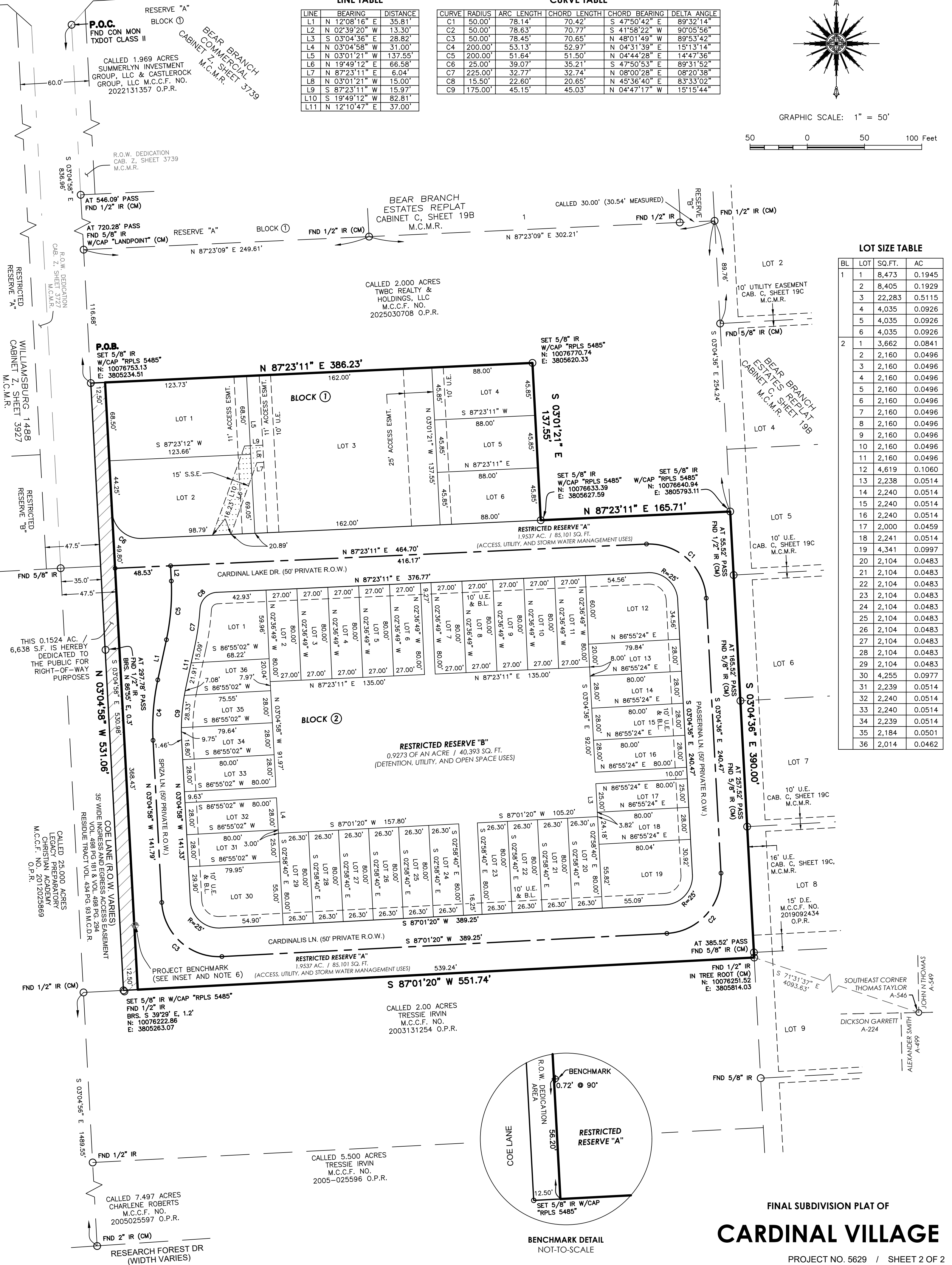
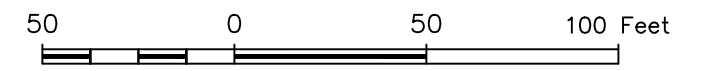
LINE	BEARING	DISTANCE
L1	N 12°08'16" E	35.81'
L2	N 02°39'20" W	13.30'
L3	S 03°04'36" E	28.82'
L4	N 03°04'58" W	31.00'
L5	N 03°01'21" W	137.55'
L6	N 19°49'12" E	66.58'
L7	N 87°23'11" E	6.04'
L8	N 03°01'21" W	15.00'
L9	S 87°23'11" W	15.97'
L10	S 19°49'12" W	82.81'
L11	N 12°10'47" E	37.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.14'	70.42'	S 47°50'42" E	89°32'14"
C2	50.00'	78.63'	70.77'	S 41°58'22" W	90°05'56"
C3	50.00'	78.45'	70.65'	N 48°01'49" W	89°53'42"
C4	200.00'	53.13'	52.97'	N 04°31'39" E	15°13'14"
C5	200.00'	51.64'	51.50'	N 04°44'28" E	14°47'36"
C6	25.00'	39.07'	35.21'	S 47°50'53" E	89°31'52"
C7	225.00'	32.77'	32.74'	N 08°00'28" E	08°20'38"
C8	15.50'	22.60'	20.65'	N 45°36'40" E	83°33'02"
C9	175.00'	45.15'	45.03'	N 04°47'17" W	15°15'44"

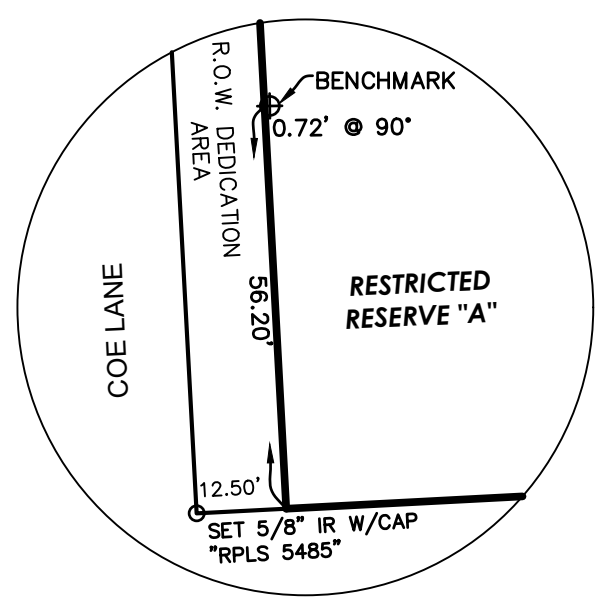


GRAPHIC SCALE: 1" = 50'



LOT SIZE TABLE

BL	LOT	SQ.FT.	AC
1	1	8,473	0.1945
	2	8,405	0.1929
	3	22,283	0.5115
	4	4,035	0.0926
	5	4,035	0.0926
	6	4,035	0.0926
2	1	3,662	0.0841
	2	2,160	0.0496
	3	2,160	0.0496
	4	2,160	0.0496
	5	2,160	0.0496
	6	2,160	0.0496
	7	2,160	0.0496
	8	2,160	0.0496
	9	2,160	0.0496
	10	2,160	0.0496
	11	2,160	0.0496
	12	4,619	0.1060
	13	2,238	0.0514
	14	2,240	0.0514
	15	2,240	0.0514
	16	2,240	0.0514
	17	2,000	0.0459
	18	2,241	0.0514
	19	4,341	0.0997
	20	2,104	0.0483
	21	2,104	0.0483
	22	2,104	0.0483
	23	2,104	0.0483
	24	2,104	0.0483
	25	2,104	0.0483
	26	2,104	0.0483
	27	2,104	0.0483
	28	2,104	0.0483
	29	2,104	0.0483
	30	4,255	0.0977
	31	2,239	0.0514
	32	2,240	0.0514
	33	2,240	0.0514
	34	2,239	0.0514
	35	2,184	0.0501
	36	2,014	0.0462



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