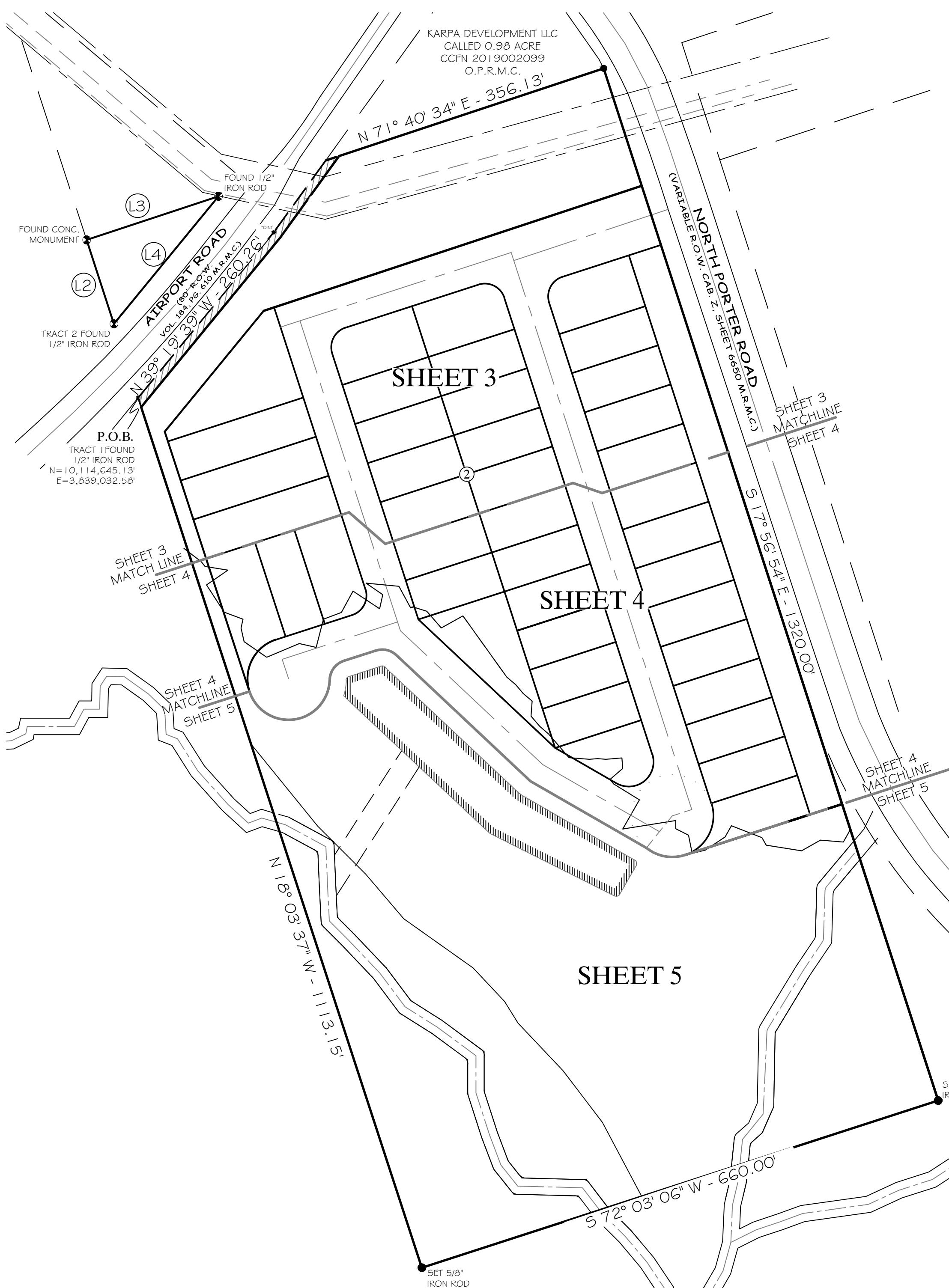


PRELIMINARY PLAT OF VENETIAN PARK

BEING A SUBDIVISION OF 19.482 ACRES, COMPRISED OF TWO TRACTS; TRACT 1, BEING A CALLED 19.27 ACRES AND TRACT 2, BEING A CALLED 0.21 ACRE TRACT, BOTH SITUATED IN THE LEMUEL SMITH SURVEY, ABSTRACT NO. 526, THE SAME TRACTS AS CONVEYED TO A-I MONUMENT ENTERPRISES, INC. AS RECORDED IN COUNTY CLERKS FILE NUMBER 2022132098 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

*40 LOTS *4 BLOCKS *4 RESERVES (11.83 ACRES)



RESERVE TABLE			
RES.	SQ.FT.	ACRES	DESCRIPTION
A	430,618.79'	9.89	DRAINAGE / OPEN SPACE / DETENTION
B	5,432.19'	0.125	LANDSCAPE / OPEN SPACE
C	3,338.20'	0.076	LANDSCAPE / OPEN SPACE

BEING A SUBDIVISION OF 19.482 ACRES, COMPRISED OF TWO TRACTS; TRACT 1, BEING A CALLED 19.27 ACRES AND TRACT 2, BEING A CALLED 0.21 ACRE TRACT, BOTH SITUATED IN THE LEMUEL SMITH SURVEY, ABSTRACT NO. 526, THE SAME TRACTS AS CONVEYED TO A-I MONUMENT ENTERPRISES, INC. AS RECORDED IN COUNTY CLERKS FILE NUMBER 2022132098 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 6 SINGLE-FAMILY RESIDENTIAL LOTS & 1 UNRESTRICTED RESERVE

OWNER: A-I MONUMENT ENTERPRISES, INC.
46 MEADOWRIDGE PL, SPRING, TX 77381-6275
AIRPORT RD., CONROE, TX 77301

JANUARY 6TH, 2024

SCALE: 1"=30'

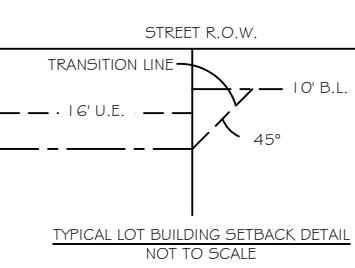
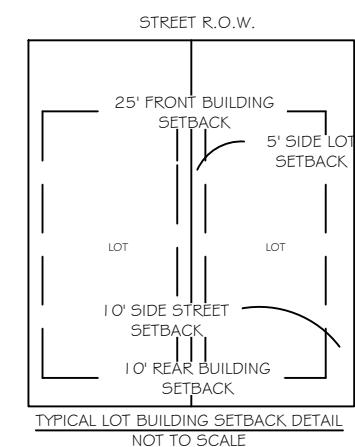
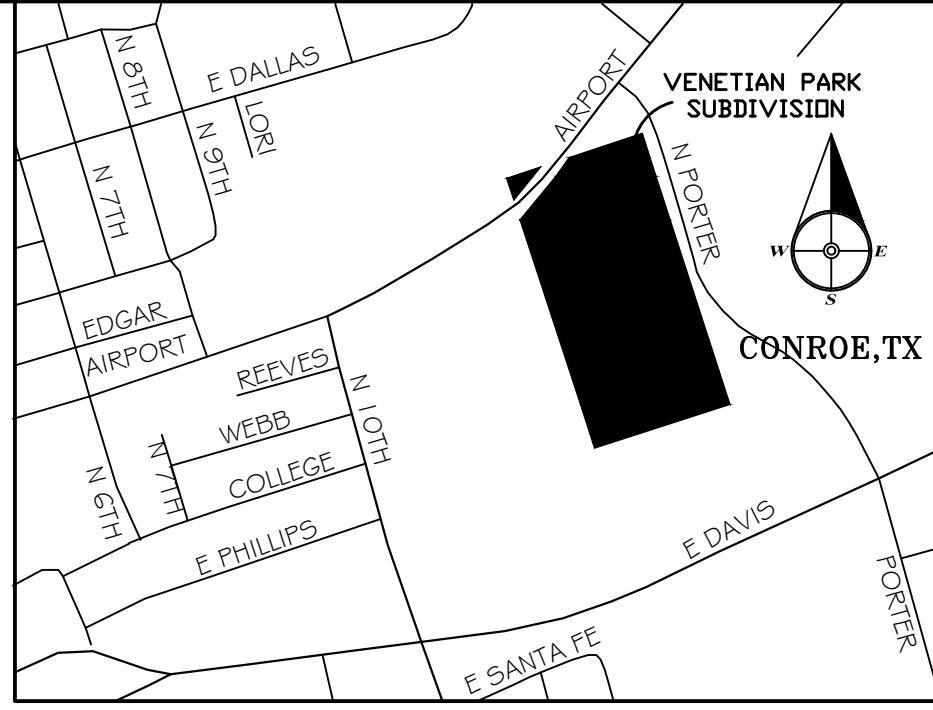
STATE OF TEXAS,
COUNTY OF GALVESTON

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION FROM A SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

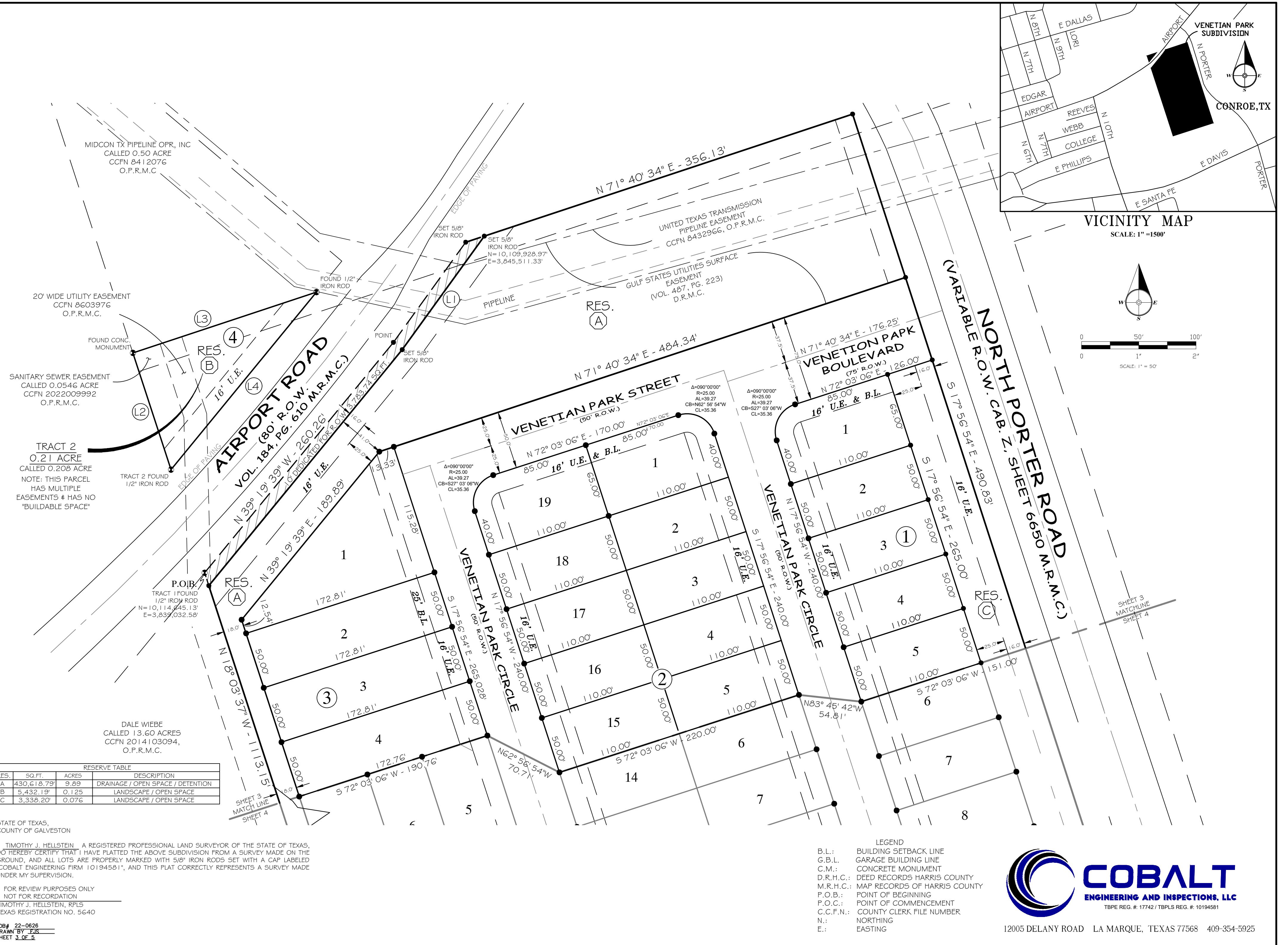
FOR REVIEW PURPOSES ONLY
NOT FOR RECORDATION
TIMOTHY J. HELLSTEIN, RPLS
TEXAS REGISTRATION NO. 5640

JOB# 22-0626
DRAWN BY EJS
SHEET 2 OF 5

LEGEND
B.L.: BUILDING SETBACK LINE
G.B.L.: GARAGE BUILDING LINE
C.M.: CONCRETE MONUMENT
D.R.H.C.: DEED RECORDS HARRIS COUNTY
M.R.H.C.: MAP RECORDS OF HARRIS COUNTY
P.O.B.: POINT OF BEGINNING
P.O.C.: POINT OF COMMENCEMENT
C.C.F.N.: COUNTY CLERK FILE NUMBER
N.: NORTHING
E.: EASTING



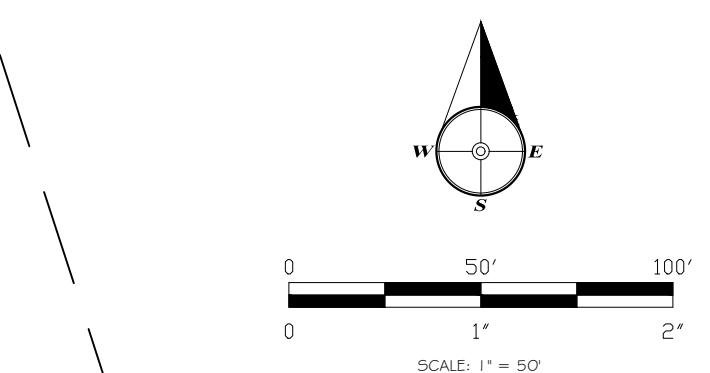
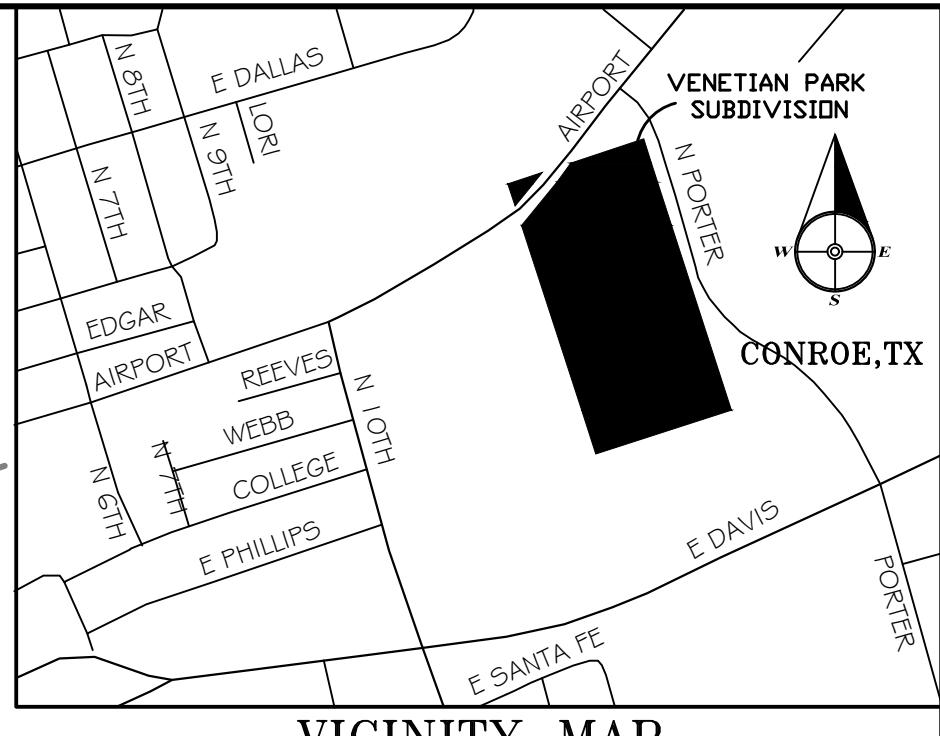
PRELIMINARY PLAT OF VENETIAN PARK



PRELIMINARY PLAT OF VENETIAN PARK

BEING A SUBDIVISION OF 19.482 ACRES, COMPRISED OF TWO TRACTS; TRACT 1, BEING A CALLED 19.27 ACRES AND TRACT 2, BEING A CALLED 0.21 ACRE TRACT, BOTH SITUATED IN THE LEMUEL SMITH SURVEY, ABSTRACT NO. 526, THE SAME TRACTS AS CONVEYED TO A-1 MONUMENT ENTERPRISES, INC. AS RECORDED IN COUNTY CLERKS FILE NUMBER 2022132098 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

*40 LOTS *4 BLOCKS *4 RESERVES (11.83 ACRES)



PRELIMINARY PLAT OF VENETIAN PARK

BEING A SUBDIVISION OF 19.482 ACRES, COMPRISED OF TWO TRACTS; TRACT 1, BEING A CALLED 19.27 ACRES AND TRACT 2, BEING A CALLED 0.21 ACRE TRACT, BOTH SITUATED IN THE LEMUEL SMITH SURVEY, ABSTRACT NO. 526, THE SAME TRACTS AS CONVEYED TO A-1 MONUMENT ENTERPRISES, INC. AS RECORDED IN COUNTY CLERKS FILE NUMBER 2022132098 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

*40 LOTS *4 BLOCKS *4 RESERVES (11.83 ACRES)

PRELIM

BEING A SUBDIVISION OF 11.927 ACRES AND TRACT 11
SMITH SURVEY, ABSTRACTED
ENTERPRISES, INC. AS RECORDED
PUBLISHED

7 12 11

25' B.L.
16' U.E.

STREET (50' R.O.W.)

$\Delta=061^\circ 11' 21''$
R=25.00
AL=26.70
CB=N77° 21' 14"W
CL=25.45

$\Delta=070^\circ 31' 44''$
R=25.00
AL=30.77
CB=S36° 47' 14"W
CL=28.87

$\Delta=160^\circ 31' 44''$
R=50.00
AL=140.09
CB=N81° 47' 14"E
CL=98.56

SHEET 4
MATCHLINE
SHEET 5

03' 06" E
18.00'

18.0
50.0
R.P.

S 72° 03' 06" W

40.671

VENETIAN PARK CIRCLE (50' R.O.W.)

S 46° 45' 33" E - 223.99'

S 60° 05' 34" E - 162.62'

RES. D

RES. A

CENTERLINE OF STEWARTS CREEK

PROPOSED CHANNEL 30' OVERFLOW
EASEMENT
N 32° 42' 55" E - 151.46'
S 32° 42' 55" W - 184.15'

ZONE AF
FLOOD

NETTIAN PARK CIRCLE (50' R.O.W.)

11

12

13

14

R.P.

50.0'

50°

16.00'

41.00'

E 72° 03' 06" E - 201.00'

R.M.C.)

SHEET 4 MATCHLINE SHEET 5

$\Delta = 056^\circ 48' 12''$
 $R = 50.00$
 $AL = 49.57$
 $CB = S79^\circ 32' 49"E$
 $CL = 47.56$

N 77TH
N 67TH
E P

CENTERLINE OF STEWARTS CREEK

ZONE A.F. FLOODWAY

STEWARTS CREEK

SANITARY SEWER EASEMENT
CALLED 0.0546 ACRE
CCFN 2022009992
O.P.R.M.C.

RESERVE TABLE			
RES.	SQ.FT.	ACRES	DESCRIPTION
A	430,618.79'	9.89	DRAINAGE / OPEN SPACE / DETENTION
B	5,432.19'	0.125	LANDSCAPE / OPEN SPACE
C	3,338.20'	0.076	LANDSCAPE / OPEN SPACE

STATE OF TEXAS,
COUNTY OF GALVESTON

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION FROM A SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

FOR REVIEW PURPOSES ONLY
NOT FOR RECORDATION

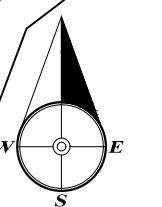
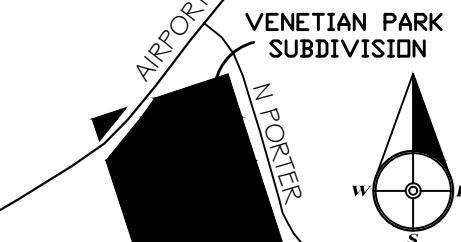
TIMOTHY J. HELLSTEIN, RPLS
TEXAS REGISTRATION NO. 5640

JOB# 22-0626
DRAWN BY FJS
SHEET 5 OF 5

This map shows the Vicinity Map of Conroe, TX, with the Venetian Park Subdivision highlighted in black. The map includes the following street names: N 8TH, E DALLAS, N 9TH, N 7TH, EDGAR, AIRPORT, N 6TH, N 7TH, N 10TH, REEVES, WEBB, COLLEGE, E PHILLIPS, E SANTA FE, E DAVIS, N PORTER, AIRPORT, and PORTER. A compass rose indicates the cardinal directions (N, S, E, W). The map is titled "VICINITY MAP" and includes a scale of "1" = 1500'.

VICINITY MAP

SCALE: 1" =1500'



12005 DELANY ROAD LA MARQUE, TEXAS 77568 409-354-5925