

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

THAT LAKE SHORE COVE II, LP, HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE LAKE SHORE COVE, SECTION 2, SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES 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 DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY OF CONROE, TEXAS, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

LAKE SHORE COVE II, LP, A TEXAS LIMITED PARTNERSHIP

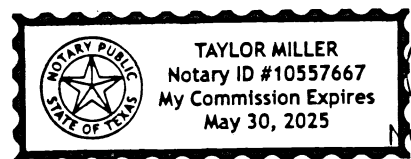
BY: MHW LAKE SHORE COVE II, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

Mitchell D. Oxman
MITCHELL D. OXMAN
PRESIDENT OF MHW LAKE SHORE COVE II, LLC

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MITCHELL D. OXMAN, PRESIDENT OF MHW LAKE SHORE COVE II, LLC, 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.

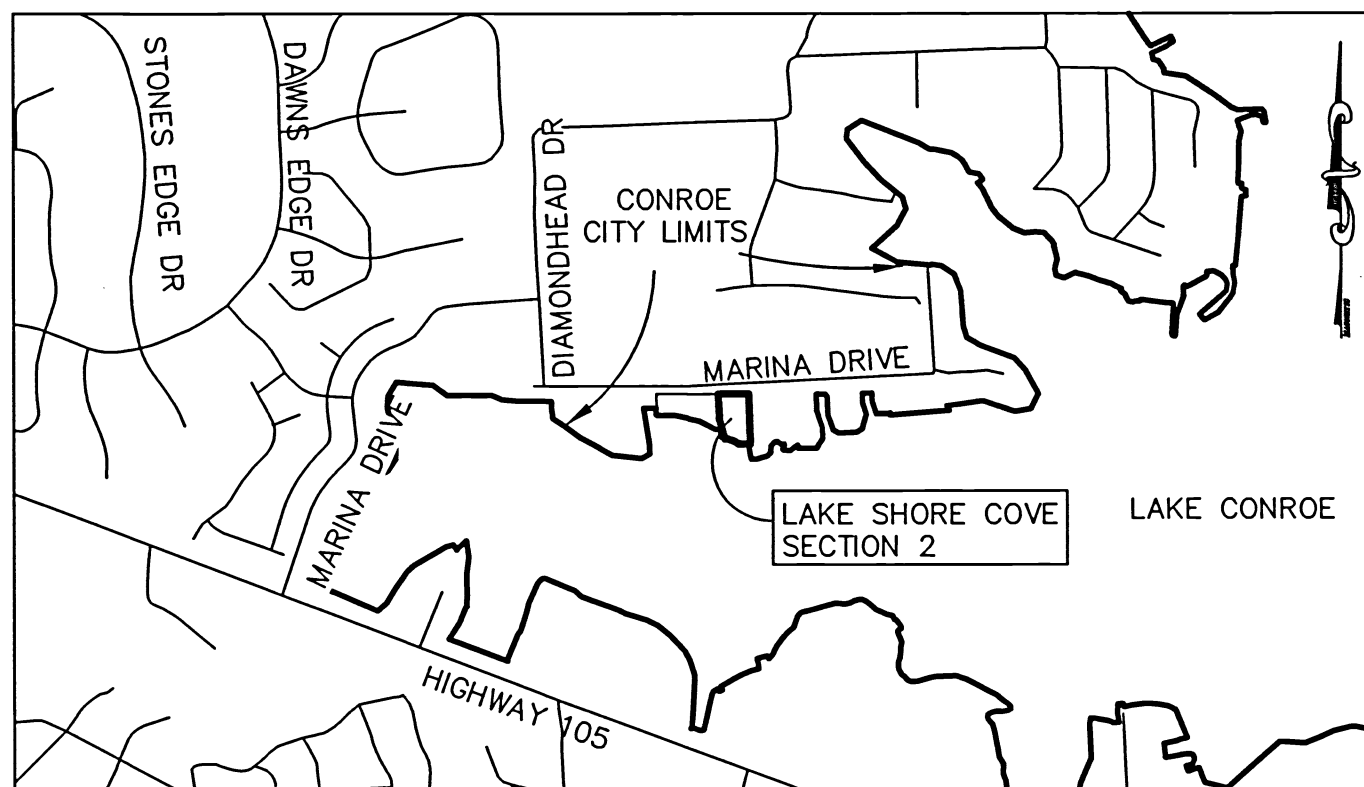
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF SEPTEMBER, 2021.



Taylor Miller
(NAME TO BE PRINTED)
TAYLOR MILLER
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS

THIS IS TO CERTIFY THAT THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY; AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY ARE PROPERLY MONUMENTED AS REQUIRED BY THE APPLICABLE REGULATIONS OF THE CITY OF CONROE, TEXAS AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Taren Hanks
TAREN HANKS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6787



Vicinity Map - N.T.S.

DOC # 2021140626
Cabinet 002 Sheet 7831

FINAL REPLAT Lake Shore Cove Section 2

A SUBDIVISION OF 1.383 ACRES OF LAND
IN THE JAMES SMITH SURVEY, A-37
& BEING A REPLAT OF RESIDENTIAL RESERVE "B"
LAKE SHORE COVE, SECTION 1
CAB. Z, SHT. 6240 M.C.M.R.
MONTGOMERY COUNTY, TEXAS
CONTAINING: 4 RESIDENTIAL LOTS, IN 1 BLOCK

SEPTEMBER, 2021
OWNER

LAKE SHORE COVE II, LP
336 1/2 N. MAIN ST, SUITE 214
CONROE, TEXAS 77301
(713) 939-1281
(713) 939-1338 (FAX)
DREECE@MLLPC.COM

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

ON THE 16th DAY OF September, 2021, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CONROE, TEXAS. THE APPROVAL WILL BE AUTOMATICALLY REVOKED IF THIS PLAT IS NOT FILED IN THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS WITHIN ONE YEAR OF THE DATE OF APPROVAL.

"WITNESS THE OFFICIAL SIGNATURES OF THE CHAIR AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF CONROE, TEXAS, THIS 1st DAY OF October, 2021.

BY: *[Signature]*
CHAIR

BY: *[Signature]*
SECRETARY

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 IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION, IN MY OFFICE ON

October 8, 2021, AT 11:33 O'CLOCK, A.M., AND DULY

RECORDED ON October 8, 2021, AT 11:33 O'CLOCK, A.M., IN CABINET

002, SHEET 7831-7832, OF RECORD OF Maps FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST SHOWN ABOVE WRITTEN.

Mark Turnbull

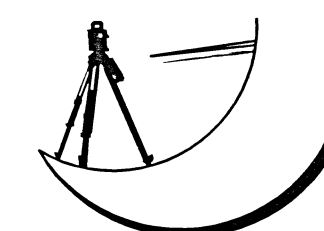
MARK TURNBULL, CLERK, COUNTY COURT MONTGOMERY COUNTY, TEXAS

[Signature] DEPUTY

NOTES:

- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES PARTIALLY WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48339C0375G, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 18, 2014.
-ZONE "X" DENOTES ARE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
(OUTSIDE 100 YEAR FLOODPLAIN)
-ZONE "AE" DENOTES THE 1% ANNUAL CHANCE FLOOD.
- PRIVATE STREETS, STORM WATER DETENTION FACILITIES, COMMON AREAS, STREETLIGHTS AND SCREENING DEVICES, NOT MAINTAINED BY GOVERNMENTAL ENTITY, SHALL BE MAINTAINED BY THE PROPERTY OWNERS WITHIN THE SUBDIVISION. THE CITY OF CONROE MAY REPAIR ANY SUCH PRIVATE FACILITY IF IT DETERMINES THAT THE CONDITION OF THE FACILITY WOULD INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE, OR POSE A SIGNIFICANT THREAT OF INJURY TO PERSON OR PROPERTY OUTSIDE THE SUBDIVISION. A REPAIR MADE BY THE CITY SHALL NOT OBLIGATE THE CITY FOR FUTURE MAINTENANCE OF THE FACILITY. THE COST OF REPAIRS BY THE CITY SHALL BE ASSESSED AGAINST THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDOR'S LIEN, IN FAVOR OF THE CITY, THAT IS HEREBY ESTABLISHED UPON EACH LOT. THIS PROVISION SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING ON EACH PERSON PURCHASING A LOT WITHIN THE SUBDIVISION.
- BEARING AND GRID COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD '83 GEOD '03, TEXAS CENTRAL ZONE (2002 ADJ)(FIPS 4203) SCALE FACTOR: 0.999994613, (GRID TO SURFACE).
- ALL DISTANCES ARE BASED ON GROUND MEASUREMENTS AS SHOWN.
- THERE IS A 5' BUILDING LINE ON THE EAST LINE OF ALL LOTS.
- SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED UNDER 2020-024172 M.C.R.P.R.

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
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FAX: (936)756-5281

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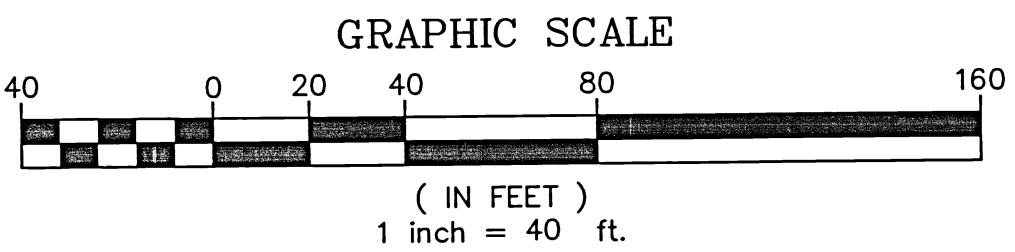
FINAL REPLAT
Lake Shore Cove
Section 2

A SUBDIVISION OF 1.383 ACRES OF LAND
 IN THE JAMES SMITH SURVEY, A-37
 & BEING A REPLAT OF RESIDENTIAL RESERVE "B"
 LAKE SHORE COVE, SECTION 1
 CAB. Z, SHT. 6240 M.C.M.R.
 MONTGOMERY COUNTY, TEXAS
 CONTAINING: 4 RESIDENTIAL LOTS, IN 1 BLOCK

SEPTEMBER, 2021
 OWNER

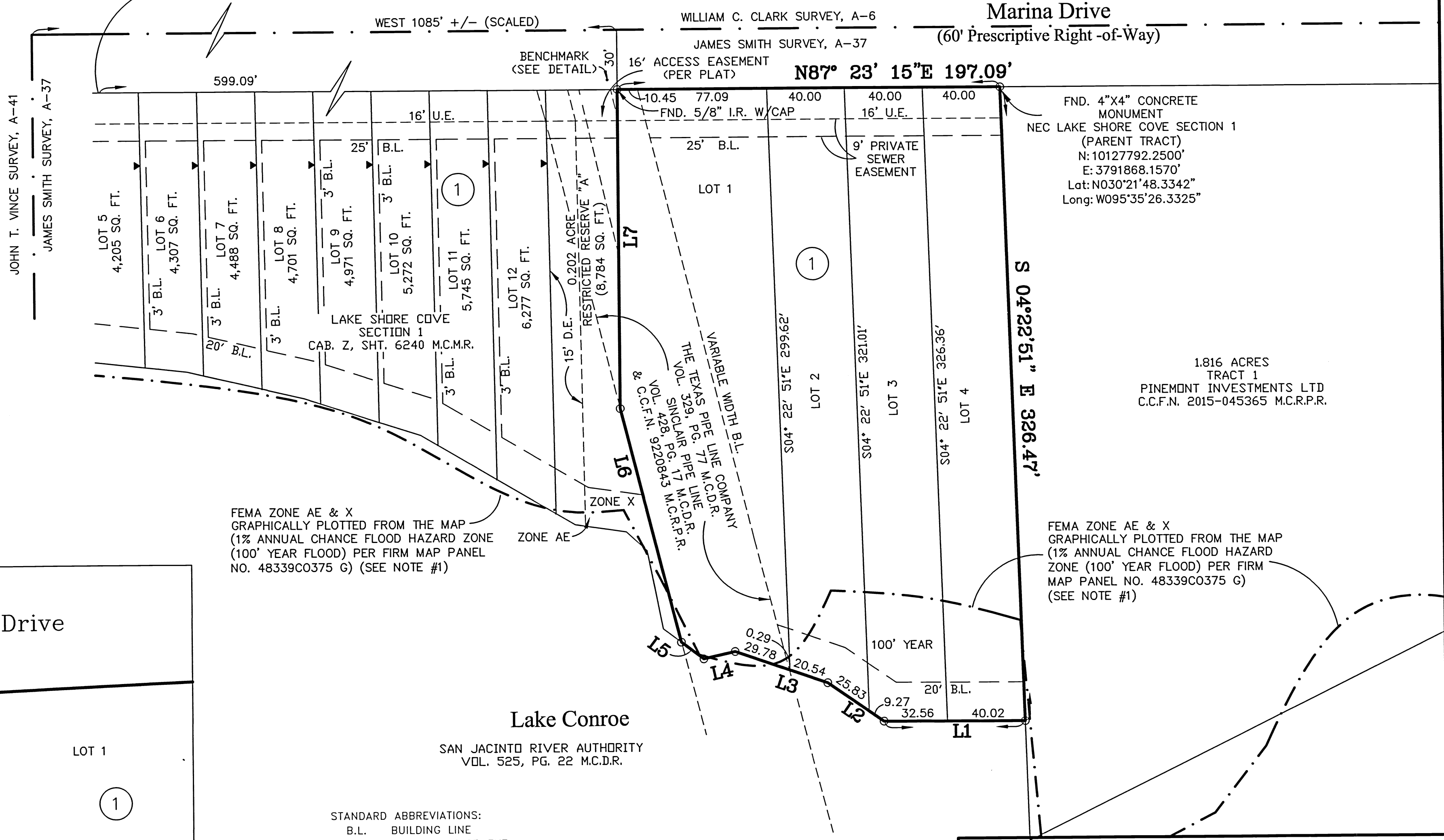
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 CONROE, TEXAS 77301
 (713) 939-1281
 (713) 939-1338 (FAX)
 DREECE@MLLPC.COM

Line #	Direction	Length
L1	S87° 32' 16"W	72.58
L2	N58° 00' 37"W	35.10
L3	N73° 33' 09"W	50.32
L4	S74° 47' 26"W	16.58
L5	N55° 42' 28"W	25.91
L6	N16° 47' 19"W	124.21
L7	N02° 36' 45"W	164.28



N: 10127764.9420
 E: 3791269.6850
 LAT: N30°20'01"4815
 LONG: W95°33'14.9951
 FND. 5/8" I.R. W/ CAP
 STAMPED "GLEZMAN 4627"
 NWC NEC LAKE SHORE COVE
 SECTION 1 (PARENT TRACT)

53.4720 ACRES
 SOUTHBROOK DEVELOPMENT CORPORATION
 C.C.F.N. 2009-065016 M.C.R.P.R.

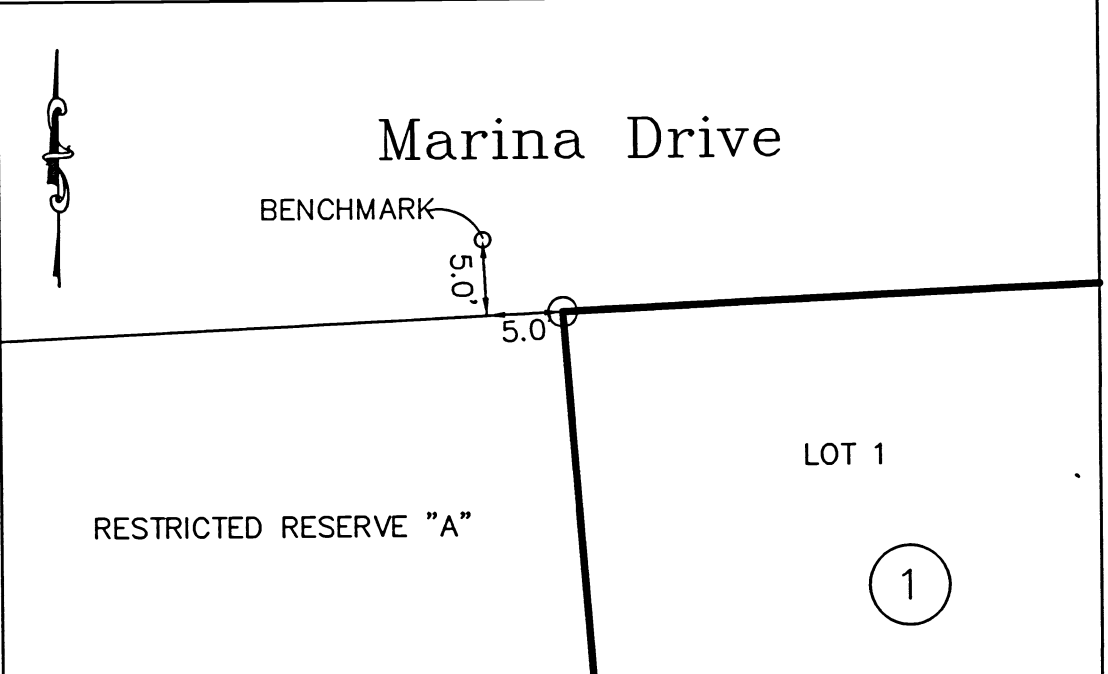


FND. 4"X4" CONCRETE
 MONUMENT
 NEC LAKE SHORE COVE SECTION 1
 (PARENT TRACT)
 N: 10127792.2500'
 E: 3791868.1570'
 Lat: N030°21'48.3342"
 Long: W095°35'26.3325"

1.816 ACRES
 TRACT 1
 PINEMONT INVESTMENTS LTD
 C.C.F.N. 2015-045365 M.C.R.P.R.

FEMA ZONE AE & X
 GRAPHICALLY PLOTTED FROM THE MAP
 (1% ANNUAL CHANCE FLOOD HAZARD ZONE
 (100' YEAR FLOOD) PER FIRM MAP PANEL
 NO. 48339C0375 G) (SEE NOTE #1)

FEMA ZONE AE & X
 GRAPHICALLY PLOTTED FROM THE MAP
 (1% ANNUAL CHANCE FLOOD HAZARD
 ZONE (100' YEAR FLOOD) PER FIRM
 MAP PANEL NO. 48339C0375 G)
 (SEE NOTE #1)

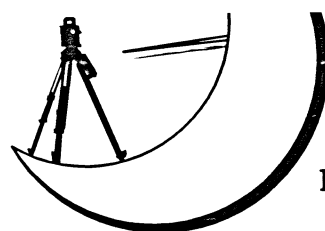


BENCHMARK DETAIL (NOT TO SCALE)
 THE SITE BENCHMARK CONSISTS OF A 3" BRASS DISK SET IN A
 CONCRETE COLUMN AND STAMPED "LSC1" ELEVATION = 205.20'
 BASED ON NAVD '88, GEOID 03.
 BENCHMARK SHOWN HEREON IS BASED ON THE FOLLOWING:
 A) REFERENCED TO NGS BENCHMARK MONUMENT CONROE_RM1
 (BL1256), ELEVATION 209.22' BASED ON NAVD '88.
 B) REFERENCED TO CITY OF CONROE BENCHMARK MONUMENT C1-04,
 ELEVATION = 221.89, BASED ON NAVD '88

- STANDARD ABBREVIATIONS:
- B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - U.E. UTILITY EASEMENT
 - R-O-W RIGHT-OF-WAY
 - I.R. IRON ROD
 - D.R.M.C.T. DEED RCORDS OF MONTGOMERY COUNTY, TEXAS
 - M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
 - R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
 - C.F. NO.: CLERK'S FILE NUMBER
 - S.S.E. SANITARY SEWER EASEMENT

DOC # 2021140626
 Cabinet 00Z Sheet 7832

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