

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

THE UNDERSIGNED (HEREINAFTER "OWNER" WHETHER ONE OR MORE), JB3 SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JOHN ANDERSON, MANAGING MEMBER, JB3 SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE OAK RESERVE OF ANDERSON MIZE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID JB3 SERVICES, 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 THE OAK RESERVE OF ANDERSON MIZE, LOCATED IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT 15, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID JB3 SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 THE UNDERSIGNED OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE OAK RESERVE OF ANDERSON MIZE, HAS 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

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE OF TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, OWNER, DOES 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 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:

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).

FURTHER, OWNER DOES HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, JB3 SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN ANDERSON, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS 5 DAY OF September, 2023

BY: JB3 SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: John Anderson
JOHN ANDERSON
MANAGING MEMBER

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

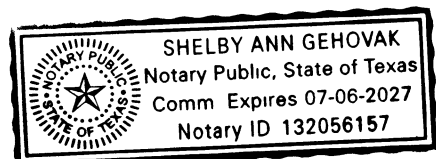
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF September, 2023.

SIGNED: Shelby Gehovak
NOTARY PUBLIC STATE OF TEXAS

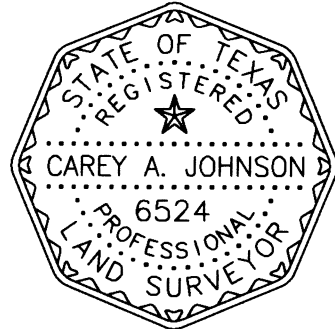
PRINTED: Shelby Gehovak

MY COMMISSION EXPIRES: 07-06-2027



I, CAREY A. JOHNSON, 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 OF REFERENCE HAVE BEEN MARKED WITH IRON RODS WHICH HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Carey A. Johnson
CAREY A. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6524



APPROVED BY COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS

THIS 26 DAY OF September, 2023

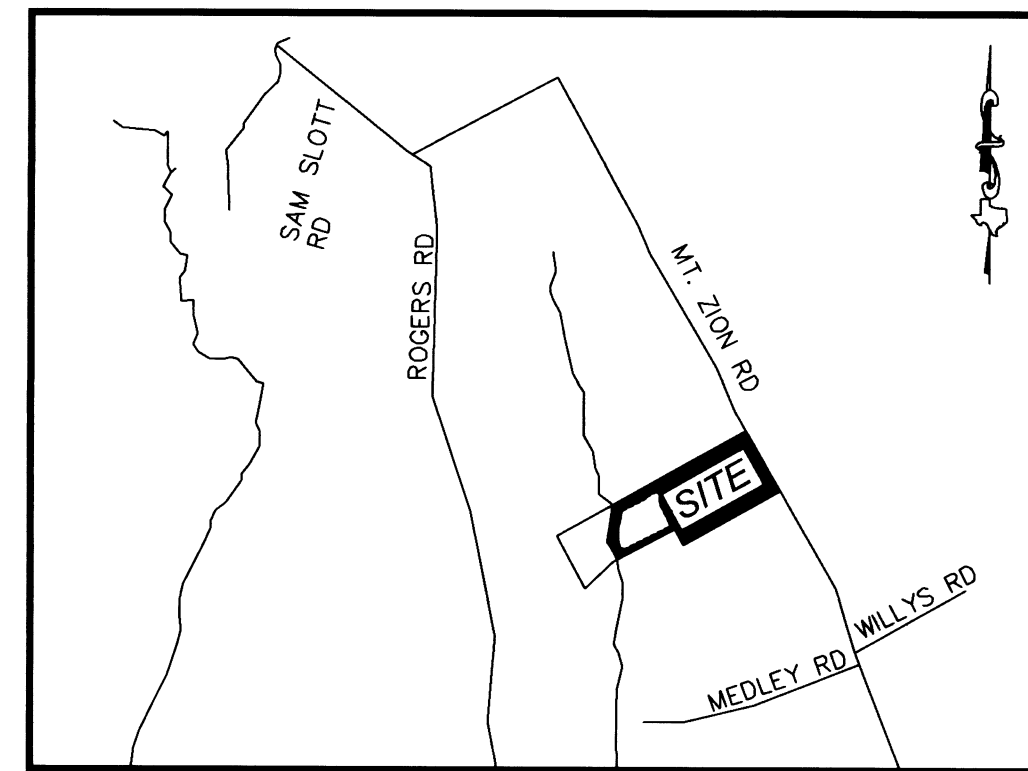
Robert C. Walker
ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

Charlie Riley
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

Mark Keough
MARK KEOUGH
COUNTY JUDGE

James Noack
JAMES NOACK
COMMISSIONER, PRECINCT 3

Matt Gray
MATT GRAY
COMMISSIONER, PRECINCT 4



VICINITY MAP
(NOT TO SCALE)

COUNTY ENGINEER'S ACKNOWLEDGEMENT

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
JEFF JOHNSON P.E., COUNTY ENGINEER

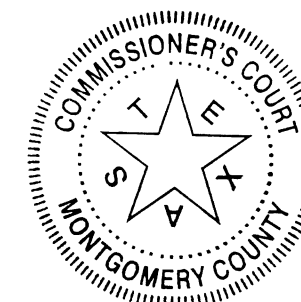
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

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 September 26, 2023, AT 9:30 O'CLOCK, A.M., AND DULY RECORDED ON October 2, 2023, AT 10:44 O'CLOCK, A.M., IN CABINET 2, SHEET 9907-09 OF RECORD OF MONTGOMERY COUNTY FOR SAID COUNTY

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

L. Brandon Steinmann
L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY Shelby Gehovak
DEPUTY



DOC # 2023094098
Cabinet 002 Sheet 9907

THE OAK RESERVE OF ANDERSON MIZE

A SUBDIVISION OF 66.386 ACRES SITUATED IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NO 15, BEING OUT OF A CALLED 86 51 ACRES AS RECORDED UNDER CLERK'S FILE NO. 2021131423, O.R.M.C.T

18 LOTS 2 RESERVES 2 BLOCKS

AUGUST 2023

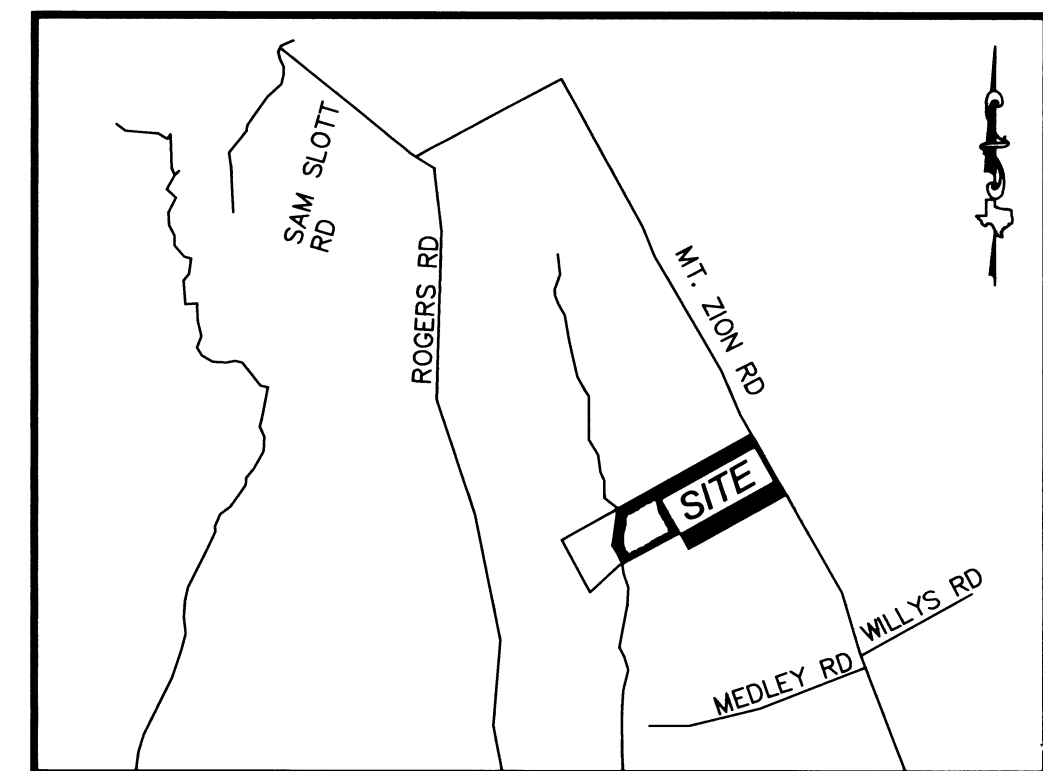
OWNER
JB3 SERVICES, LLC
A TEXAS LIMITED LIABILITY COMPANY
18351 MOUNT ZION RD
NEW WAVERLY, TEXAS 77358

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

LINE	BEARING	DISTANCE
L1	S 28°14'06" E	82.21'
L2	N 17°02'57" W	8.35'
L3	N 27°51'55" W	185.46'
L4	N 00°32'05" E	77.36'
L5	N 20°33'00" W	112.72'
L6	N 15°56'42" E	96.03'
L7	N 24°45'37" E	94.46'
L8	N 07°09'05" E	53.13'
L9	N 21°47'32" E	106.57'
L10	N 13°09'08" W	138.11'
L11	N 32°31'33" E	83.01'
L12	N 58°22'23" E	80.76'
L13	S 58°22'23" W	77.34'
L14	N 83°46'25" W	50.00'
L15	S 01°45'55" W	75.00'
L16	N 21°51'08" E	63.61'
L17	N 18°47'40" E	30.00'
L18	S 29°19'39" E	29.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	87.40'	76.69'	S 06°53'51" W	100°09'27"
C2	350.00'	218.56'	215.02'	N 78°20'14" E	35°46'42"
C3	350.00'	212.20'	208.97'	S 78°51'26" W	34°44'18"
C4	25.00'	39.17'	35.29'	N 74°39'48" W	89°46'38"
C5	25.00'	39.47'	35.50'	N 15°13'16" E	90°27'14"
C6	25.00'	16.09'	15.81'	S 43°03'11" W	36°52'12"
C7	50.00'	221.43'	80.00'	S 28°30'43" E	25°34'23"
C8	25.00'	16.09'	15.81'	N 79°55'23" E	36°52'12"

RESERVE TABLE		
RESERVE	ACREAGE/SQ. FT.	RESTRICTION
A	0.38 AC /16,636	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
B	6.46 AC /281,489	DETENTION PURPOSES
TOTAL	6.84 AC /298,125	



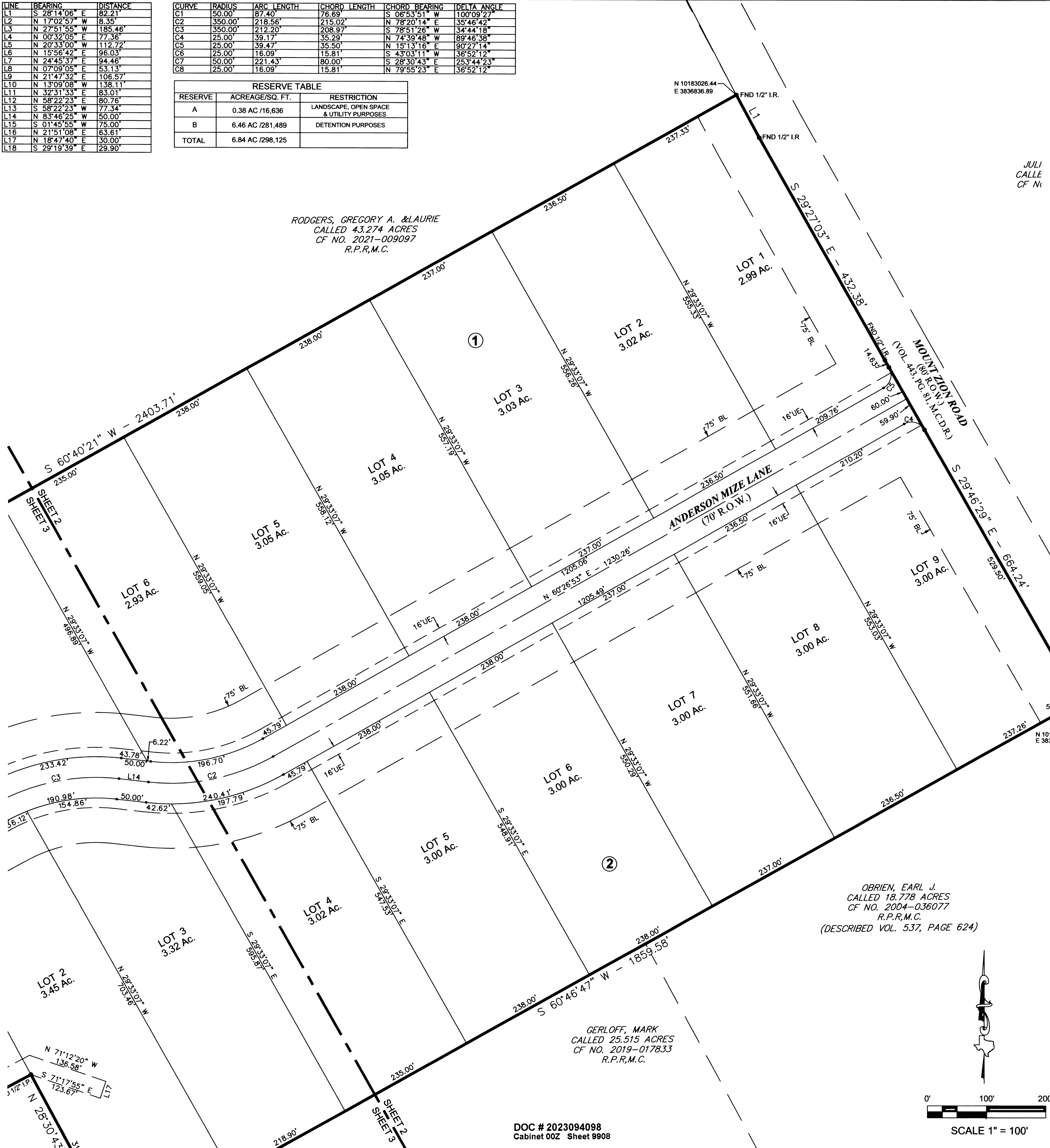
VICINITY MAP
(NOT TO SCALE)

LEGEND:

- 1) CAB. INDICATES "CABINET"
- 2) C.F. NO. INDICATES "CLERKS FILE NUMBER"
- 3) D.E. INDICATES DRAINAGE EASEMENT
- 4) D.R.M.C.T. INDICATES "DEED RECORDS MONTGOMERY COUNTY, TEXAS"
- 5) M.C.M.R. INDICATES "MONTGOMERY COUNTY MAP RECORDS"
- 6) R.P.R.M.C. INDICATES "REAL PROPERTY RECORDS MONTGOMERY COUNTY"
- 7) PG. INDICATES "PAGE"
- 8) SHT. INDICATES "SHEET"
- 9) U.E. INDICATES "UTILITY EASEMENT"
- 10) VOL. INDICATES "VOLUME"

GENERAL NOTES:

- 1) ALL COORDINATES SHOWN HEREON ARE GRID AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), TEXAS CENTRAL ZONE NO. 4203 AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000068582.
- 2) BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE (4203). ALL DISTANCES SHOWN ARE GRID.
- 3) THE BENCHMARK SHOWN HEREON IS REFERENCE TO NGS MONUMENT BL1164, ELEV=167.5' (NAVD88) AND NGS MONUMENT DH3604, ELEV=234.25' (NAVD88).
- 4) NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA COMMUNITY PANEL NO. 48339C0125G, WITH AN EFFECTIVE DATE OF 8/18/14.
- 5) ALL LOTS ARE SUBJECT TO A 10 FT. BUILDING SETBACK ALONG ALL REAR LOT LINE AND 5 FT BUILDING SETBACK ALONG ALL SIDE LOT LINES UNLESS OTHERWISE NOTATED ON PLAT.
- 6) THIS PLAT IS SUBJECT TO BLANKET EASEMENT AS RECORDED UNDER CLERK'S FILE NO. 8525876 AS RECORDED IN THE OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS.



RODGERS, GREGORY A. & LAURIE
CALLED 43.274 ACRES
CF NO. 2021-009097
R.P.R.M.C.

O'BRIEN, EARL J.
CALLED 18.778 ACRES
CF NO. 2004-036077
R.P.R.M.C.
(DESCRIBED VOL. 537, PAGE 624)

GERLOFF, MARK
CALLED 25.515 ACRES
CF NO. 2019-017833
R.P.R.M.C.

-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: TORAM
ELEVATION 308.28', NAVD88, 2009 ADJUSTMENT
NAVD88 GEOID12B TEXAS CENTRAL ZONE 4203

ROBERT
CAL
CF NC

THE OAK RESERVE OF ANDERSON MIZE

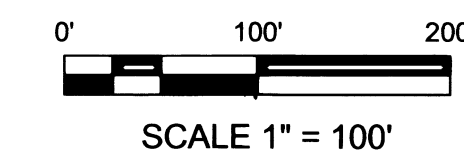
A SUBDIVISION OF 66.386 ACRES SITUATED IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NO. 15, BEING OUT OF A CALLED 86.51 ACRES AS RECORDED UNDER CLERK'S FILE NO. 2021131423, O.R.M.C.T.

18 LOTS 2 RESERVES 2 BLOCKS

AUGUST 2023

OWNER
JB3 SERVICES, LLC
A TEXAS LIMITED LIABILITY COMPANY
18351 MOUNT ZION RD.
NEW WAVERLY, TEXAS 77358

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303



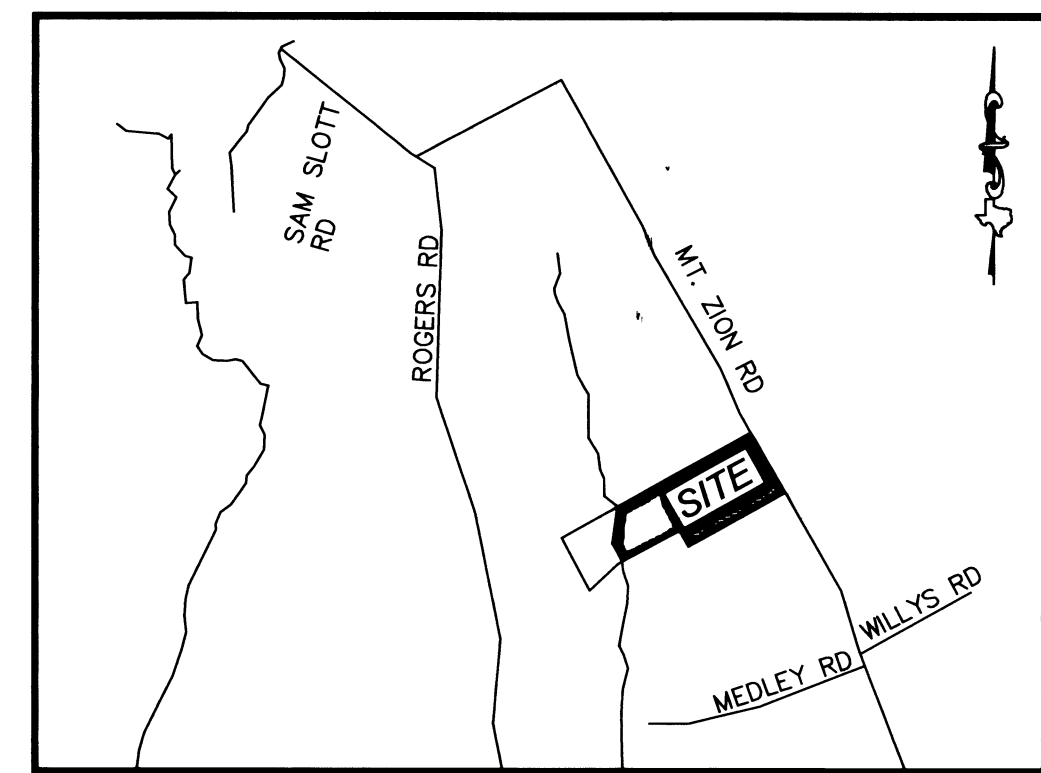
DOC # 2023094098
Cabinet 00Z Sheet 9908

LINE	BEARING	DISTANCE
L1	S 28°14'06" E	82.21'
L2	N 17°02'57" W	8.35'
L3	N 27°51'55" W	185.46'
L4	N 20°32'05" E	77.36'
L5	N 20°33'00" W	112.72'
L6	N 15°58'42" E	96.03'
L7	N 24°45'37" E	94.46'
L8	N 07°09'05" E	53.13'
L9	N 21°47'32" E	106.57'
L10	N 13°09'08" W	138.11'
L11	N 32°31'33" E	83.01'
L12	N 58°22'23" E	80.76'
L13	S 58°22'23" W	77.34'
L14	N 83°46'25" W	50.00'
L15	S 01°45'55" W	75.00'
L16	N 21°51'08" E	63.61'
L17	N 18°47'40" E	30.00'
L18	S 29°19'39" E	29.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	87.40'	76.69'	S 06°53'51" W	100°09'27"
C2	350.00'	218.56'	215.02'	N 78°20'14" E	35°46'42"
C3	350.00'	212.20'	208.97'	S 78°51'26" W	34°44'18"
C4	25.00'	39.17'	35.29'	N 74°39'48" W	89°46'38"
C5	25.00'	39.47'	35.50'	N 15°13'16" E	90°27'14"
C6	25.00'	18.09'	15.81'	S 43°03'11" W	36°52'12"
C7	50.00'	221.43'	80.00'	S 28°30'43" E	253°44'23"
C8	25.00'	16.09'	15.81'	N 79°55'23" E	36°52'12"

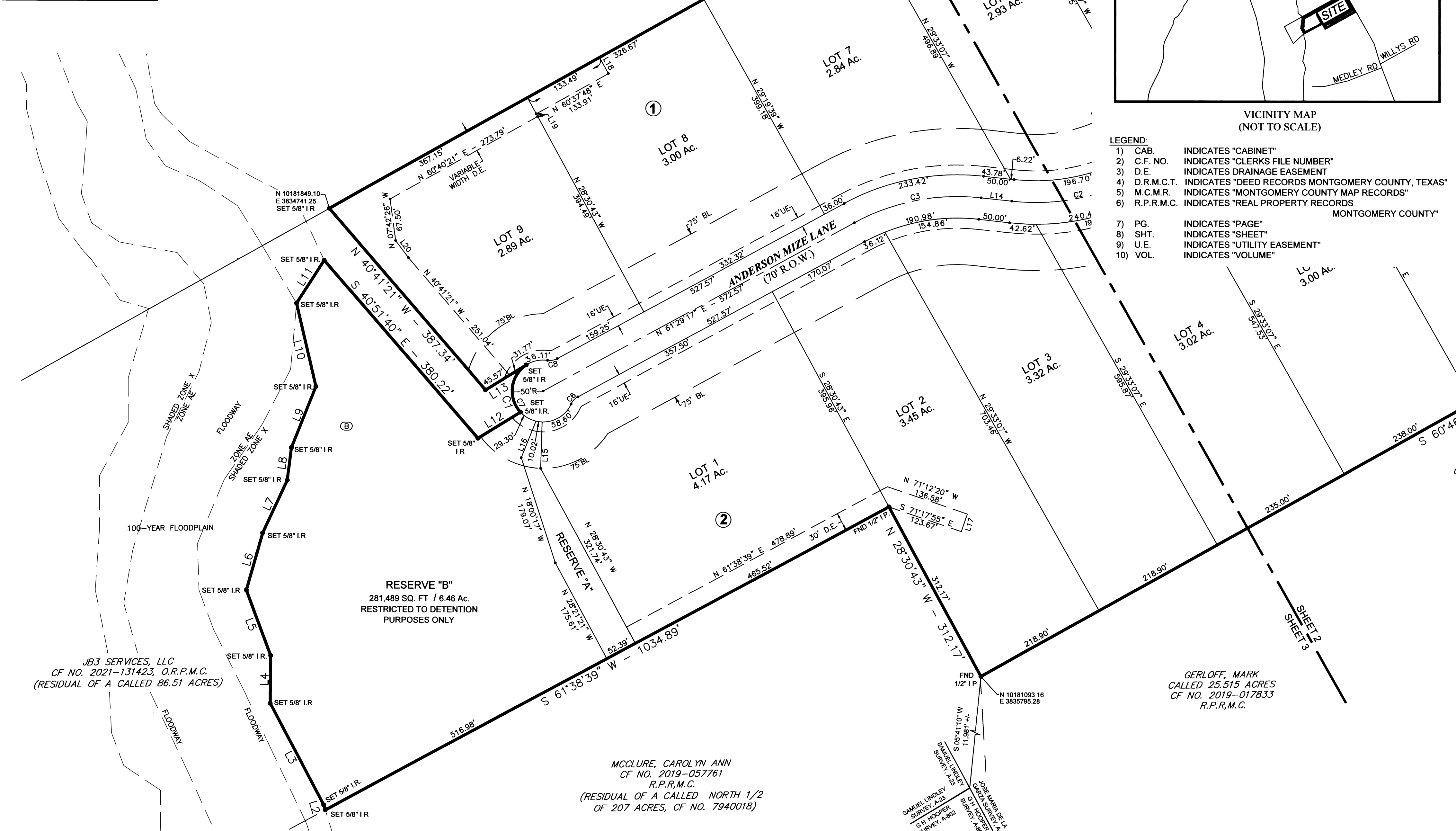
RESERVE TABLE		
RESERVE	ACREAGE/SQ. FT	RESTRICTION
A	0.38 AC / 16,636	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES
B	6.46 AC / 281,489	DETENTION PURPOSES
TOTAL	6.84 AC / 298,125	

RODGERS, GREGORY A. & LAURIE
CALLED 43.274 ACRES
CF NO. 2021-009097
R.P.R.M.C.



VICINITY MAP
(NOT TO SCALE)

- LEGEND:
- 1) CAB. INDICATES "CABINET"
 - 2) C.F. NO. INDICATES "CLERKS FILE NUMBER"
 - 3) D.E. INDICATES DRAINAGE EASEMENT
 - 4) D.R.M.C.T. INDICATES "DEED RECORDS MONTGOMERY COUNTY, TEXAS"
 - 5) M.C.M.R. INDICATES "MONTGOMERY COUNTY MAP RECORDS"
 - 6) R.P.R.M.C. INDICATES "REAL PROPERTY RECORDS MONTGOMERY COUNTY"
 - 7) PG. INDICATES "PAGE"
 - 8) SHT. INDICATES "SHEET"
 - 9) U.E. INDICATES "UTILITY EASEMENT"
 - 10) VOL. INDICATES "VOLUME"



JB3 SERVICES, LLC
CF NO. 2021-131423, O.R.P.M.C.
(RESIDUAL OF A CALLED 86.51 ACRES)

RESERVE "B"
281,489 SQ. FT / 6.46 AC.
RESTRICTED TO DETENTION
PURPOSES ONLY

MCCLURE, CAROLYN ANN
CF NO. 2019-057761
R.P.R.M.C.
(RESIDUAL OF A CALLED NORTH 1/2
OF 207 ACRES, CF NO. 7940018)

GERLOFF, MARK
CALLED 25.515 ACRES
CF NO. 2019-017833
R.P.R.M.C.

GENERAL NOTES

- 1) ALL COORDINATES SHOWN HEREON ARE GRID AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), TEXAS CENTRAL ZONE NO. 4203 AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000068582.
- 2) BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE (4203). ALL DISTANCES SHOWN ARE GRID.
- 3) THE BENCHMARK SHOWN HEREON IS REFERENCE TO NGS MONUMENT BL1164, ELEV=167.5' (NAVD88) AND NGS MONUMENT DH3604, ELEV=234.25' (NAVD88).
- 4) A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA COMMUNITY PANEL NO. 48339C0125G, WITH AN EFFECTIVE DATE OF 08/18/14.
- 5) ALL LOTS ARE SUBJECT TO A 10 FT. BUILDING SETBACK ALONG ALL REAR LOT LINE AND 5 FT BUILDING SETBACK ALONG ALL SIDE LOT LINES UNLESS OTHERWISE NOTATED ON PLAT.
- 6) THIS PLAT IS SUBJECT TO BLANKET EASEMENT AS RECORDED UNDER CLERK'S FILE NO. 8525876 AS RECORDED IN THE OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS.

THE OAK RESERVE OF ANDERSON MIZE

A SUBDIVISION OF 66.386 ACRES SITUATED IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NO. 15, BEING OUT OF A CALLED 86.51 ACRES AS RECORDED UNDER CLERK'S FILE NO. 2021131423, O.R.M.C.T.

18 LOTS 2 RESERVES 2 BLOCKS

AUGUST 2023

OWNER
JB3 SERVICES, LLC
A TEXAS LIMITED LIABILITY COMPANY
18351 MOUNT ZION RD.
NEW WAVERLY, TEXAS 77358

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

DOC # 2023094098
Cabinet 002 Sheet 9909

