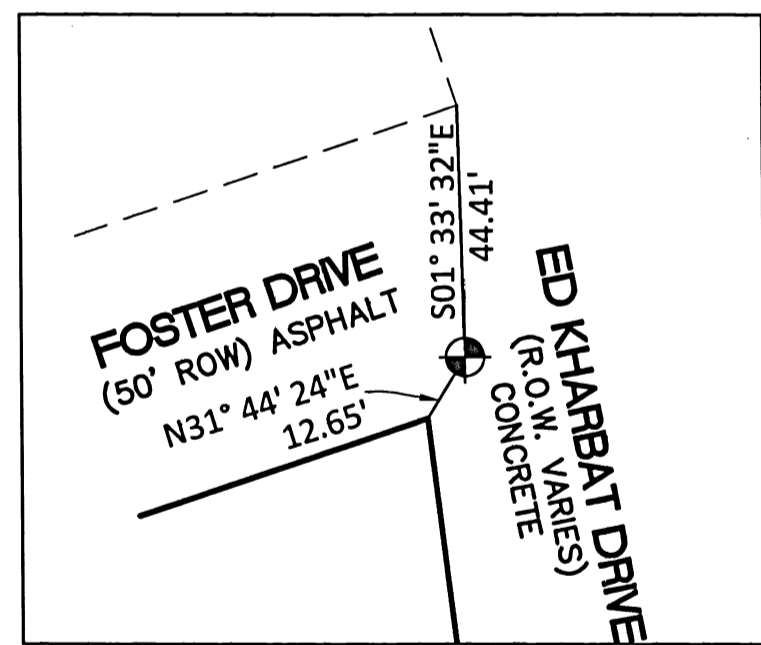


VICINITY MAP
N.T.S.

NGS BENCHMARK
BL1164 ELEV.= 167.50 FEET (NAVD-88, 1991 ADJ.)
GEOID 12
BEING 1.4 MILES SOUTH FROM CONROE. ABOUT 1.4 MILES SOUTH ALONG THE MISSOURI-PACIFIC RAILROAD FROM THE STATION AT CONROE, ABOUT 4 1/2 POLES SOUTH OF MILE POST 113, 139 FEET SOUTH OF A ROAD CROSSING, 33.7 FEET EAST OF THE EAST RAIL, 26 FEET WEST OF THE CENTER LINE OF A GRAVEL ROAD PARALLEL TO THE TRACKS ON THE EAST SIDE, 5.2 FEET NORTH OF A POWER POLE, 1.1 FEET SOUTH OF A METAL WITNESS POST, AND ABOUT 1 FOOT BELOW THE LEVEL OF THE RAIL, SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

BL1165 ELEV.= 140.83 FEET (NAVD-88, 1991 ADJ.)
GEOID 12
BEING ABOUT 2.35 MILES SOUTH ALONG THE MISSOURI-PACIFIC RAILROAD FROM THE STATION AT CONROE, ABOUT 2.5 POLES SOUTH OF MILE POST 114, SET IN THE TOP EAST END OF THE SOUTHEAST CONCRETE WINGWALL TO THE ABUTMENT OF A 6-INCH CHANNEL BOX CULVERT UNDER US HIGHWAY 75, 74 FEET EAST OF THE CENTER LINE OF THE HIGHWAY, 31.1 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF TRESSEL 1140, 25 FEET NORTHEAST OF A TELEPHONE POLE, 27.4 FEET WEST OF THE WEST RAIL, 1.5 FEET WEST OF THE EAST END OF THE WINGWALL, AND ABOUT 3 FEET BELOW THE LEVEL OF THE RAIL.

3" BRASS DISK SET IN A CONCRETE COLUMN 6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH WITH NATURAL GROUND, STAMPED "FD", ELEV. = 177.60'



BENCHMARK DETAIL
N.T.S.

FOSTER DEVELOPMENT-
A COMMERCIAL SUBDIVISION OF
6.076 ACRES (264,673 SQ. FT.)
SITUATED IN THE JOHN DORSEY SURVEY, A-174
MONTGOMERY COUNTY, TEXAS

3 RESERVES 1 BLOCK

APRIL 2019

SURVEYOR:

525 SAWDUST ROAD, STE. 200
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net

OWNER:
Edmund Wong
46-005 Kawa Street,
Suit 308 Kaneohe, HI 96744
(808)247-0676
Email:
Brian.Hawkins@ims-hawaii.com

LEGEND / ABBREVIATIONS

C.F.	CLERK'S FILE NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS
M.R.	MAP RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
D.R.	DEED RECORDS
B.L.	BUILDING LINE
ADJ.	ADJUSTMENT
o	PROPERTY MARKER

Private streets, storm water detention facilities, common areas, streetlights and screening devices, not maintained by governmental entity, shall be maintained by the subdivision property owner. 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 subdivision property owner. Such assessments are secured by a continuing Vendor's Lien, in favor of the City, that is hereby established upon the property and the reserves therein. This provision shall be a covenant running with the land, and shall be binding on subsequent property owners.

1. Flood Statement: This site is situated in Zone "X" and Zone "X-Shaded" in Montgomery County, Texas according to FEMA map number 48339C0390G dated August 18, 2014 and is not within the 100 year floodplain. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
2. Grid coordinates shown hereon are based on Texas Central Zone FIPS 4203, (NAD83)(91 ADJ.) and may be brought to the surface by applying the following combined scale factor of 0.9999914. Distances as shown are surface (ground).
3. Bearings based on Texas State Plane Coordinates, Texas Central Zone FIPS 4203 (2002 ADJ.), (NAD83).
4. Detention is required to be in a dedicated easement and provided at the time of development and shall be calculated using the coefficient required for the parent tract acreage.

DOC # 2019065853
Cabinet 002 Sheet 5908

STATE OF ~~TEXAS~~ HAWAII
COUNTY OF ~~MONTGOMERY~~ HONOLULU

That Brian Hawkins, Power of Attorney for Edmund Wong, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the Foster Development 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.

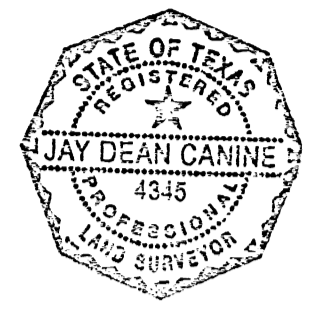
IN TESTIMONY WHEREOF, Brian Hawkins, Power of Attorney for Edmund Wong, Owner has caused these presents to be signed by Brian Hawkins, Power of Attorney, thereunto authorized, and its common seal hereunto affixed this 23rd day of APRIL, 2019.

By: Brian Hawkins
Brian Hawkins, Power of Attorney

SURVEYOR'S CERTIFICATION

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.

Jay Dean Canine
Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345



COUNTY CLERK

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 July 24, 2019, at 3:30 o'clock P.M., and duly recorded on July 24, 2019, at 4:02 o'clock P.M., in Cabinet 2, Sheet 5908-09 of Record of maps for said County.

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

Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By: Kimba Triddy Deputy

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

On the 6th day of JUNE, 2019, 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 18th day of JULY, 2019.

Amy Solomon
Chair
Amy Solomon
Secretary

STATE OF ~~TEXAS~~ HAWAII
COUNTY OF ~~MONTGOMERY~~ HONOLULU

BEFORE ME, the undersigned authority, on this day personally appeared Brian Hawkins, N/A Edmund Wong's Power of Attorney, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of APRIL, 2019.

Virginia M. Aragon
Notary Public for ~~Montgomery County, Texas~~
~~State of Hawaii, County of Honolulu, 1st Judicial Circuit~~
Printed name VIRGINIA M. ARAGON
My commission expires 2019 JUNE 30



NOTARY PUBLIC CERTIFICATION
VIRGINIA M. ARAGON FIRST JUDICIAL CIRCUIT
Doc. Description GRAPHIC SCALE BY LANDPOINT
SDR/JDC # 18-1438 FOSTER DEV/COM'L SUBDIVISION
6.076 ACRES OWNER: EDMUND WONG/3 RESERVES 1 BLOCK
No. of Pages 2 SHEETS Date of Doc. APRIL 2019
Virginia M. Aragon 2019 APRIL 23
Notary Signature Date
MY COMMISSION EXPIRES: 2019 JUNE 30



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Cabinet 002 Sheet 5909

TBPLS REG. NO. 10194172

SHEET 2 OF 2