

TURNING POINT

BEING A SUBDIVISION OF 9.793 ACRES OF LAND
IN THE TIMOTHY CUDE SURVEY, A - 12,
IN MONTGOMERY COUNTY, TEXAS,

CONTAINING: 2 RESIDENTIAL LOTS
IN 1 BLOCK

OCTOBER 2025

OWNER/DEVELOPER

RUSSELL K. MILLER JR.
12027 THOMPSON ROAD
WILLIS, TEXAS 77318
PHONE: (936) 520-4827
EMAIL: RKM9705@GMAIL.COM

EDWARD F. WONG
CALLED 86.106 ACRES
VOL. 899, PG. 9
D.R.M.C.T.

FND. 1/2" I.P.
NORTHING: 10147251.2425
EASTING: 3813215.8310

JOHN C. SCHUBERT
CALLED 18.960 ACRES
VOL. 1020, PG. 455
D.R.M.C.T.

NEAL MARTIN SURVEY, A-26

TIMOTHY CUDE SURVEY, A-12
URIAH SPRINGER SURVEY, A-582

FND. 1/2" I.R.
NORTHING: 10147135.0689
EASTING: 3813729.9136

MARY ETTA JACKSON &
RICHARD D. JACKSON
CALLED 10.19 ACRES
VOL. 996, PG. 881
D.R.M.C.T.

- NOTES:
- 1) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE (2011 ADJ) (FIPS 4203) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00005546. ALL DISTANCES SHOWN HEREON ARE GRID MEASUREMENTS.
 - 2) 1/2 INCH IRON RODS WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL LOT CORNERS AND 5/8 INCH IRON RODS WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
 - 3) A PORTION OF THE SUBJECT PROPERTY LIES IN ZONE "X", "X-SHADED" "AE" AND "FLOODWAY" AN AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE OF FLOOD HAZARD (100 YEAR FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL NO. 48339C0200G AND 48339C0350G, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
 - 4) ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A FIVE FOOT (5') SIDE BUILDING LINE AND A TEN FOOT (10') REAR BUILDING LINE
 - 5) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN VOLUME 615, PAGE 583 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - 6) EASEMENT 50 FOOT IN WIDTH GRANTED TO TEXAS INTRASTATE GAS COMPANY, AS SET OUT IN VOLUME 585, PAGE 570 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - 7) EASEMENT 50 FOOT IN WIDTH GRANTED TO GULF STATES UTILITIES COMPANY, AS SET OUT IN VOLUME 676, PAGE 154 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - 8) RESERVATION OF A ROAD EASEMENT 30 FEET IN WIDTH OFF THE SOUTH BOUNDARY LINE OF THE PROPERTY, AS SET OUT IN VOLUME 678, PAGE 109 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - 9) AFFIDAVIT TO THE PUBLIC AS TO MAINTENANCE OF AN ON-SITE WASTEWATER TREATMENT SYSTEM, RECORDED IN CLERK'S FILE NO. 2001-014185 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - 10) PARENT TRACT CONSIST OF 9.768 ACRES CONVEYED TO RUSSELL K. MILLER JR., AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2014-115297 & 2025-093083 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

- 13) STANDARD ABBREVIATIONS:
- | | |
|--------------|---|
| B.L. | BUILDING LINE |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| FND. | FOUND |
| I.R. | IRON ROD |
| I.P. | IRON PIPE |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| PG. | PAGE |
| CAB. | CABINET |
| SHT. | SHEET |
| C.C.F.N. | COUNTY CLERK'S FILE NUMBER |
| D.R.M.C.T. | DEED RECORDS 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 |

0 30' 60' 120'
SCALE 1"=60'

TIM P. & REBECCA J. HOWARD
CALLED 9.85 ACRES
C.C.F.N. 2021-103456
R.P.R.M.C.T.

RYAN & LAUREN GAINES
CALLED 3.0035 ACRES
C.C.F.N. 2014-076540
R.P.R.M.C.T.

CHRISTOPHER MITCHELL
CALLED 4.788 ACRES
C.C.F.N. 2023-028119
R.P.R.M.C.T.

RYAN PATRICK BAKER &
MARIAH S. BAKER
CALLED 8.000 ACRES
C.C.F.N. 2013-015903
R.P.R.M.C.T.

ANDY L. & REBECCA LEEVE
TRACT I
CALLED 10.000 ACRES
C.C.F.N. 2011-082899
R.P.R.M.C.T.

ANDY L. & REBECCA LEEVE
TRACT II
CALLED 10.315 ACRES
C.C.F.N. 2011-082899
R.P.R.M.C.T.

Approved: **TD**
Submit this address plat to the
engineer's office for review
within 30 days of the date below.

12/29/2025 07:33

MCEDD - 911

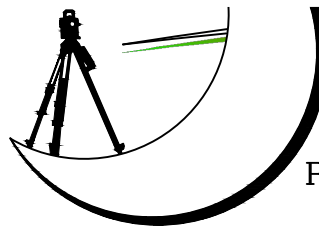
WILLIS, 77318

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N77° 10' 06"W	59.92
L2	S76° 53' 25"E	60.07
L3	S14° 14' 58"W	9.34

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	138.26	878.50	009° 01' 03"	N72° 43' 24"W 138.12

Sheet 2 of 2

JEFFREY MOON & ASSOCIATES, INC.



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