

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

THE UNDERSIGNED, RUSSELL K. MILLER JR., (HEREINAFTER "OWNER"), WHETHER ONE OR MORE), OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE TURNING POINT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS TURNING POINT IN THE TIMOTHY CUDE SURVEY, ABSTRACT NO. 12, MONTGOMERY COUNTY, TEXAS; AND DEDICATES 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 MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT OWNER HAS COMPLIED OR WILL COMPLY WITH ALL DEVELOPMENT REGULATIONS AND/OR OTHER 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 AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE TWENTY FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, OWNER DOES HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSED 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:

- THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
- 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 AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS MY HAND (OR OUR HANDS) IN _____, MONTGOMERY COUNTY, TEXAS,
THIS ____ DAY OF _____, 20 ____.

OWNER:

BY: _____
RUSSELL K. MILLER JR.

THE STATE OF _____,
COUNTY OF _____.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20 ____.
BY _____.

NOTARY PUBLIC IN AND FOR
_____, COUNTY,
STATE OF _____.
MY COMMISSION EXPIRES _____.

LIENHOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

THE UNDERSIGNED, OWNER AND HOLDER OF A DEED OF TRUST OR OTHER LIEN AGAINST THE PROPERTY SUBDIVIDED IN THE PLAT KNOWN AS TURNING POINT, AND SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NO. 2020-136771, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, JOINS IN THE DEDICATION OF ALL ROADS, STREETS, ALLEYS, PARKS AND UTILITY EASEMENTS TO THE PUBLIC AND SUBORDINATES TO THE PLAT THE ABOVE-REFERENCED LIEN, AND CONFIRMS THAT THE UNDERSIGNED IS THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
PRINT NAME: _____
TITLE: _____

THE STATE OF _____,
COUNTY OF _____.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OF CMG MORTGAGE, INC. DBA CMG FINANCIAL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR
_____, COUNTY, TEXAS
MY COMMISSION EXPIRES _____

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

LIENHOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

THE UNDERSIGNED, OWNER AND HOLDER OF A DEED OF TRUST OR OTHER LIEN AGAINST THE PROPERTY SUBDIVIDED IN THE PLAT KNOWN AS TURNING POINT, AND SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NO. 2024-043422, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, JOINS IN THE DEDICATION OF ALL ROADS, STREETS, ALLEYS, PARKS AND UTILITY EASEMENTS TO THE PUBLIC AND SUBORDINATES TO THE PLAT THE ABOVE-REFERENCED LIEN(S), AND CONFIRMS THAT THE UNDERSIGNED IS THE PRESENT OWNER OF SAID LIEN(S) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
PRINT NAME: _____
TITLE: _____

THE STATE OF _____,
COUNTY OF _____.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OF FROST BANK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
____ DAY OF _____, 20 ____.

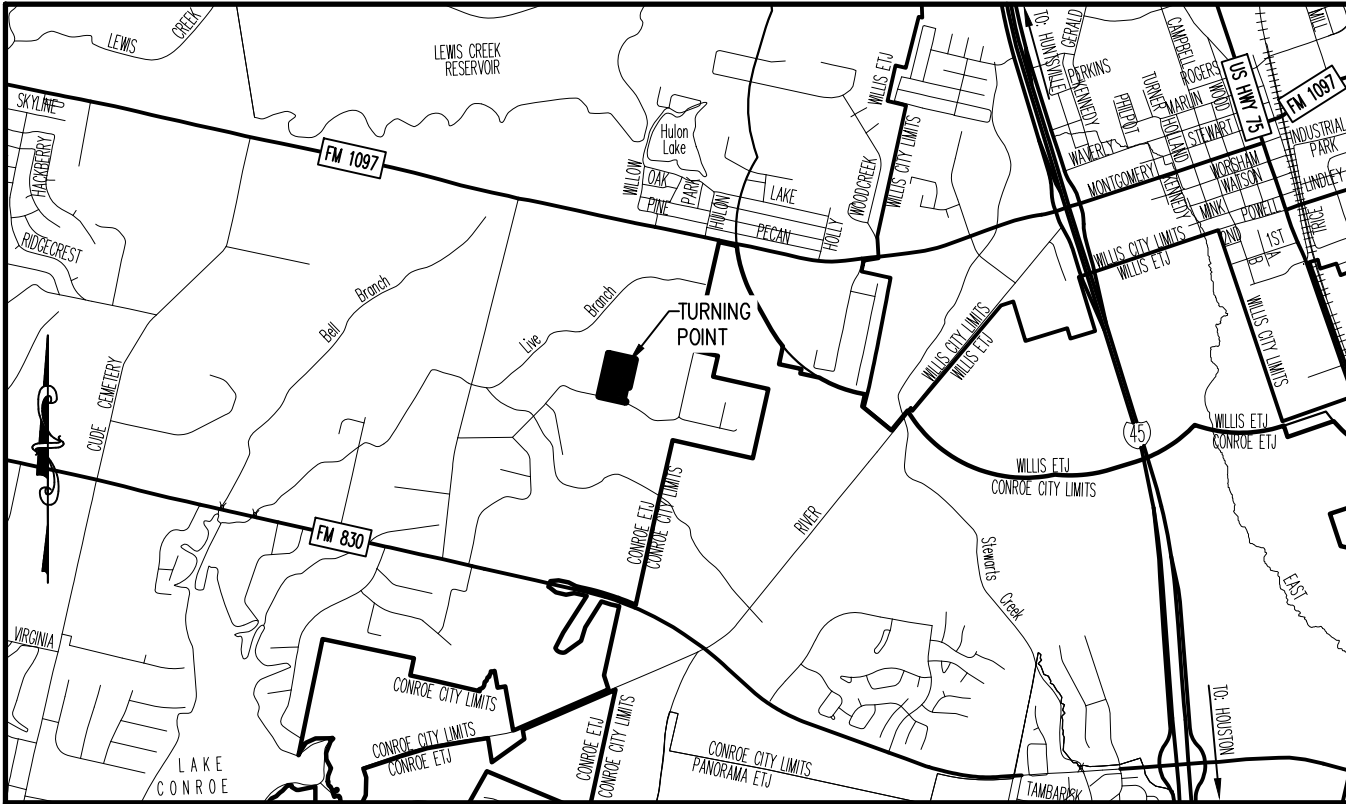
NOTARY PUBLIC IN AND FOR
_____, COUNTY, TEXAS
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, JEFFREY MOON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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 (OR OTHER SUITABLE PERMANENT METAL) PIPE OR RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



JEFFREY MOON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4639



VICINITY MAP = NOT TO SCALE
MONTGOMERY COUNTY, TEXAS

"I, BRIAN CLARK 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.

BRIAN CLARK, P.E.
COUNTY ENGINEER
MONTGOMERY COUNTY, TEXAS

COMMISSIONERS COURT APPROVAL AND ACKNOWLEDGEMENT
THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS AS THE OFFICIAL PLAT OF SUCH SUBDIVISION ON THIS ____ DAY OF _____, 20 ____.

MARK KEOUGH,
COUNTY JUDGE OF MONTGOMERY COUNTY, TEXAS

ATTEST: _____
L. BRANDON STEINMANN, COUNTY CLERK

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, L. BRANDON STEINMANN, CLERK OF THE COMMISSIONERS 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 _____, 20 ____ AT ____ O'CLOCK __,M., AND DULY RECORDED ON _____, 20 ____ AT ____ O'CLOCK __,M., IN CABINET _____, SHEET _____, OF RECORD OF _____ FOR SAID COUNTY.

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

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

BY: _____DEPUTY

LOT 1

LOT 2

THOMPSON ROAD

BENCHMARK DETAIL (NOT TO SCALE)

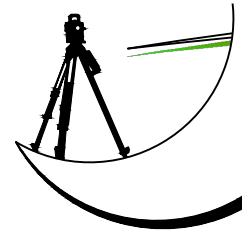
THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK IN A SIX INCH CONCRETE COLUMN, & STAMPED "TP" ELEV. = 294.50 BASED ON NAVD88 GEOID 18.

BENCHMARK SHOWN HEREON IS BASED ON THE FOLLOWING:

A) REFERENCED TO NGS BENCHMARK MONUMENT CONROE_RM1 ELEVATION= 208.32' BASED ON NAVD88 GEOID 18

B) REFERENCED TO NGS BENCHMARK MONUMENT AJ6405 ELEVATION= 212.40 BASED ON NAVD 88 GEOID 18

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-5281

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SHEET 1 of 1

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

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PHONE: (936) 520-4827
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- 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 |

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

N12°46'04"E 810.02'

LOT 1
(6.129 ACRES)

LOT 2
(3.319 ACRES)

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.

12057

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

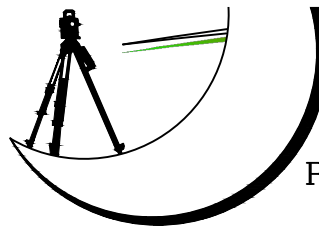
WILLIS, 77318

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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