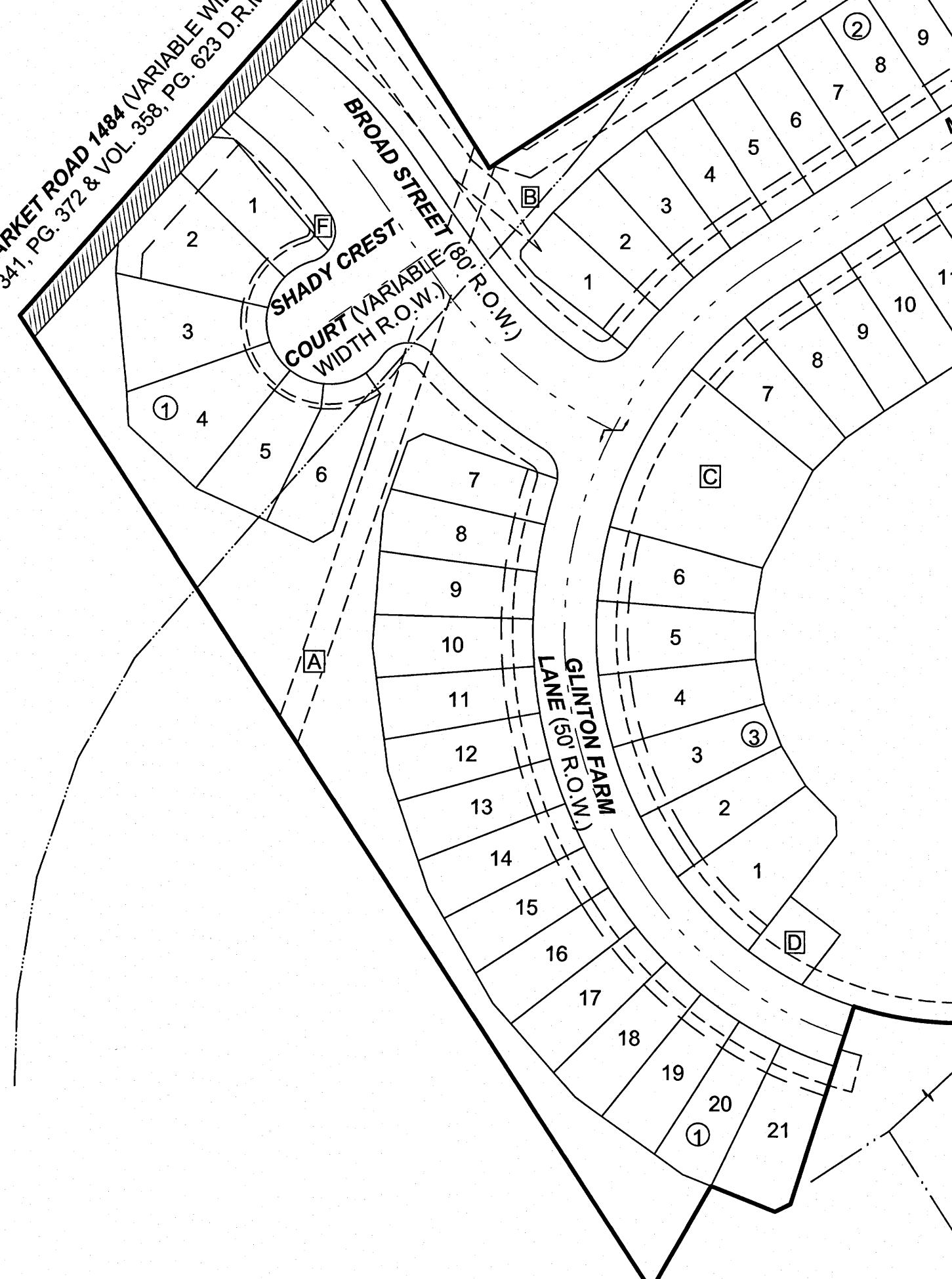
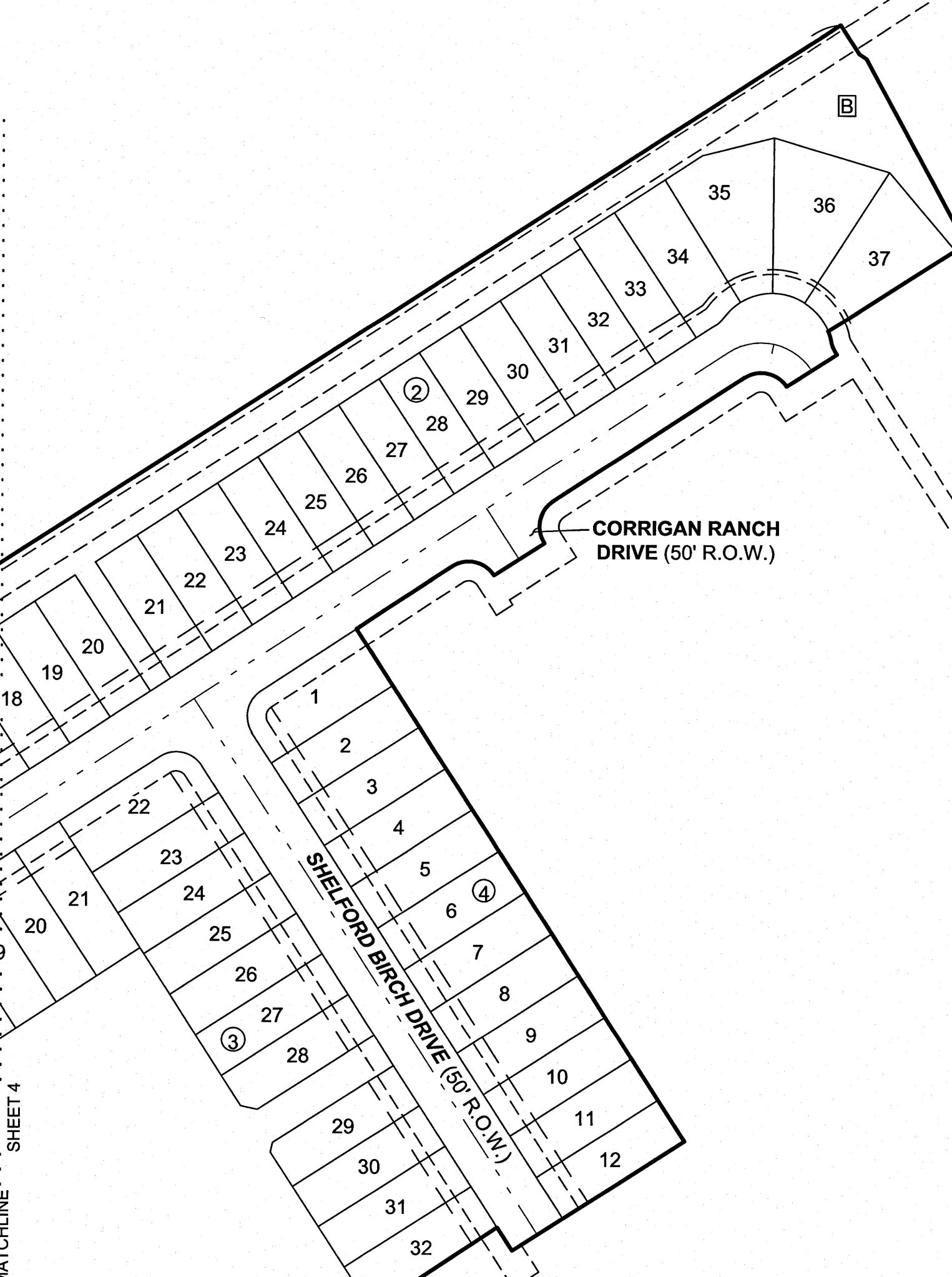


FARM TO MARKET ROAD 1484 (VARIABLE WIDTH ROW)
VOL. 341, PG. 372 & VOL. 358, PG. 623 D.R.M.C.T.



SHEET 3
MATCHLINE
SHEET 4



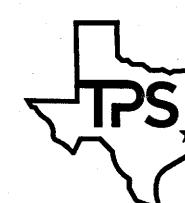
AVALON RIDGE SECTION ONE

BEING A SUBDIVISION OF 26.536 ACRES SITUATED IN THE BENNETT BLAKE SURVEY, ABSTRACT NO. 4, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 65.513 ACRE TRACT DESCRIBED IN DEED RECORDED IN CLERK'S FILE NUMBER 2023077877, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

102 LOTS 4 BLOCKS 6 RESERVES (10.113 ACRES)
OCTOBER 2025

OWNER
1484 HOLDINGS I LLC
101 PARKLANE BLVD., SUITE 102
SUGAR LAND, TEXAS 77478

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400



DOC # 2025129484
Cabinet 0AA Sheet 2202

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

1484 HOLDINGS I LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF AVALON RIDGE SECTION ONE, ("OWNER") DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS AVALON RIDGE SECTION ONE, LOCATED IN THE BENNETT BLAKE SURVEY ABSTRACT NUMBER 4, 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 OURSELVES, OUR SUCCESSORS 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.

STORM SEWERS LOCATED IN THE DEDICATED STREET RIGHTS-OF-WAY ARE NOT MAINTAINED BY MONTGOMERY COUNTY. THE STORM SEWERS IN THE SUBDIVISION WILL BE MAINTAINED BY MONTGOMERY COUNTY M.U.D. NO. 212, ITS SUCCESSORS AND ASSIGNS.

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 (BUT NOT THE OBLIGATION) 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. THE 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, OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY **SHAUN VEMBUTTY**, MANAGER OF 1484 HOLDINGS I LLC, ITS AUTHORIZED OFFICER THIS 30th DAY OF September, 2025.

OWNER: 1484 HOLDINGS I LLC

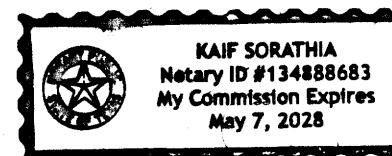
BY: ✓
NAME: SHAUN VEMBUTTY
TITLE: MANAGER

THE STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **SHAUN VEMBUTTY**, MANAGER OF 1484 HOLDINGS I LLC 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF SEPTEMBER, 2025.

Keif Sorastra
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: MAY 7 2028



THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS AS THE OFFICIAL PLAT OF SUCH SUBDIVISION ON THIS 9th DAY OF December, 2025.

ABSENT

ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

Charlie Riley
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

Mark Keough
MARK KEOUGH
COUNTY JUDGE

M. RYCHEY WHEELER
COMMISSIONER, PRECINCT 3

Matt Gray
MATT GRAY
COMMISSIONER, PRECINCT 4

TOWN OF CUT AND SHOOT ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT THE TOWN COUNCIL OF THE TOWN OF CUT AND SHOOT HAS APPROVED THE PLAT AND SUBDIVISION OF AVALON RIDGE, SECTION 1 AS SHOWN HEREON.

IN TESTIMONY WHEREOF WITNESS THE OFFICIAL SIGNATURES OF THE MAYOR AND CITY SECRETARY OF THE TOWN COUNCIL OF THE TOWN OF CUT AND SHOOT, TEXAS THIS 8 DAY OF November, 2025.

Yula Akin Dalhaus
NYLA AKIN DALHAUS, MAYOR

Lavonne Renfro
LAVONNE RENFRO, CITY SECRETARY

COUNTY ENGINEER'S ACKNOWLEDGEMENT

I, BRIAN CLARK, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE MONTGOMERY COUNTY DEVELOPMENT REGULATIONS AND ALL OTHER 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.

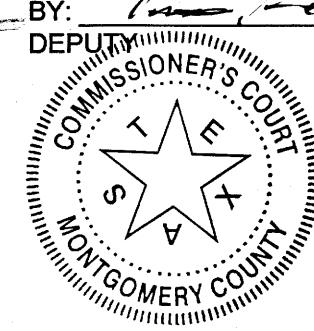
Brian Clark
BRIAN CLARK, P.E., COUNTY ENGINEER

THE 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 ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON December 9, 2025, AT 9:30 O'CLOCK, A M., AND DULY RECORDED ON December 17th, 2025 AT 12 O'CLOCK, P M., IN CABINET 0AA, SHEET 2202-22es, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

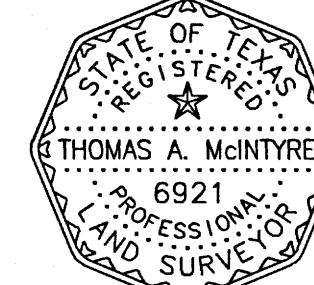
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Brandon Steinmann
BY: Deputy
BRANDON STEINMANN, CLERK,
COUNTY COURT, MONTGOMERY COUNTY, TEXAS



I, THOMAS A. MCINTYRE, AM AUTHORIZED (OR 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 (OR OTHER SUITABLE PERMANENT METAL) PIPE OR RODS HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") DIAMETER AND A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



DOC # 2025129484
Cabinet 0AA Sheet 2203

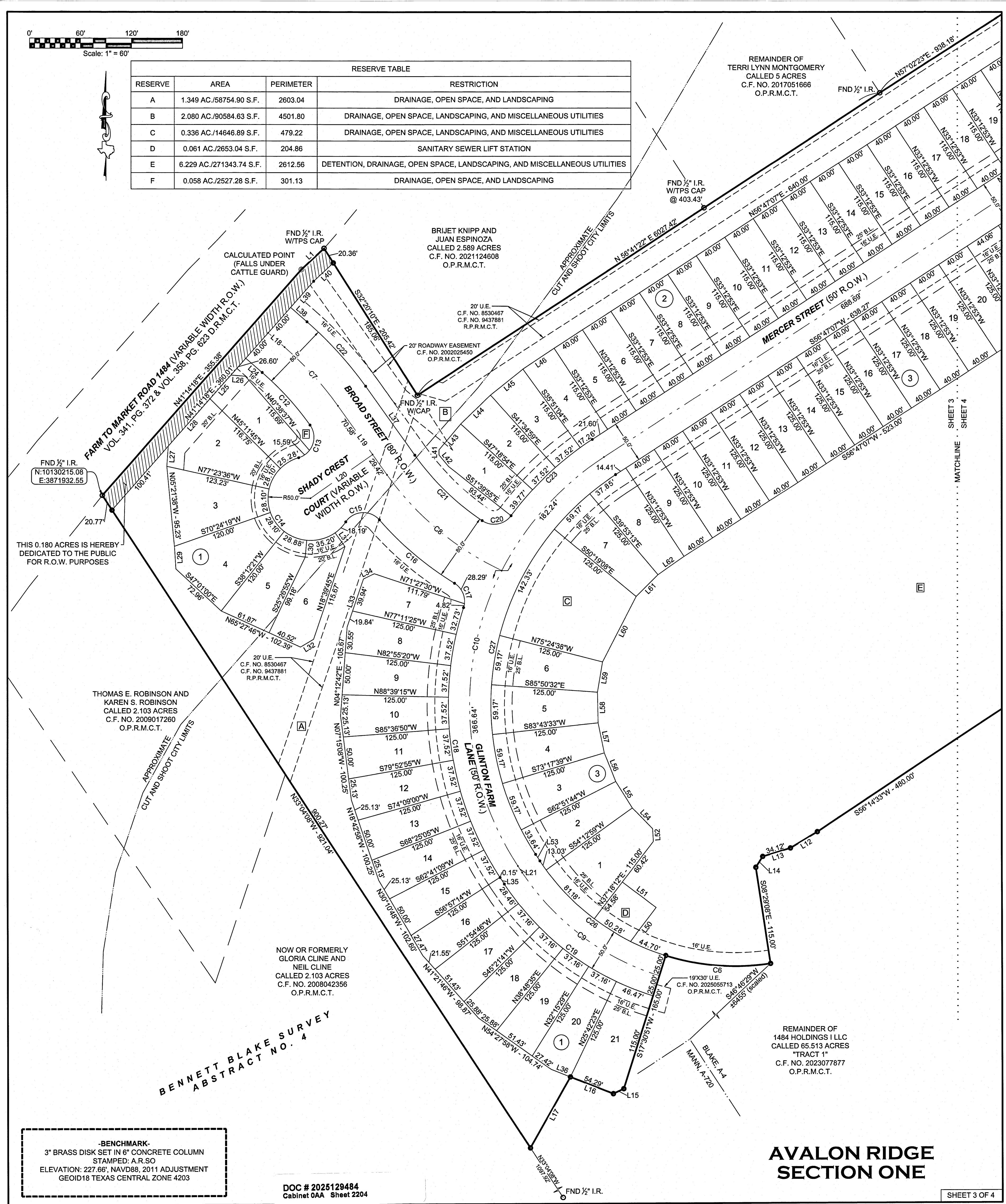
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OCTOBER 2025

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SURVEYING
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Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10063400



-BENCHMARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: A.R.SO
ELEVATION: 227.66', NAVD88, 2011 ADJUSTMENT
GEOID18 TEXAS CENTRAL ZONE 4203

DOC # 2025129484
Cabinet 0AA Sheet 2204

AVALON RIDGE SECTION ONE

