

FINAL PLAT LONGMIRE CREEK ESTATES

SECTION 2

A SUBDIVISION OF
60.575 ACRES OF LAND IN THE
ELIJAH COLLARD SURVEY, A-7
MONTGOMERY COUNTY, TEXAS
CONTAINING: 46 LOTS
1 BLOCK

SINGLE FAMILY RESIDENTIAL
October, 2013
OWNER/DEVELOPER

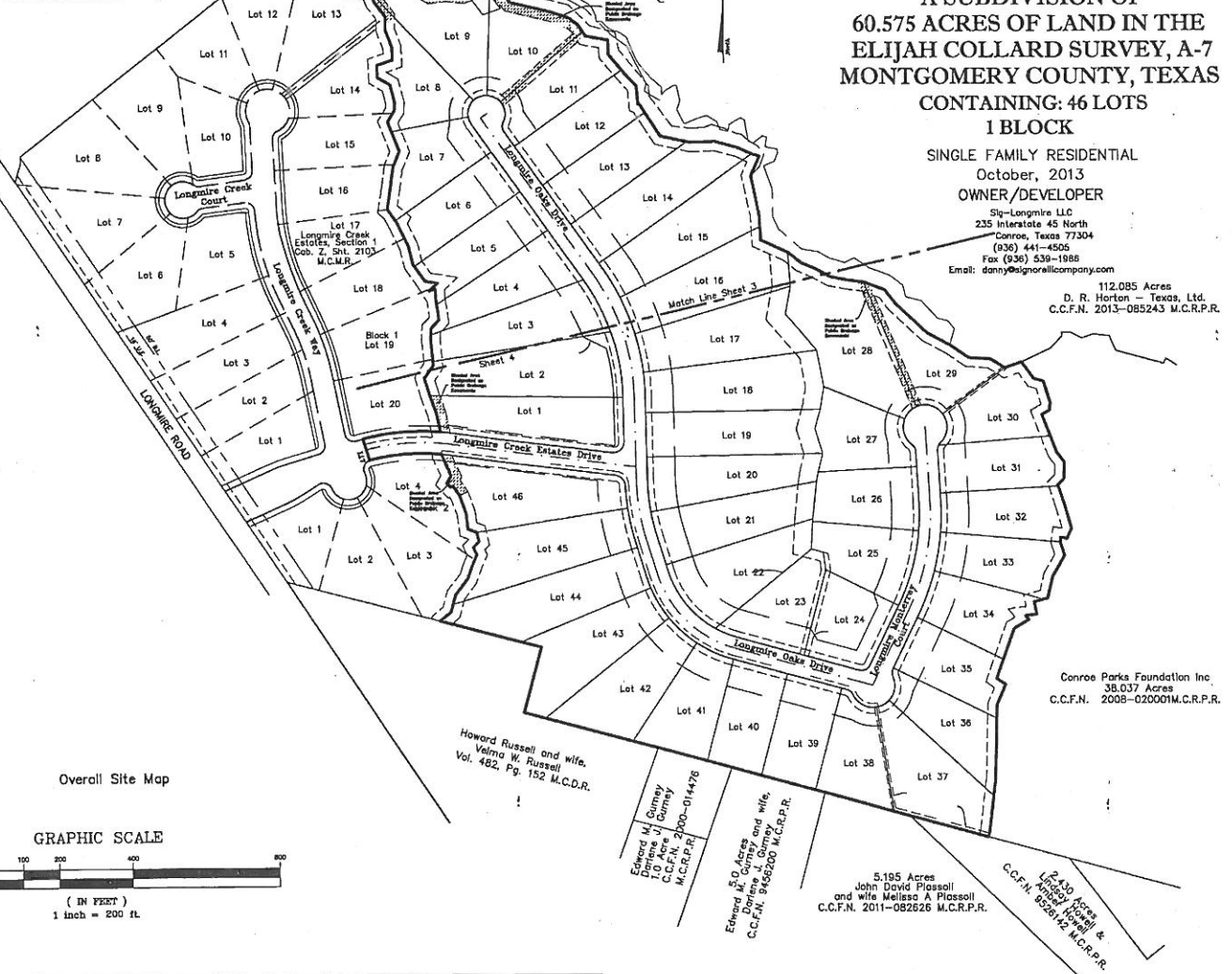
Slp-Longmire LLC
235 Interstate 45 North
Conroe, Texas 77304
(936) 441-4500
Fax (936) 630-1066
Email: danny@signorallcompany.com

112.085 Acres
D. R. Horton - Texas, Ltd.
C.C.F.N. 2013-085243 M.C.R.P.R.

96.0 Acres
J. A. Monroe
Vol. 235, Pg. 22 M.C.D.R.

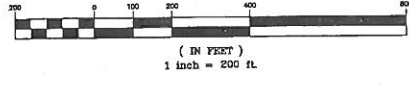
112.085 Acres
D. R. Horton - Texas, Ltd.
C.C.F.N. 2013-085243 M.C.R.P.R.

Residual of
195 Acres
Paddock Hairs
Vol. 114, Pg. 141 M.C.D.R.



Overall Site Map

GRAPHIC SCALE



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°26'33"E	38.09	L50	S01°21'24"W	35.97	L88	N00°04'49"E	47.63
L2	N15°17'03"E	48.32	L51	S52°21'22"E	14.91	L89	S32°21'32"E	65.18
L3	N17°30'17"E	24.63	L52	N18°47'27"W	30.79	L90	S12°21'17"E	115.89
L4	N18°43'00"E	38.36	L53	N18°20'18"E	48.70	L91	S17°04'21"E	61.62
L5	N02°42'12"E	32.66	L54	N00°20'18"W	58.83	L92	S07°26'30"E	70.83
L6	N12°22'24"W	23.62	L55	N10°24'36"E	19.34	L93	S01°21'23"W	22.47
L7	N44°12'20"E	22.17	L56	S68°41'30"E	49.29	L94	S07°44'58"E	106.96
L8	N12°08'33"E	59.77	L57	S02°11'37"E	54.84	L95	S07°17'17"E	37.77
L9	N12°24'15"W	55.53	L58	S11°45'42"E	64.83	L96	S10°11'05"E	45.18
L10	N08°41'20"W	43.47	L59	S14°32'08"E	70.10	L97	S14°32'08"E	23.83
L11	N12°43'43"W	61.05	L60	S02°24'18"E	72.52	L98	S11°17'03"E	55.91
L12	N45°14'40"W	30.82	L61	S03°24'48"E	42.14	L99	S11°27'20"E	88.00
L13	S08°27'41"W	7.37	L62	S06°32'11"E	48.07	L100	S08°27'41"E	28.90
L14	N44°12'24"E	13.88	L63	N10°26'06"E	81.86	L101	N01°10'10"W	17.04
L15	N02°10'17"E	23.33	L64	N00°11'30"E	30.94	L102	N02°10'17"E	12.38
L16	N14°12'24"E	63.89	L65	S08°43'49"E	80.43	L103	S08°11'05"E	37.69
L17	N12°24'15"W	80.07	L66	S18°30'08"E	116.40	L104	S22°21'02"E	68.09
L18	N11°34'06"W	51.85	L67	S17°38'20"E	48.27	L105	S03°11'50"E	60.52
L19	N03°24'15"E	62.13	L68	S00°10'01"E	35.53	L106	S12°24'40"E	30.31
L20	N11°34'06"W	47.99	L69	S43°30'11"E	38.12	L107	S11°24'21"E	33.97
L21	N03°24'15"E	62.13	L70	S13°45'30"E	60.63	L108	S12°24'40"E	13.38
L22	N03°24'15"E	70.72	L71	S09°46'23"E	39.18	L109	S09°24'15"E	30.31
L23	N02°52'46"E	30.09	L72	S13°26'23"E	66.38	L110	S08°00'00"W	46.89
L24	N43°26'41"E	31.74	L73	S42°18'24"E	45.84	L111	S12°24'40"E	143.84
L25	N08°10'13"W	58.84	L74	S08°38'54"E	40.20	L112	S05°15'53"E	28.15
L26	N03°42'46"W	25.88	L75	S01°42'08"E	3.48	L113	S43°35'00"W	186.67
L27	S10°27'08"W	18.02	L76	S33°18'04"E	45.93	L114	S01°15'54"E	148.24
L28	N44°24'08"E	30.08	L77	S34°24'58"E	51.87	L115	S08°43'11"E	148.24
L29	N08°26'08"W	33.78	L78	S12°34'00"E	61.42	L116	S12°24'40"E	13.38
L30	N00°24'45"W	55.78	L79	N10°12'38"E	68.72	L117	S18°32'21"E	87.07
L31	N13°43'18"W	50.94	L80	S17°46'56"E	87.23	L118	S18°32'21"E	87.07
L32	N08°26'08"W	33.78	L81	S12°34'00"E	61.42	L119	S01°15'54"E	148.24
L33	N44°24'08"E	44.87	L82	S21°49'17"E	17.85	L120	S04°47'17"E	20.00
L34	N08°26'08"W	115.14	L83	S04°40'20"E	28.24	L121	N00°26'08"W	133.38
L35	N44°24'08"E	46.54	L84	S11°24'00"E	107.78	L122	S01°15'54"E	133.38
L36	N21°45'10"W	85.99	L85	S09°31'17"E	85.07	L123	N02°10'17"E	24.90
L37	N44°24'08"E	35.90	L86	S11°24'00"E	61.42	L124	S01°15'54"E	83.47
L38	N08°26'08"W	20.66	L87	S02°15'17"E	46.10	L125	N00°26'08"W	101.77
L39	N14°36'00"W	32.81	L88	S07°31'17"E	46.07	L126	S11°24'00"E	27.93
L40	N08°26'08"W	40.59	L89	S07°31'17"E	46.07	L127	S01°15'54"E	70.58
L41	N07°31'30"W	39.77	L90	S02°15'17"E	29.52	L128	N15°17'20"E	84.58
L42	N12°43'43"W	32.81	L91	S11°24'00"E	42.83	L129	N15°17'20"E	84.58
L43	N00°24'45"W	45.13	L92	S01°15'54"E	42.83	L130	N15°17'20"E	84.58
L44	N07°31'30"W	34.98	L93	S07°31'17"E	60.31	L131	N00°26'08"W	101.45
L45	N07°31'30"W	50.71	L94	S17°46'56"E	45.79	L132	N40°27'26"W	128.91
L46	N03°24'15"E	38.15	L95	S47°00'24"E	118.52	L133	N10°12'38"E	78.71
L47	N17°30'17"E	48.53	L96	S01°15'54"E	61.40	L134	N00°26'08"W	82.30
L48	N12°24'15"W	33.84	L97	S02°15'17"E	61.50	L135	N02°10'17"E	34.39
L49	N12°24'15"W	39.77	L98	S02°15'17"E	41.49	L136	N02°10'17"E	7.98
L50	N12°24'15"W	25.78	L99	S02°15'17"E	45.97	L137	N02°10'17"E	25.30
			L100	S02°15'17"E	45.97	L138	N02°10'17"E	25.30
			L101	S18°32'21"E	35.08	L139	S02°15'17"E	48.14
						L140	S02°15'17"E	48.14
						L141	S02°15'17"E	48.14
						L142	S02°15'17"E	48.14
						L143	S02°15'17"E	48.14
						L144	S02°15'17"E	48.14
						L145	S02°15'17"E	48.14
						L146	S02°15'17"E	48.14
						L147	S02°15'17"E	48.14
						L148	S02°15'17"E	48.14
						L149	S02°15'17"E	48.14
						L150	S02°15'17"E	48.14
						L151	S18°32'21"E	35.08

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	199.74	876.36	194°22'	S02°47'56"W 188.85'
C2	214.63	636.81	191°20'	S02°11'07"W 213.81'
C3	225.82	606.36	212°10'	S08°24'27"W 224.82'
C4	186.10	800.00	181°22'	S09°52'27"W 187.80'
C5	30.71	30.00	87°01'	S47°41'11"E 38.69'
C6	42.78	30.00	87°29'22"	N48°10'07"E 43.26'
C7	303.19	300.00	172°13'	S45°58'05"E 296.41'
C8	333.51	330.00	172°15'	S45°58'28"E 316.40'
C9	872.86	270.00	87°34'19"	S45°58'28"E 281.80'
C10	34.54	35.00	70°00'27"	N03°22'12"E 31.66'
C11	21.88	23.00	49°40'47"	N03°22'12"E 21.00'
C12	186.84	80.00	178°32'41"	N03°22'12"E 118.81'
C13	21.88	23.00	49°40'47"	S03°17'41"E 21.00'
C14	306.04	600.00	281°30'	N11°21'21"E 302.74'
C15	205.75	670.00	281°30'	N11°21'21"E 203.80'
C16	311.34	630.00	281°30'	N11°21'21"E 311.87'
C17	21.88	23.00	49°40'47"	N26°30'00"W 21.00'
C18	292.64	60.00	172°15'	S02°44'48"E 272.45'
C19	21.88	23.00	49°40'47"	S12°30'11"E 21.00'
C20	304.18	600.00	347°48"	N10°15'45"W 304.87'
C21	341.79	670.00	347°48"	N10°15'45"W 344.11'
C22	377.12	630.00	347°48"	N10°15'45"W 371.81'
C23	311.34	630.00	142°05'00"	N10°15'45"E 311.87'
C24	21.13	23.00	49°40'47"	S03°17'18"E 20.82'
C25	70.84	606.36	74°13'	N71°30'17"E 79.91'
C26	23.27	636.36	70°29'	N63°30'00"E 23.87'
C27	13.81	876.36	122°36"	S03°38'21"E 13.81'
C28	188.11	630.00	172°15'	S02°36'58"E 187.70'
C29	159.73	670.00	163°24'	S02°36'58"E 159.24'

LEGEND
 C.C.F.N. = County Clerk's File Number
 Fnd. = Found
 I.P. = Iron Pipe
 M.C.D.R. = Montgomery County Deed Record
 M.C.R.P.R. = Montgomery County Map Record
 M.C.R.P.R. = Montgomery County Map Record
 Property Record
 U.E. Indicates Utility Easement.
 B.L. Indicates Building Line.
 D.E. Indicates Drainage Easement.
 W.E. Indicates Water Line Easement
 A.E. Indicates Access Easement
 @ Centerline of Creek



Ca. 10/27/13
 Sheet No. 2-633
 File No. 2013-12088

FINAL PLAT LONGMIRE CREEK ESTATES

SECTION 2

A SUBDIVISION OF
60.575 ACRES OF LAND IN THE
ELIJAH COLLARD SURVEY, A-7
MONTGOMERY COUNTY, TEXAS
CONTAINING: 46 LOTS
1 BLOCK

SINGLE FAMILY RESIDENTIAL

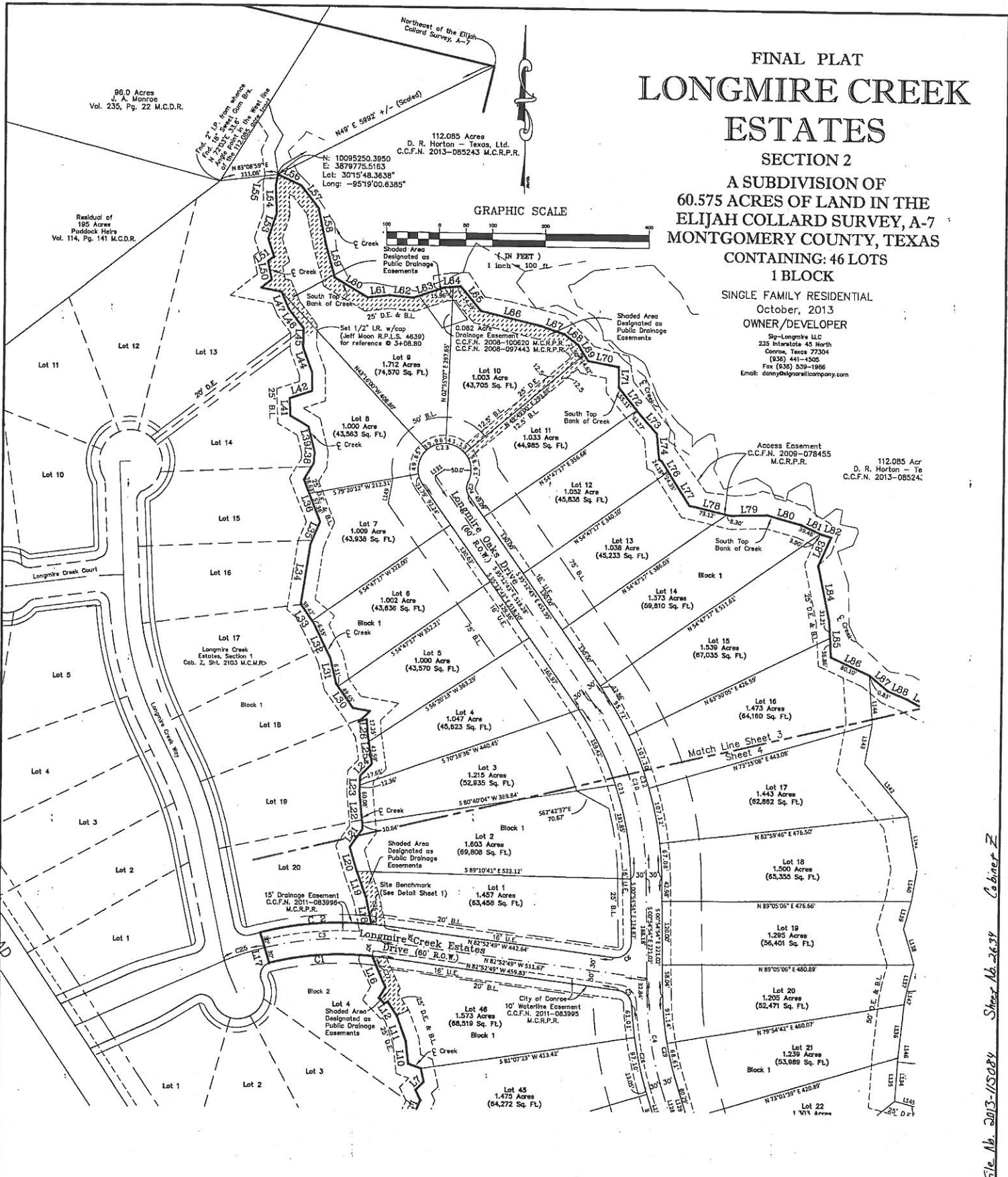
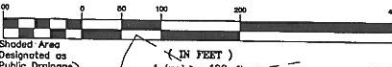
October, 2013

OWNER/DEVELOPER

Sig-Longmire LLC
235 Interstate 45 North
Cove, Texas 77304
(936) 441-4505
Fax (936) 339-1966
Email: danny@siglongmirellc.com

112.085 Acr
D. R. Horton - Texas
C.C.F.N. 2013-08524

GRAPHIC SCALE



96.0 Acres
J. A. Monroe
Vol. 235, Pg. 22 M.C.D.R.

Residual of
185 Acres
Padlock Heirs
Vol. 114, Pg. 141 M.C.D.R.

112.085 Acres
D. R. Horton - Texas, Ltd.
C.C.F.N. 2013-085243 M.C.R.P.R.

N: 10095250.3950
E: 3879775.5163
Lot: 30°15'48.3638"
Long: -95°19'00.6385"

Set 1/2" I.R. w/cap
(Jeff Moon R.P.L.S. 4639)
for reference @ 3-08-80

Lot 9
1.712 Acres
(43,570 Sq. Ft.)

Lot 8
1.000 Acres
(43,563 Sq. Ft.)

Lot 7
1.000 Acres
(43,938 Sq. Ft.)

Lot 6
1.002 Acres
(43,832 Sq. Ft.)

Lot 5
1.000 Acres
(43,570 Sq. Ft.)

Lot 4
1.047 Acres
(45,623 Sq. Ft.)

Lot 3
1.215 Acres
(52,935 Sq. Ft.)

Lot 2
1.603 Acres
(69,808 Sq. Ft.)

Lot 1
1.457 Acres
(63,458 Sq. Ft.)

Lot 48
1.573 Acres
(68,519 Sq. Ft.)

Lot 45
1.475 Acres
(64,272 Sq. Ft.)

Lot 46
1.003 Acres
(43,705 Sq. Ft.)

Lot 11
1.033 Acres
(44,985 Sq. Ft.)

Lot 12
1.032 Acres
(45,836 Sq. Ft.)

Lot 13
1.038 Acres
(45,233 Sq. Ft.)

Lot 14
1.373 Acres
(59,810 Sq. Ft.)

Lot 15
1.039 Acres
(67,035 Sq. Ft.)

Lot 16
1.473 Acres
(64,160 Sq. Ft.)

Lot 17
1.443 Acres
(62,882 Sq. Ft.)

Lot 18
1.500 Acres
(65,350 Sq. Ft.)

Lot 19
1.295 Acres
(56,401 Sq. Ft.)

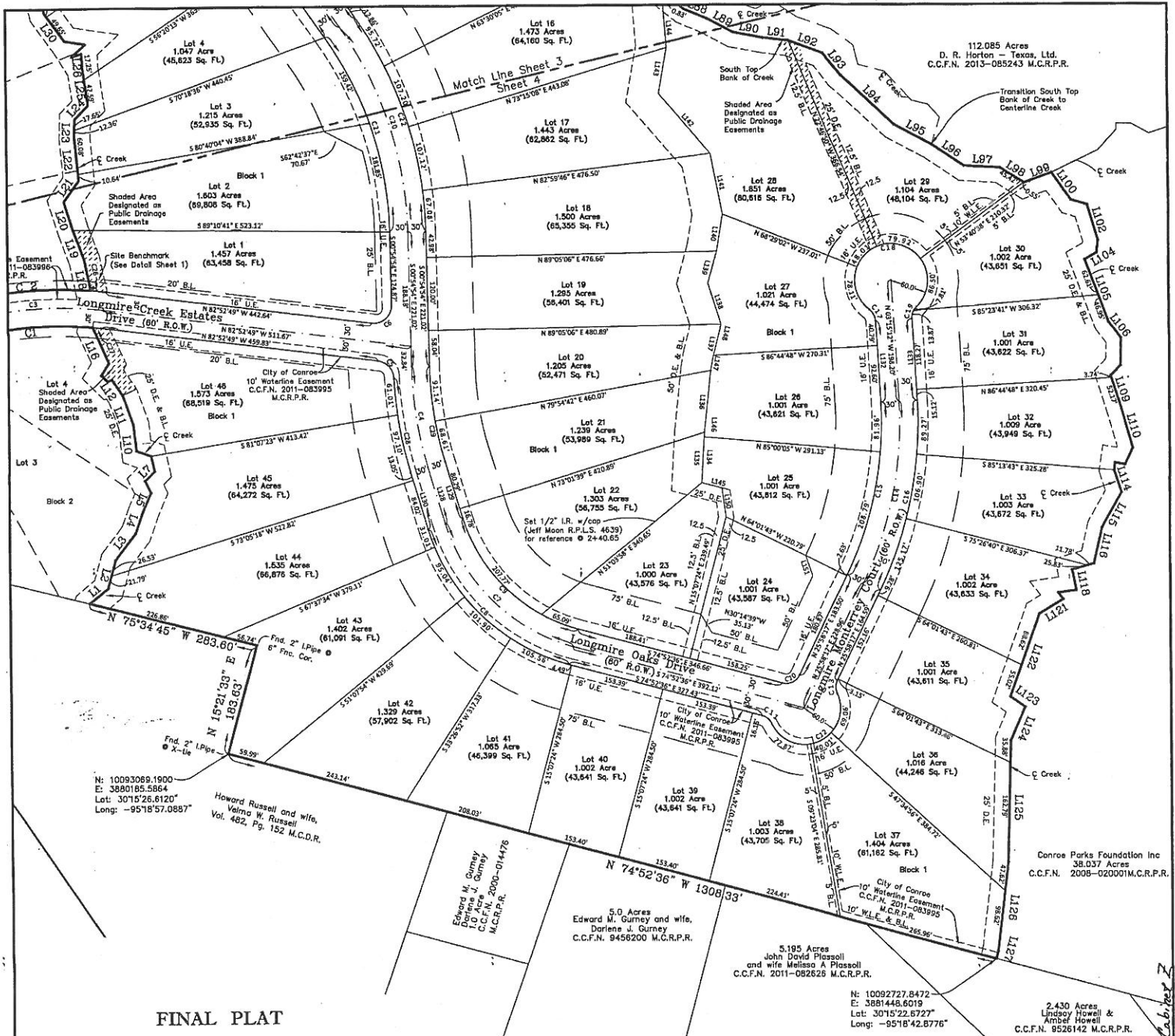
Lot 20
1.205 Acres
(52,471 Sq. Ft.)

Lot 21
1.239 Acres
(53,889 Sq. Ft.)

Lot 22
1.918 Acres

Match Line Sheet 3
Sheet 4

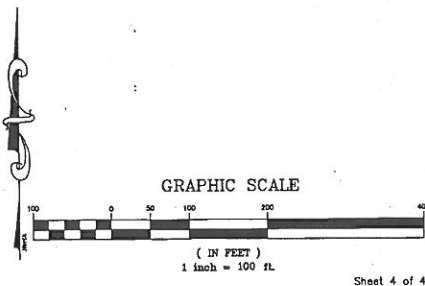
File No. 2013-15084 Sheet No. 2637 Cabinet Z



FINAL PLAT
LONGMIRE CREEK
ESTATES

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 60.575 ACRES OF LAND IN THE
 ELIJAH COLLARD SURVEY, A-7
 MONTGOMERY COUNTY, TEXAS
 CONTAINING: 46 LOTS
 1 BLOCK

SINGLE FAMILY RESIDENTIAL
 October, 2013
 OWNER/DEVELOPER
 Sig-Longmire LLC
 235 Interstate 45 North
 Conroe, Texas 77304
 (936) 441-6505
 Fax (936) 539-1886
 Email: danny@siglongmirellc.com



JEFFREY MOON & ASSOCIATES INC.
 LAND SURVEYORS
 www.jmoon.com
 10000 Highway 100
 Suite 100
 Houston, Texas 77036
 Phone: (281) 416-1100
 Fax: (281) 416-1101

File No. 2013-15289Y Sheet No. 2635

FINAL PLAT LONGMIRE CREEK ESTATES

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October, 2013
OWNER/DEVELOPER

Sig-Longmire LLC
235 Interstate 45 North
Conroe, Texas 77304
(936) 441-4505
Fax (936) 539-1906
Email: donny@sigrealty.com

STATE OF TEXAS
COUNTY OF MONTGOMERY:

I, Brandi Harris, Senior Vice President of U.S. Bank National Association, D/B/A Housing Capital Company owner and holder of a lien against the property described in the plot known as Longmire Creek Estates, Section 2, said lien being evidenced by instrument of record under County Clerk's File Number's ~~16-7745~~ ~~2013-01745~~ ~~107742~~ of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plot said lien, and I hereby confirm that First Victoria National Bank, is the present owner of said lien and have not assigned the same nor any part thereof.

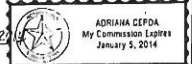
Brandi Harris
Brandi Harris, Senior Vice President of
U.S. Bank National Association, D/B/A
Housing Capital Company
5555 San Felipe
Houston, Texas 77506

STATE OF TEXAS
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Brandi Harris, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 2nd day of October, 2013.

Adriana Cepeda
Notary Public in and for
Harris County, Texas
My Commission expires January 5, 2014



This is to certify that the undersigned, a Registered Professional Land Surveyor of the State of Texas, has plotted the above subdivision from an actual survey on the ground; that this plot correctly represents the survey; and that all boundary corners, angle points and points of curvature or tangents are properly monumented as required by the applicable regulations of the City of Conroe, Texas and the Texas Board of Professional Land Surveying.

Jeffrey Moon
Jeffrey Moon
Registered Professional Land Surveyor
Texas Registration No. 4639



STATE OF TEXAS
COUNTY OF MONTGOMERY:

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

October 17, 2013 at 3:00 o'clock P.M., and duly recorded on October 22, 2013 at 11:02 o'clock A.M. in Cabinet Z Sheet 432-0235 of record of _____ for said County.

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

Mark Turnbull
Mark Turnbull, Clerk, County
Court Montgomery County, Texas
By *Francesca Nichols* Deputy



JEFFREY MOON & ASSOCIATES INC
LAND SURVEYORS
www.jmoonsurveying.com
10000 Highway 100
Conroe, Texas 77385
936-441-4505

THE STATE OF TEXAS
COUNTY OF MONTGOMERY:

That Sig-Longmire, LLC, herein acting individually or through the undersigned duly authorized agent, does hereby adopt this plat designating the herein described real property as Longmire Creek Estates, Section 2, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicates 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 proportionally exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

*There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

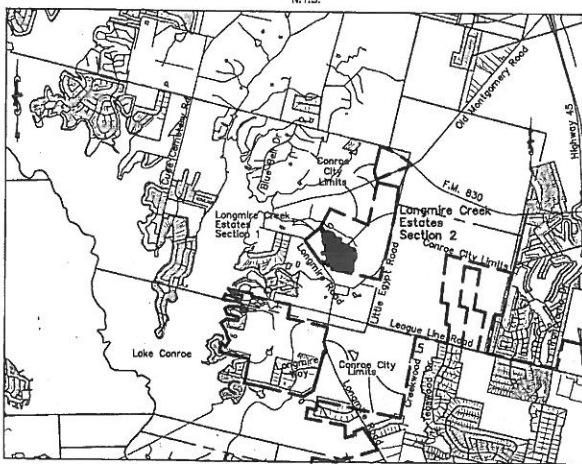
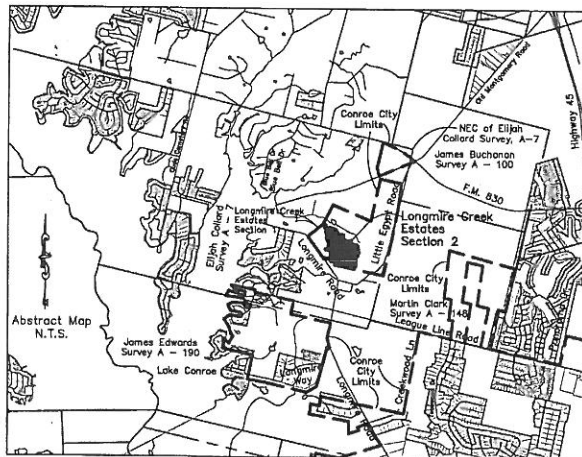
this 1st day of October, 2013.

Sig-Longmire LLC a Texas Limited Liability Company

By: Signorelli Holdings LTD,
a Texas Limited Partnership,
Member

By: Signorelli Operating Corporation
a Texas Corporation, its General Partner

Daniel K. Signorelli
Daniel K. Signorelli, President

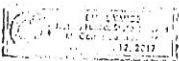


THE STATE OF TEXAS
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Daniel K. Signorelli, as authorized agent for Sig-Longmire, LLC, 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 consideration therein expressed and in the capacity therein and herein set out, and as the act and deed of said entity.

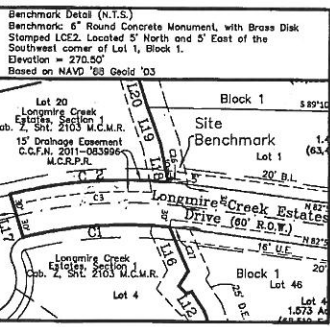
GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 1st day of October, 2013.

Adriana Cepeda
Notary Public in and for
Montgomery County, Texas.
My Commission Expires 01/05/2017



Certificate of Approval by Planning Commission
On the 10th day of SEPTEMBER, 2013, 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 10th day of SEPTEMBER, 2013.

Anna Parry
Chair
Anna Parry
Secretary



- Notes:
1. 1/2" Iron Rods set @ all lot corners unless otherwise noted.
 2. This property does not lie within the 100 yr. flood plain according to F.I.R.M. Panel No. 48339C0220 F, effective date: December 19, 1996.
 3. Private streets, storm water detention facilities, common areas, streetslights and screening devices, not maintained by governmental entity, shall be maintained by the screening devices within the subdivision. The City of Conroe may repair any such vehicle 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 assessed against the owners of the lots within the subdivision. Such assessments are secured by a continuing Vendor's Lien, in favor of the City, that is hereby established upon each lot. This provision shall be a covenant running with the land, and shall be binding on each person purchasing a lot within the subdivision.
 4. All building setback line transitions will be at a 45° angle from the lot line and on the lot having the lesser setback.
 5. Numbers shown in Line Table may not be reflected on drawing due to limited space, however numbers are in consecutive order.
 6. This tract of land is subject to a restricted water quality zone, dated November 20, 1970, executed by Texas Water Quality Board and San Jacinto River Authority, recorded in Vol. 741, Pg. 443 M.C.R.P.
 7. This tract of land is subject to a restricted water quality zone, dated November 20, 1970, executed by Texas Water Quality Board and San Jacinto River Authority, recorded in Vol. 741, Pg. 443 M.C.R.P.
 8. There is a 10' Building Line along all side lot lines unless otherwise noted. There is a 10' Building Line along all rear lot lines unless otherwise noted.

9. Bearings are based upon the deed call South line of the 164.406 acre tract.
10. All Coordinates are based on NAD83 Texas Central Zone (2002 ADJ.) (FIPS 4203).
11. All distances shown on this plat are based on ground, NOT surface or grid.
12. All back lot corners for lots with the creek as the back lot line are set on a 75' offset from the true lot corner, unless otherwise noted.
13. This Property is subject to a exclusive unimpeded perpetual access easement as set forth and reserved in instrument recorded under C.C.F.N. 2009-078455 M.C.R.P.R.
14. All Drainage Easements are privately maintained unless specifically labeled as "Public D.E."

Chair
Secretary
F.I.R.M. 2013-12046Y