

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

That KRM Ranches, LLC., herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the Valero Store No. 1485 Subdivision Minor Plat, 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.

WITNESS OUR HANDS IN Conroe, MONTGOMERY COUNTY, TEXAS, THIS 11 DAY OF December, 2012.

Michael M. McIver
Michael M. McIver, Manager
KRM Ranches, LLC

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 12-19, 2012, at 9:05 o'clock, A.m., and duly recorded on 12-19, 2012, at 9:20 o'clock, A.m., in cabinet Z, sheet 2349-2350, of the 2350 Records of Montgomery 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 of the County Court
Montgomery County, Texas



By: Deborah
deputy

Certificate of Approval of Minor Plat
On the 18th day of DECEMBER, 2012, this plat was approved by the Director of Community Development 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 Director of Community Development and the Secretary of the Planning Commission of the City of Conroe, Texas, this 12th day of DECEMBER, 2012.

[Signature]
Director

Dana Falvey
Secretary

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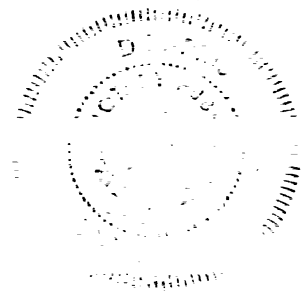
BEFORE ME, the undersigned authority, on this day personally appeared Michael M. McIver, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration therein set forth, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF December, 2012.

D. Harris
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

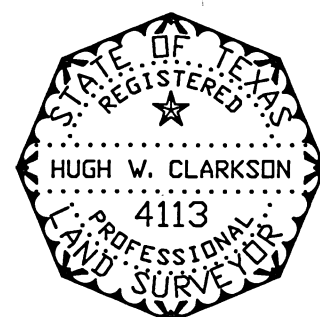
D. HARRIS
(PRINT NAME)

8/11/14
MY COMMISSION EXPIRES:



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.

Hugh W. Clarkson 12/10/12
HUGH W. CLARKSON DATE
TEXAS REGISTRATION NO. 4113



MINOR PLAT VALERO STORE NO. 1485 SUBDIVISION

BEING A SUBDIVISION OF
14.196 ACRES
OUT OF THE P. J. WILLIS SURVEY,
ABSTRACT NO. 610
CITY OF CONROE
MONTGOMERY COUNTY, TEXAS

1 BLOCK AND 3 RESERVES

NOVEMBER 2012

WEST  BELT
SURVEYING, INC.

21020 PARK ROW
KATY, TX. 77440

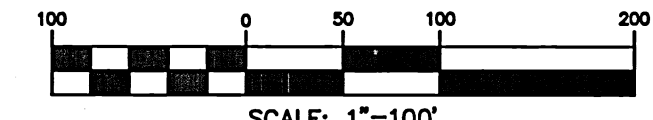
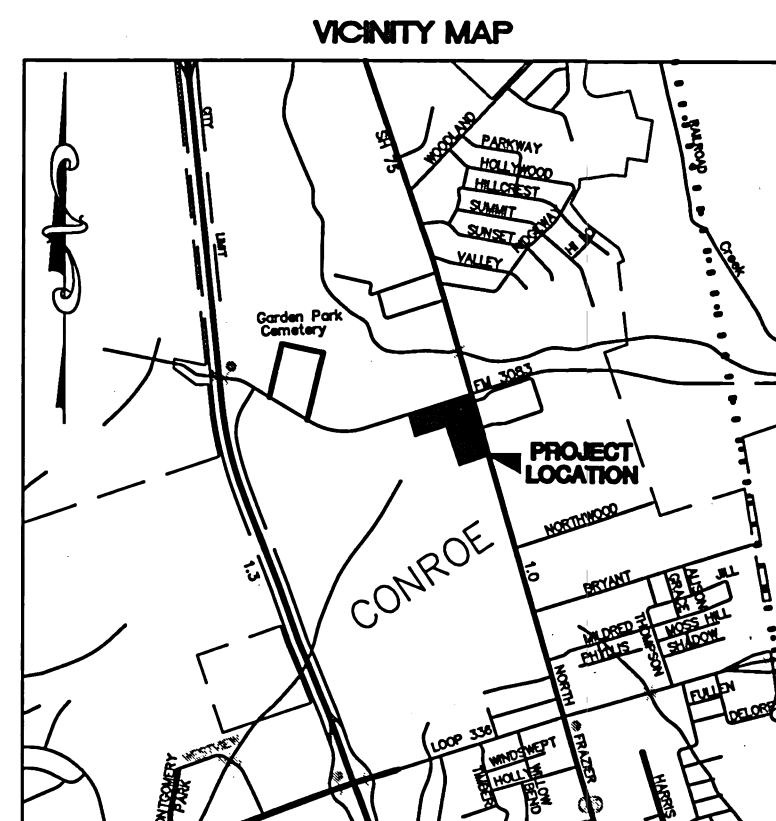
PHONE: (281) 599-8288
FAX: (281) 492-0026

OWNER:
KRM RANCHES, LLC.
P.O. BOX 131173
THE WOODLANDS, TEXAS 77393
936-321-5510

SURVEYOR'S NOTES:

1. THE BEARINGS DEPICTED ON THE SURVEY ARE ORIENTED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 1983.
2. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203, STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 1.000059313 (X+S.F.=SURFACE VALUE).
3. THE SUBJECT TRACT LIES WITHIN THE CITY OF CONROE.
4. THE CITY OF CONROE IS NOT A ZONING CITY.
5. ACCORDING TO F.I.R.M. MAP NO. 48339C0376F (COMMUNITY-PANEL NO. 4804840376F), EFFECTIVE DATE: DECEMBER 19, 1996. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

6. 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.



KEY MAP 157L
SCALE: 1" = 3000'

ABBREVIATIONS

- BRS. - BEARS.
- B.L. - BUILDING LINE
- FND. - FOUND
- I.R. - IRON ROD
- M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- MON. - MONUMENT
- PG - PAGE
- R.O.W. - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME

REFERENCE BENCHMARK:

TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT NO. H-6 (AS SHOWN HEREON) IS A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "TRANSYSTEMS" FOUND AT THE SOUTHEAST CORNER OF INTERSECTION OF F.M. 3083 AND STATE HIGHWAY 75 IN CONROE, TEXAS. (NAVD 88, 1991 ADJ.)
ELEVATION = 234.09'

TEMPORARY BENCHMARKS:

TBM "A" - BOX CUT ON TOP OF "C" INLET LOCATED ON THE WEST SIDE OF STATE HIGHWAY 75 AND THE FIRST "C" INLET SOUTH OF F.M. HIGHWAY 3083.
ELEVATION = 235.72'

TBM "B" - BOX CUT ON TOP OF CONCRETE BASE FOR LIGHT STANDARD LOCATED ON THE NORTH SIDE OF F.M. HIGHWAY 3083 AT THE SOUTHWEST CORNER OF THE EXCON TRACT.
ELEVATION = 238.91'

TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT WITH BRASS DISK LOCATED AT THE SOUTHWEST CORNER INTERSECTION OF F.M. 3083 AND STATE HIGHWAY 75 ALSO BEING THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 234.50'

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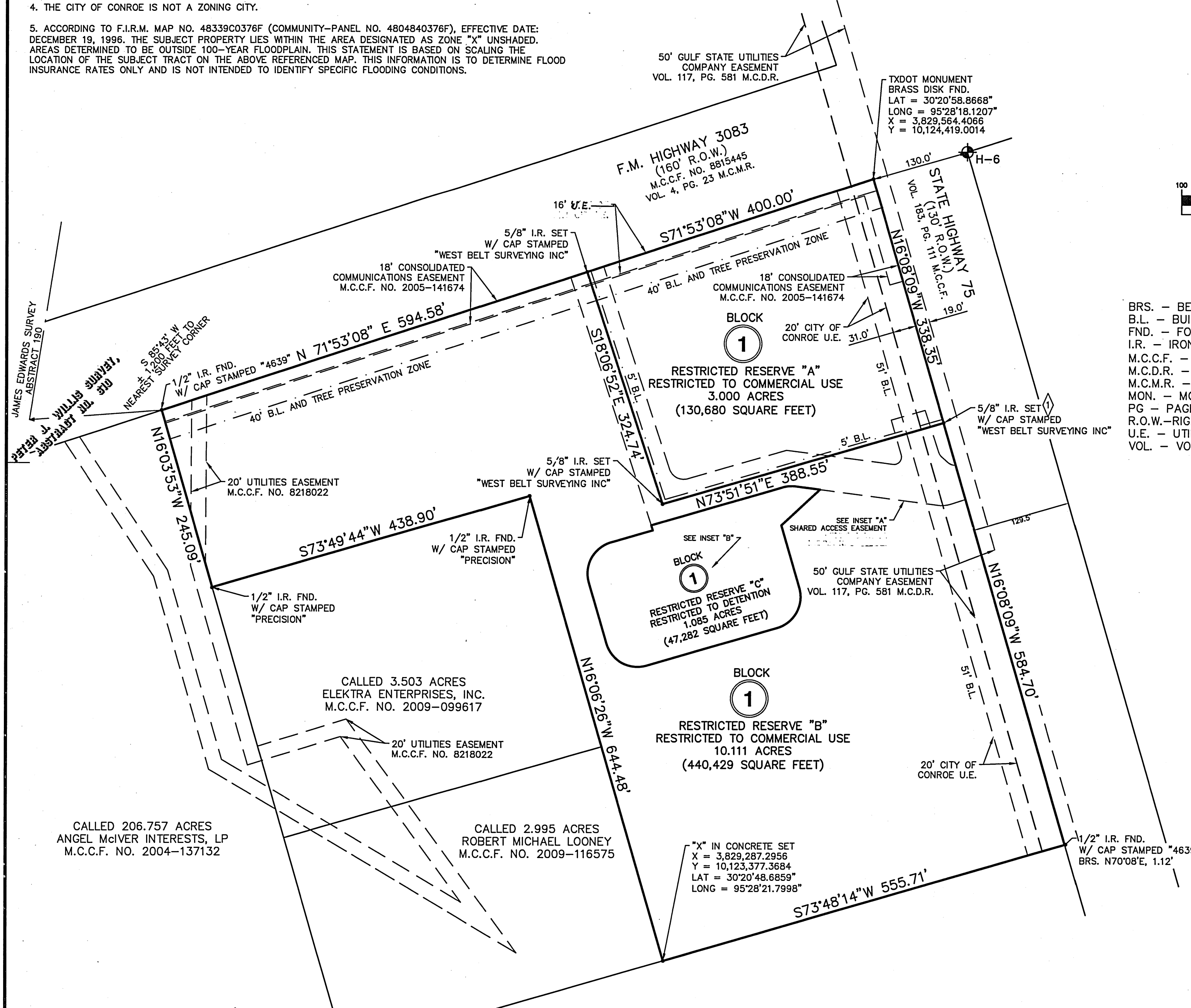
1 BLOCK AND 3 RESERVES

NOVEMBER 2012



21020 PARK ROW
KATY, TX. 77440
PHONE: (281) 599-8888
FAX: (281) 492-0028

OWNER:
KRM RANCHES, LLC.
P.O. BOX 131173
THE WOODLANDS, TEXAS 77399
838-321-5510



LINE TABLE

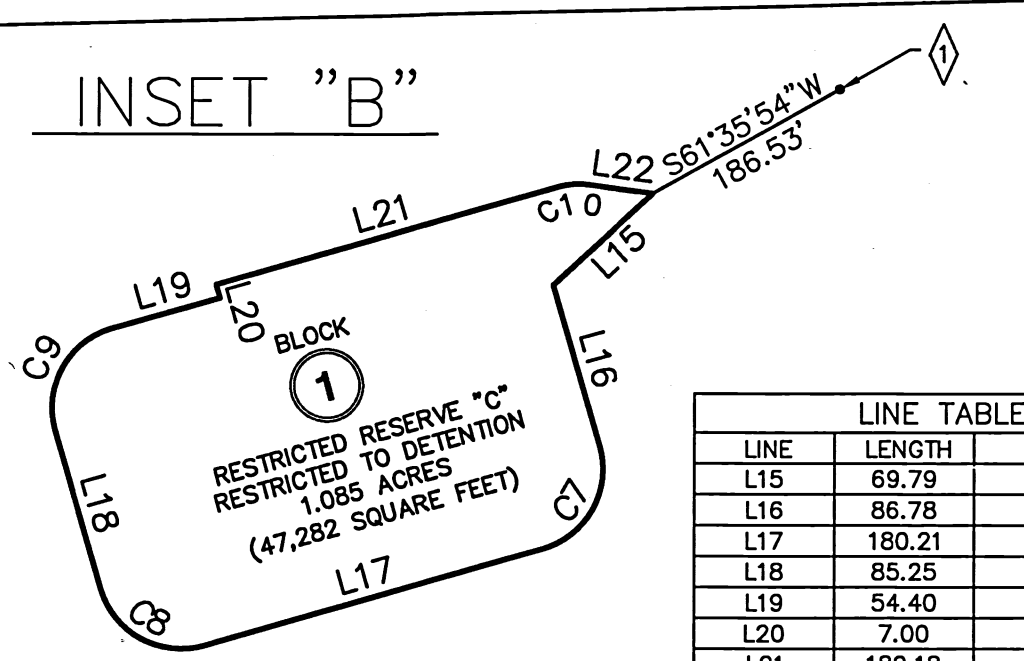
LINE	LENGTH	BEARING
L1	47.20	S16°08'09"E
L2	20.02	S71°53'08"W
L3	190.93	N82°28'26"W
L4	182.18	S73°51'51"W
L5	346.95	N18°06'52"W
L6	46.00	N71°53'08"E
L7	113.48	S18°06'52"E
L8	169.71	S18°06'52"E
L9	135.15	N73°53'07"E
L10	142.87	S82°28'26"E
L11	48.13	N16°08'09"W
L12	46.72	N73°53'07"E
L13	58.37	S18°06'52"E
L14	11.18	S48°06'52"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	18.12	40.50	25°38'26"	9.22	S84°42'21"W	17.97
C2	16.52	40.00	23°39'43"	8.38	S85°41'42"W	16.40
C3	32.02	20.00	91°44'33"	20.62	S63°59'09"E	28.71
C4	19.84	10.00	113°39'43"	15.30	N40°41'42"E	16.74
C5	7.59	14.50	30°00'00"	3.89	S33°06'52"E	7.51
C6	11.19	14.50	44°14'05"	5.89	S70°13'55"E	10.92

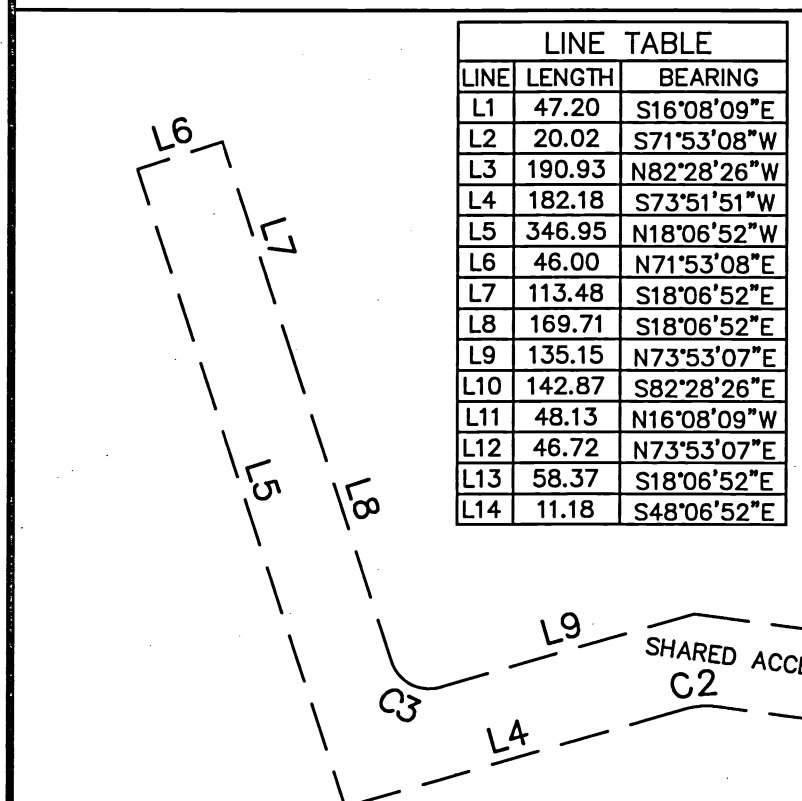
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C7	68.21	43.01	90°52'38"	43.67	S29°18'10"W	61.28
C8	67.18	42.96	89°35'50"	42.66	N61°21'19"W	60.54
C9	70.91	43.09	94°17'00"	46.44	N30°57'57"E	63.18
C10	16.52	40.00	23°39'43"	8.38	N85°41'42"E	16.40



LINE TABLE

LINE	LENGTH	BEARING
L15	69.79	S47°02'25"W
L16	86.78	S16°08'09"E
L17	180.21	S73°51'51"W
L18	85.25	N16°10'33"W
L19	54.40	N73°51'51"E
L20	7.00	N16°08'09"W
L21	182.18	N73°51'51"E
L22	33.05	S82°28'26"E



File# 2012-123245 Cab. Z sheet# 2350

PT-12005266