

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, Webb Melder and Robert D. Secrest, Managing Partner and Partner respectively of Windmill Resources, LLC, a Texas Limited Liability Company, owner of the property subdivided in the above and foregoing map of Parker Road Estates, do hereby make subdivision of said property for and on behalf of said Windmill Resources, LLC, a Texas Limited Liability Company, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Parker Road Estates, located in the Hail Barton Survey, Abstract No. 88, Montgomery County, Texas, and on behalf of said Windmill Resources, LLC, a Texas Limited Liability Company; and dedicate 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 we, Webb Melder and Robert D. Secrest, Managing Partner and Partner respectively of Windmill Resources, LLC, a Texas Limited Liability Company, owner of the property subdivided in the above and foregoing map of Parker Road Estates, have complied or will comply with all 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 an unobstructed aerial easement five (5) feet wide from a plane of twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we, Windmill Resources, LLC, a Texas Limited Liability Company, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses 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:

1. That 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, we do 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, the Windmill Resources, LLC, a Limited Liability Company has caused these presents to be signed by Webb Melder, its Managing Partner, thereunto authorized, attested by its Partner, Robert D. Secrest, and its common seal hereunto affixed this 1<sup>st</sup> day of Feb., 2018.

Webb Melder  
Managing Partner  
By: Webb Melder

Robert D. Secrest  
Partner  
By: Robert D. Secrest

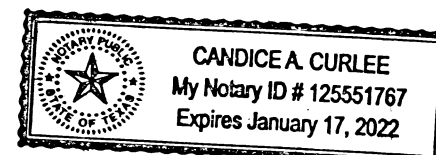
THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1<sup>st</sup> day of Feb, 2018.

Candice Curlee

Notary Public in and for  
Montgomery County, Texas



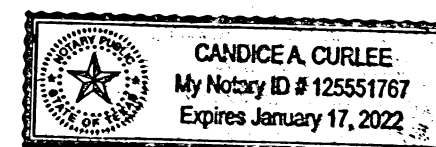
THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1<sup>st</sup> day of Feb, 2018.

Candice Curlee

Notary Public in and for  
Montgomery County, Texas



Approved by Commissioners' Court of Montgomery County, Texas this 13<sup>th</sup> day of February, 2018.

Mike Meador  
Mike Meador  
Commissioner, Precinct 1

Charlie Riley  
Charlie Riley  
Commissioner, Precinct 2

Craig Doyad  
Craig Doyad  
County Judge

Jim Clark  
Jim Clark  
Commissioner, Precinct 3

Jim Clark  
Jim Clark  
Commissioner, Precinct 4

THE 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 February 13, 2018, at 9:30 o'clock, 1 A.M., and duly recorded on February 15, 2018, at 11:48 o'clock, 1 A.M. in Cabinet 2, Sheet 4956-51, of record of maps for said 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, County Court  
Montgomery County, Texas

By: Burke Leaphard  
Deputy

County Engineer's Acknowledgement

I Mark J. Mooney 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.

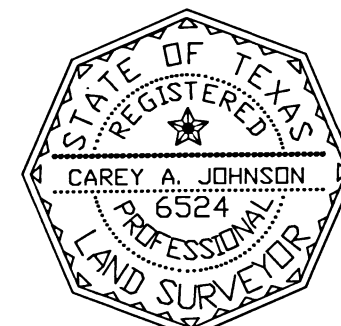
I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

Mark J. Mooney  
Mark J. Mooney P.E., County Engineer

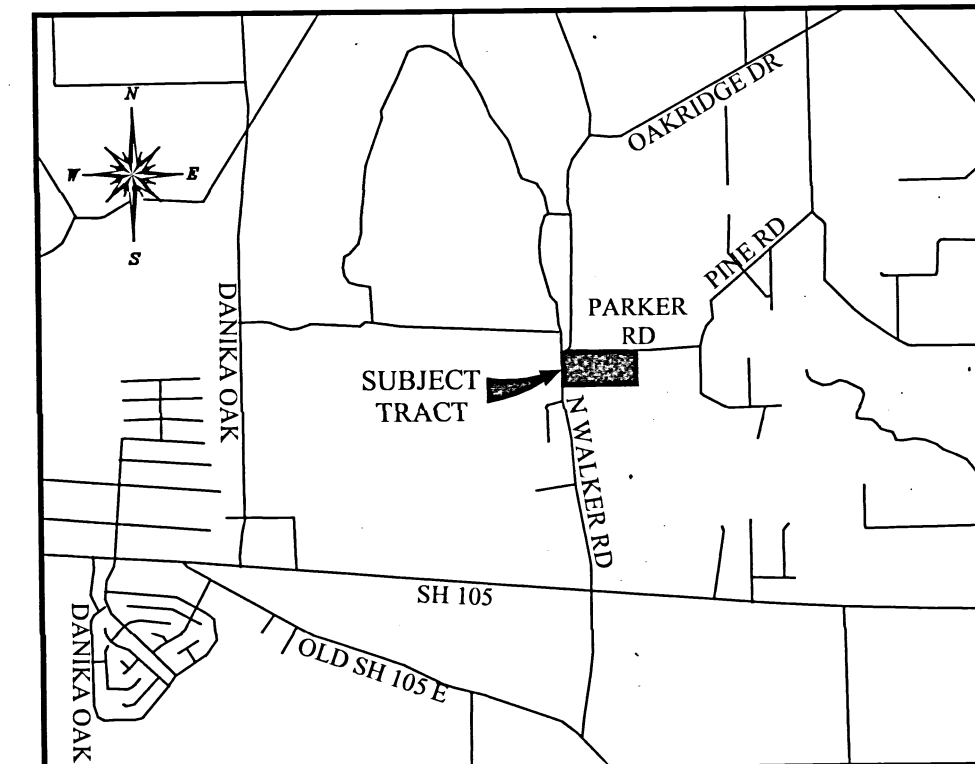
Surveyor's Acknowledgement

I, Carey A. Johnson, am 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 rods which have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') unless otherwise noted; and that the plat boundary corners have been tied to the nearest survey corner.

Name: Carey A. Johnson  
Texas Registration No. 6524



DOC # 2018012981  
Cabinet 002 Sheet 4956



VICINITY MAP  
(NTS)  
KEY MAP-161P

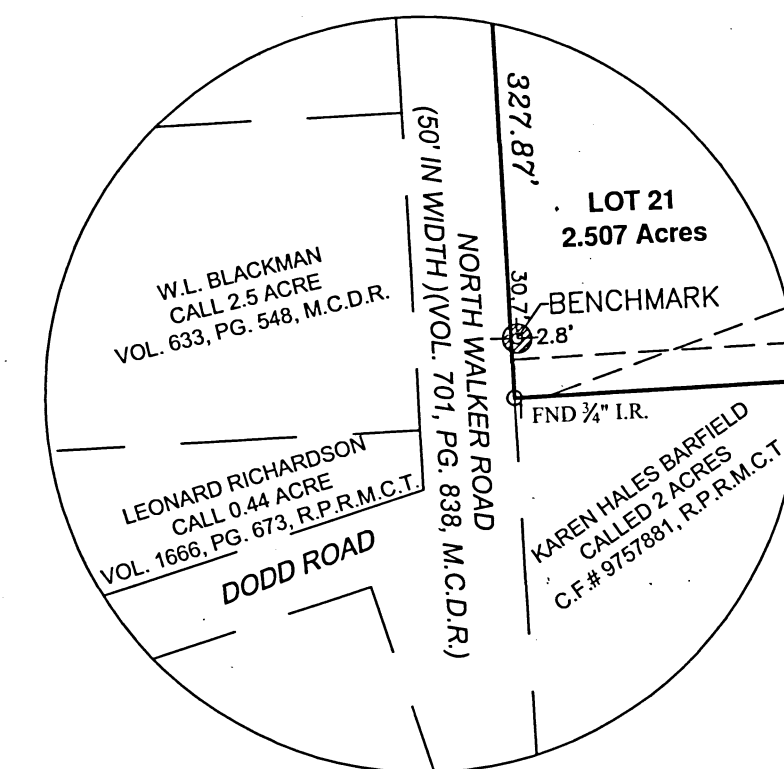
PARKER ROAD ESTATES

BEING A SUBDIVISION OF 41.682 ACRES, AND BEING SITUATED IN THE HAIL BARTON SURVEY, ABSTRACT NO. 88, SAID 41.6824 ACRE TRACT BEING COMPRISED OF A CALLED 21.298 ACRE TRACT DESCRIBED AS TRACT ONE (1) AND A CALLED 20.385 ACRE TRACT DESCRIBED AS TRACT TWO (2) RECORDED UNDER CLERK'S FILE NO. 2000108363 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

CONTAINING 21 LOTS, 1 BLOCK  
FEBRUARY, 2018

OWNER  
WINDMILL RESOURCES, LLC P.O. BOX 1545  
CONROE, TEXAS 77305

SURVEYOR  
TEXAS PROFESSIONAL SURVEYING 3032 NORTH FRAZIER  
FIRM REGISTRATION No. 100834-00 CONROE, TEXAS 77303



-BENCH MARK-  
3" BRASS DISK SET IN CONCRETE COLUMN  
6" IN DIAMETER, THREE FEET DEEP AND BURIED  
FLUSH WITH NATURAL GROUND  
STAMPED: PRE  
ELEVATION: 206.81', NAVD88, 2009 ADJUSTMENT  
NAVD 88 GEOID 09 TEXAS CENTRAL ZONE

General Notes:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) CAB. INDICATES "CABINET"
- 3) VOL. INDICATES "VOLUME"
- 4) PG. INDICATES "PAGE"
- 5) O.P.R.M.C.T. INDICATES "OFFICIAL PROPERTY RECORDS MONTGOMERY COUNTY TEXAS"
- 6) M.C.D.R. INDICATES "MONTGOMERY COUNTY DEED RECORDS"
- 7) M.R.M.C.T. INDICATES "MAP RECORDS OF MONTGOMERY COUNTY TEXAS"
- 9) C.F. NO. INDICATES "CLERK'S FILE NUMBER"
- 10) PROPERTY SUBJECT TO TELECOMMUNICATION EASEMENT GRANTED TO SEA BREEZE COMMUNICATION COMPANY AS RECORDED UNDER CLERK'S FILE NO. 200104680. (NO LOCATION GIVEN)
- 11) THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NO. 4203 (NAD83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999999403
- 12) THE BENCHMARK SHOWN HEREON IS REFERENCED TO NGS MONUMENT L1149 ELEV: 167.5' (NAVD 88)
- 13) PROPERTY IS SUBJECT 10' WIDE SAM HOUSTON ELECTRIC COOPERATIVE, INC. UNDERGROUND EASEMENT AS RECORDED UNDER CLERK'S FILE NOS. 8635924 AND 8635925. (BLANKET EASEMENT)
- 14) PROPERTY IS SUBJECT TO PIPELINE EASEMENT PER VOL. 325, PG. 298, M.C.D.R. (NO LOCATION GIVEN)
- 15) PROPERTY IS SUBJECT TO PIPELINE EASEMENT PER VOL. 325, PG. 300, M.C.D.R. (NO LOCATION GIVEN)
- 16) PROPERTY IS SUBJECT TO PIPELINE EASEMENT PER VOL. 329, PG. 142, M.C.D.R. (NO LOCATION GIVEN)
- 17) ITEMS 14-16 ABOVE ARE SUBJECT TO A MEMORANDUM OF TRANSFER AND CONTRIBUTION OF TELECOMMUNICATION RIGHTS PER CLERK'S FILE NO. 2000104680, O.P.R.M.C.T.
- 18) SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN PER GRAPHIC SCALING, ACCORDING TO FEMA COMMUNITY PANEL 48339C0425G WITH AN EFFECTIVE DATE OF 08/18/14.

Z15-02\_Plat

SHEET 1 OF 2



BEING A SUBDIVISION OF 41.682 ACRES, AND BEING SITUATED IN THE  
HAIL BARTON SURVEY, ABSTRACT NO. 88, SAID 41.6824 ACRE TRACT  
BEING COMPRISED OF A CALLED 21.298 ACRE TRACT DESCRIBED AS  
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CONTAINING 21 LOTS, 1 BLOCK  
FEBRUARY, 2018

