

FILED FOR RECORD

2008 FEB 25

7th Floor, J. Lee Smith
Montgomery County, Texas

FINAL PLAT AUTUMN ACRES

SECTION TWO

A SUBDIVISION OF 43.280 ACRES
OF LAND IN THE PRYOR BRYAN SURVEY, A-76
MONTGOMERY COUNTY, TEXAS

CONTAINING
38 LOTS IN 2 BLOCKS

JANUARY, 2008

SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER

M.J.M. Investments,
A Texas General Partnership
P.O. Box 603
Porter, Texas 77365
(281)354-5141
Fax (281)354-6627

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, M.J.M. Investments, a Texas General Partnership, acting by and through Tom Martin, Member, Mark W. Martin, Member and Jeffrey D. Lochore, President of Barato Capital, Inc., owners of the property subdivided in the above and foregoing map of AUTUMN ACRES, SECTION TWO, 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 AUTUMN ACRES, SECTION TWO, in the Pryor Bryan Survey, A-76, Montgomery County, Texas; 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 heirs and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that We, M.J.M. Investments, a Texas General Partnership, have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County."

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

"FURTHER, We, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the center line of any and all gulches, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agencies the right to enter upon said easement at any and all times for the purpose of construction 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 of 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, I 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 homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

IN TESTIMONY WHERE OF, We M.J.M. Investments, a Texas General Partnership, owners of AUTUMN ACRES, SECTION TWO, has caused these presents to be signed by Tom A. Martin, Member Mark W. Martin, Member, and Jeffrey D. Lochore, President of Barato Capital, Inc. thereunto authorized, attested by Tom A. Martin, Member, Mark W. Martin, Member and Jeffrey D. Lochore, President of Barato Capital, Inc. and their common seals hereunto affixed

this 5TH day of February 2008.

M.J.M. Investments
a Texas General Partnership

Tom A. Martin, Member

Jeffrey D. Lochore, President
Barato Capital, Inc.

Mark W. Martin, Member

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Tom A. Martin, Member, M.J.M. Investments, a Texas General Partnership, 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 considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 5th day of February 2008.

Becky J. Hinton
Notary Public in and for the State of Texas

My Commission expires

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Mark W. Martin, Member, M.J.M. Investments, a Texas General Partnership, 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 considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 5th day of February 2008.

Becky J. Hinton
Notary Public in and for the State of Texas

My Commission expires

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Jeffrey D. Lochore, President of Barato Capital, Inc., 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 considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 5th day of February 2008.

Becky J. Hinton
Notary Public in and for the State of Texas

My Commission expires

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 02-25 2008 at 9:30 o'clock A.M., and duly

recorded on 04-03 2008 at 12:35 o'clock P.M., in

Cabinet Z, Sheet 1172, of record of Maps 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
By Tim Kemp Deputy

"APPROVED by the Commissioners' Court of Montgomery County,

Texas, this 25th day of February 2008.

Mike Meador, Commissioner, Precinct 1
Craig Doyl, Commissioner, Precinct 2

Alan B. Sadler
County Judge

Ed Chance
Commissioner, Precinct 3

Ed Rinehart
Commissioner, Precinct 4

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 on 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

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, Texas Community Bank, N.A., owner and holder of a lien against the property described in the plat known as AUTUMN ACRES, SECTION TWO, said lien being evidenced by instrument of record under County Clerk's File Number 2007-099315 Montgomery County Real Property Records, do hereby in all things subordinate said lien to said plat and do hereby confirm the Texas Community Bank, N.A. as the present owner of said lien and have not assigned the same nor any part thereof.

James P. Ebrey, Trustee
Texas Community Bank, N.A.

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared James P. Ebrey, Trustee, 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 set forth, and in the capacity therein and herein set out, and as the act and deed so said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 6th day of February 2008.

Daniel Wolfson
Notary Public in and for the State of Texas
My Commission expires October 27, 2009

"I, Mark J. Mooney 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.

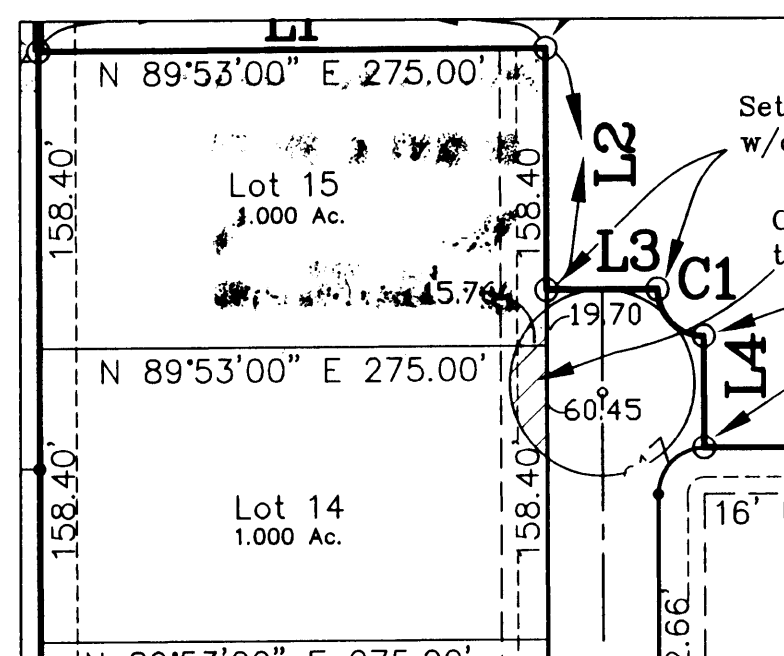
"I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery of parent stream or on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

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

JEFFREY MOON
AND ASSOCIATES INC.
LAND SURVEYORS

P.O. Box 2501
Conroe, Tx 77305
(936) 756-5266
FAX (936) 756-5281

1. Cross-hatched area is for a temporary 50' radius turn-around easement until the street is extended in a recorded plat.
2. There is a 10' Utility Easement, 5' either side of all side lot lines unless otherwise noted.
3. There is a 10' foot Building Line, 5' either side of all side lot lines unless otherwise noted.
4. This property does not lie within the 100 year flood plain according to F.I.R.M. map panel 'a'.
48339C0565 F & 48339C0570 F, effective December 19, 1996.



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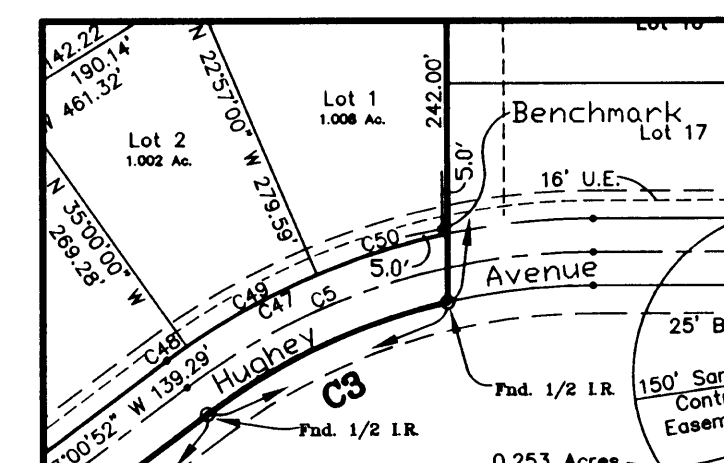
C.C.F.N. = County Clerk's File Number
 Fnd. = Found
 I.R. = Iron Rod
 I.P. = Iron Pipe
 M.C.D.R. = Montgomery County Deed Record
 M.C.M.R. = Montgomery County Map Record
 M.C.R.P.R. = Montgomery County Real
 Property Records
 U.E. Indicates Utility Easement
 B.L. Indicates Building Line
 D.E. Indicates Drainage Easement



(IN FEET)
1 inch = 200 ft.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING & DISTANCE
C1	25.00	39.27	90°00'00"	S45°07'00" 35.36
C2	630.00	4.00	N84°43'12" 1.00	
C3	570.00	237.32	235°11'9"	S84°56'33" 235.61
C4	630.00	210.33	°07'43"	S62°34'44" 209.35
C5	600.00	256.77	21°31'12"	S45°16'28" 254.82
C6	800.00	380.33	36°16'18"	S71°10'26" 373.73
C7	630.00	399.35	38°19'08"	S71°02'26" 392.69
C8	630.00	156.21	141°5'40"	S79°25'25" 156.40
C9	630.00	32.21	2°58'45"	S85°08'08" 32.20
C10	50.00	15.71	42°50'00"	S87°55'00" 16.28
C11	50.00	153.78	176°13'00"	N45°23'00" 153.85
C12	50.00	39.51	45°16'22"	S62°01'11" 38.49
C13	50.00	41.02	47°00'38"	N64°43'19" 39.88
C14	50.00	51.41	58°34'35"	N11°45'42" 49.17
C15	50.00	21.84	25°01'25"	N30°12'18" 21.66
C16	25.00	18.69	42°50'00"	N41°18'00" 18.26
C17	25.00	39.27	90°00'00"	S45°07'00" 35.36
C18	25.00	36.27	90°00'00"	S45°07'00" 35.36
C19	650.00	350.89	30°58'47"	N74°25'08" 346.84
C20	650.00	250.79	22°08'23"	N70°00'24" 249.24
C21	620.00	334.69	36°59'17"	N68°08'57" 324.64
C22	620.00	4.00	90°00'00"	N88°11'55' 4.00
C23	620.00	220.55	20°22'55"	N79°16'16" 219.39
C24	620.00	110.12	101°03'35"	N64°02'30" 109.98
C25	680.00	211.13	17°47'22"	N67°50'54" 210.28
C26	680.00	51.87	12°47'47"	N65°10'08" 51.55
C27	680.00	59.26	4°59'35"	N74°14'48" 59.24
C28	25.00	17.77	40°43'08"	N56°23'01" 17.40
C29	25.00	23.75	26°54'17"	N11°12'45" 23.39
C30	25.00	64.40	74°26'32"	N17°54'45" 60.75
C31	50.00	65.89	85°00'00"	N31°45'00" 51.62
C32	50.00	54.32	62°10'00"	S37°07'30" 51.79
C33	50.00	46.55	53°20'44"	N85°04'38" 44.29
C34	25.00	19.74	45°14'06"	N81°01'18" 19.23
C35	620.00	188.36	17°24'25"	S67°39'26" 187.64
C36	620.00	113.01	102°38'38"	S71°08'20" 112.86
C37	620.00	75.35	6°57'48"	S62°28'07" 75.30
C38	680.00	36.08	30°55'47"	S74°25'06" 36.84
C39	680.00	126.65	101°44'47"	S64°18'08" 126.76
C40	680.00	86.01	72°48'22"	S73°21'26" 87.55
C41	680.00	152.13	12°44'34"	S62°18'62" 151.81
Z	25.00	39.27	90°00'00"	S45°07'00" 35.36
C43	25.00	36.51	90°00'00"	S45°23'30" 35.52
C44	570°00'	361.31	381°19'08"	N71°10'26" 355.29
C45	570°00'	164.98	16°33'00"	N81°02'30" 164.40
C46	570.00	196.34	18°04'08"	N65°23'56" 195.37
C47	630.00	278.21	25°07'12"	N65°34'28" 274.00
C48	630.00	21.85	1°59'08"	N54°00'26" 21.85
C49	630.00	139.60	12°03'00"	N61°01'30" 132.23
C50	630.00	121.85		

LIVE TABLE		
LINE	BEARING	DISTANCE
L1	N89°53'00"E	275.00
L2	S00°07'00"E	128.78
L3	N89°53'00"E	60.00
L4	S00°07'00"E	60.00
L5	N89°53'00"E	204.00
L6	S00°07'00"E	332.50
L7	S53°00'52"W	139.25
L8	S00°46'00"E	302.53



BENCHMARK DETAIL
The site benchmark consists of a three inch brass
"sk set in a concrete column, & stamped
AA2 Elevation = 108.00'

JEFFREY MOON

AND ASSOCIATES INC.
LAND SURVEYORS
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