

FINAL PLAT AUTUMN ACRES SECTION THREE

A SUBDIVISION OF 34.547 ACRES
OF LAND IN THE PRYOR BRYAN SURVEY, A-76
MONTGOMERY COUNTY, TEXAS
CONTAINING 31 LOTS,
IN 1 BLOCK

May, 2012
SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER
Little Princess's Investment Co.
a Texas General Partnership
P.O. Box 1762
Porter, Texas 77365
(281)354-2750
Fax (281)354-6184
jdproperties@yahoo.com

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING AND DISTANCE
C1	830.00	4.00	076.34°	S89°44'33"W 4.00
C2	25.00	39.27	90°00'00"	N45°07'00"W 35.36
C3	830.00	311.99	213°21'33"	N78°50'20"E 310.15
C4	770.00	146.86	103°54'41"	S73°32'04"W 146.64
C5	25.00	16.53	44°45'35"	S78°37'19"E 18.04
C6	50.00	231.79	265°28'14"	N09°04'28"W 73.37
C7	25.00	17.83	41°05'46"	S89°42'00"W 17.52
C8	830.00	161.96	117°04'48"	S73°39'37"W 161.70
C9	770.00	293.15	214°48'47"	N78°58'37"E 291.38
C10	25.00	39.22	89°53'00"	N44°49'30"E 35.32
C11	25.00	18.69	42°50'00"	S68°49'00"E 18.26
C12	50.00	231.84	265°40'01"	N00°14'00"W 73.33
C13	25.00	18.69	42°50'00"	S68°49'00"E 18.26
C14	25.00	18.69	42°50'00"	S68°49'00"E 18.26
C15	50.00	153.20	175°33'01"	S44°43'00"E 99.82
C16	25.00	18.69	42°50'00"	S21°32'00"E 18.26
C17	830.00	120.58	81°28'28"	N85°28'43"E 120.47
C18	830.00	142.69	95°01'00"	N76°21'30"E 142.52
C19	830.00	48.72	321°47'47"	N69°45'07"E 48.71
C20	770.00	21.45	135°44'47"	S68°52'07"W 21.45
C21	770.00	125.41	81°04'46"	S74°02'00"W 125.47
C22	50.00	42.28	48°25'29"	S80°27'16"E 41.01
C23	50.00	36.51	41°50'00"	N54°25'00"E 35.70
C24	50.00	47.85	54°50'00"	N08°05'00"E 46.05
C25	50.00	44.38	50°50'00"	N46°45'00"W 42.92
C26	50.00	60.81	68°40'55"	S72°58'37"W 57.13
C27	830.00	71.23	455°01'01"	S78°47'30"W 71.21
C28	830.00	90.73	815°44'47"	S71°12'07"W 90.68
C29	770.00	125.61	82°04'47"	S74°02'00"W 125.47
C30	770.00	167.54	122°01'00"	S63°38'00"W 167.21
C31	50.00	80.31	92°01'39"	N86°35'11"E 71.85
C32	50.00	44.57	51°04'21"	N15°02'11"E 43.11
C33	50.00	35.34	40°30'00"	N30°45'00"W 34.61
C34	50.00	62.22	71°17'46"	N86°38'53"W 58.28
C35	50.00	9.40	104°46'14"	S92°19'07"W 9.39
C36	50.00	12.82	144°42'47"	N54°48'13"W 12.82
C37	50.00	59.16	67°44'33"	S83°54'48"W 55.77
C38	50.00	37.38	42°50'00"	S28°50'00"E 36.51
C39	50.00	43.74	50°07'00"	S17°53'00"E 42.35
C40	800.00	304.57	214°48'47"	N78°58'37"E 302.73
C41	800.00	205.43	144°42'47"	N75°25'37"E 204.87

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, Little Princess's Investment Co., a Texas General Partnership, acting by and through Tom A. Martin, President of Martin Realty & Land, Inc., and Jeffrey D. Lochore, President of J.D.L. Properties, Inc., owner of the property subdivided in the above and foregoing map of AUTUMN ACRES, SECTION 3, 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 3, 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, Little Princess's Investment Co., a Texas General Partnership, acting by and through Tom A. Martin, President of Martin Realty & Land, Inc., and Jeffrey D. Lochore, President of J.D.L. Properties, Inc., 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 plane 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 gullies, 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:

- The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
- 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 homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

IN TESTIMONY WHEREOF, We, Little Princess's Investment Co., a Texas General Partnership, owner of AUTUMN ACRES, SECTION 3, have caused these presents to be signed by Tom A. Martin, President of Martin Realty & Land, Inc., and Jeffrey D. Lochore, President of J.D.L. Properties, Inc. thereunto authorized, and their common seals hereunto affixed

this 4th day of May 2012.

Little Princess's Investment Co.
Tom A. Martin
Tom A. Martin, President
Martin Realty & Land, Inc.
Jeffrey D. Lochore
Jeffrey D. Lochore, President
J.D.L. Properties, Inc.

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Tom A. Martin, President, Martin Realty & Land, 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 4th day of May 2012.
Lindsey K. Evans
Notary Public in and for the State of Texas
My Commission expires 12-01-2012

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 it's certificate of authentication was filed for registration in my office

on 6-4 2012 at 9:30 o'clock A.m, and duly recorded on 6-6 2012 at 10:12 o'clock A.m, in Cabinet 2 Sheet 2218 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
By *Prasetti* Deputy

"APPROVED by the Commissioners' Court of Montgomery County,
Texas, this 4 day of June 2012.

Mike Meador Commissioner, Precinct 1
Craig Doyal Commissioner, Precinct 2
Alan B. Sadler County Judge
Ed Chance Commissioner, Precinct 3
Ed Rinehart Commissioner, Precinct 4

"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.

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 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 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
Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, First Bank of Conroe, N.A., owner and holder of a lien against the property described in the plat known as AUTUMN ACRES, SECTION 3, said lien being evidenced by instrument of record under County Clerk's File Number 2010-059727 Montgomery County Real Property Records, do hereby in all things subordinate said lien to said plat and do hereby confirm that First Bank of Conroe, N.A. is the present owner of said lien and have not assigned the same nor any part thereof.

By *Neal Brussels*
Neal Brussels, Sr. Vice President
First Bank of Conroe, N.A.

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

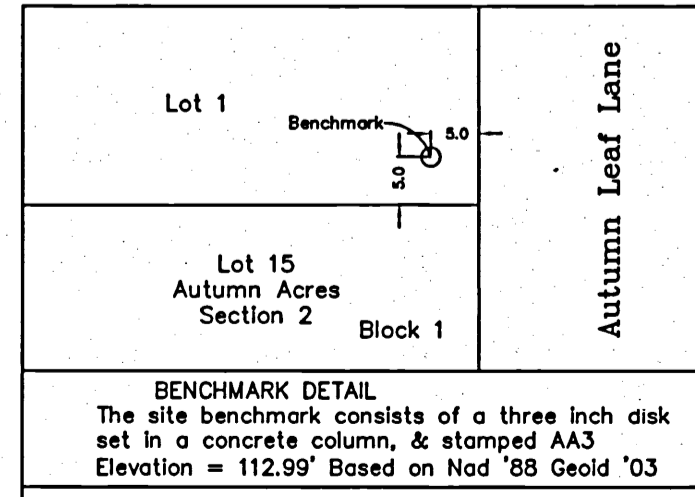
Before me, the undersigned authority, on this day personally appeared Neal Brussels, Sr. Vice President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth, and in the capacity therein and herein set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 22 day of May 2012.

Sharla Profferskey
Notary Public in and for the State of Texas
My Commission expires 4-12-14

Notes:
1. U.E. indicates Utility Easement.
2. B.L. indicates Building Line.
3. D.E. indicates Drainage Easement.
4. There is a 5' Building line on either side of all side lot lines unless otherwise noted.
5. 5/8" Iron Rods set at all corners unless otherwise noted.
6. This property does not lie within the 100 year flood plain according to F.I.R.M. map panel No. 48339C0565 F & 48339C0572 E, effective December 19, 1998.

LINE	BEARING	DISTANCE
L1	S85°28'48"W	373.56
L2	S88°04'13"W	542.71
L3	N00°07'00"W	332.50
L4	S89°53'00"W	204.02
L5	N00°07'00"W	60.00
L6	S89°53'00"W	60.00
L7	N00°07'00"W	28.78
L8	S89°53'00"W	275.00



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File # 2012-052168 Cab. 2 sheet # 2218

