

**-BENCH MARK-**  
 3" BRASS DISK SET IN CONCRETE COLUMN  
 6" IN DIAMETER, THREE FEET DEEP AND BURIED  
 FLUSH WITH NATURAL GROUND  
 STAMPED: PEACH CREEK, SEC. 3  
 ELEVATION: 204.63'

**PEACH CREEK PLANTATION  
 SECTION THREE**

166 LOTS      4 BLOCKS      2 RESTRICTED RESERVES  
 A SUBDIVISION OF 1259.237 ACRES OF LAND BEING A PORTION OF A 3,734.103 ACRE TRACT  
 WITH 42.891 ACRES DEDICATED FOR R.O.W. PURPOSES  
 AS RECORDED UNDER CLERK'S FILE NO. 2006-091547 LOCATED IN THE ELIJAH VOTAW SURVEY, A-584  
 MONTGOMERY COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

# PEACH CREEK PLANTATION

## SECTION THREE

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WITH 42.891 ACRES DEDICATED FOR R.O.W. PURPOSES

AS RECORDED UNDER CLERK'S FILE NO. 2006-091547 LOCATED IN THE ELIJAH VOTAW SURVEY, A-584,  
MONTGOMERY COUNTY, TEXAS

I, Thomas E. Aikin, as Managing Partner of Peach Creek Plantation, Ltd., a Texas Limited Partnership, owner of the property subdivided on the above and foregoing map of Peach Creek Plantation, Section Three, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements shown thereon forever; and designate said subdivision as Peach Creek Plantation, Section Three, located in the Elijah Votaw Survey, A-584, Montgomery County, Texas; and dedicate to the 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 I, Thomas E. Aikin, Managing Partner of PEACH CREEK PLANTATION, LTD., owner of the property subdivided in the above and foregoing map of Peach Creek Plantation, Section Three, 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, Texas.

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 agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

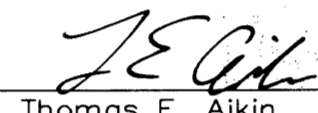
FURTHER, all the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

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, 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.


IN TESTIMONY WHEREOF, PEACH CREEK PLANTATION, LTD., has caused these presents to be signed by Thomas E.

Aikin, Managing Partner, thereunto authorized, and its common seal hereunto affixed this 20<sup>th</sup> day of January, 2009

  
Thomas E. Aikin  
Managing Partner, Peach Creek Plantation, Ltd.

I, Mark J. Mooney, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by 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 any other area of subdivision within the watershed.

  
Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 20 day of January 2009

  
Commissioner, Precinct 1  
Mike Meador

  
Commissioner, Precinct 2  
Craig Doyd

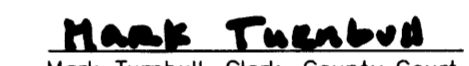
  
County Judge  
Alan B. Sadler

Commissioner, Precinct 3  
Ed Chance

  
Commissioner, Precinct 4  
Ed Rinehart

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 01-26 2009, at 9:20 o'clock, A. M., and duly recorded on 02-02 2009 at 1:10 o'clock, A. M., in Cabinet 2, Sheet 1490 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, Clerk, County Court,  
Montgomery County, Texas

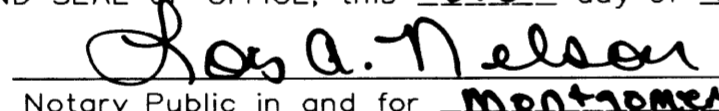
By Anna Kemp Deputy

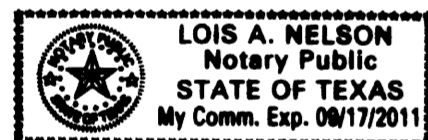
FILED FOR RECORD  
09 FEB -2 AM 9:16  
MONTGOMERY COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Aikin, Managing Partner of PEACH CREEK PLANTATION, LTD., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20<sup>th</sup> day of January, 2009.

  
Notary Public in and for Montgomery County, Texas



I, Kenneth E. Savoy, am authorized 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 lot corners, corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than 5/8" and a length of not less than three feet and that the plat boundaries have been tied to the nearest survey corner.

  
Kenneth E. Savoy  
Texas Registration No. 5730



### MONTGOMERY COUNTY

Tract shown hereon is located in ZONE X, areas outside the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48339C 0430 F effective 12/19/96. Note: portions of the subject tract lie within the 100-year, 500-year and Floodway as shown.

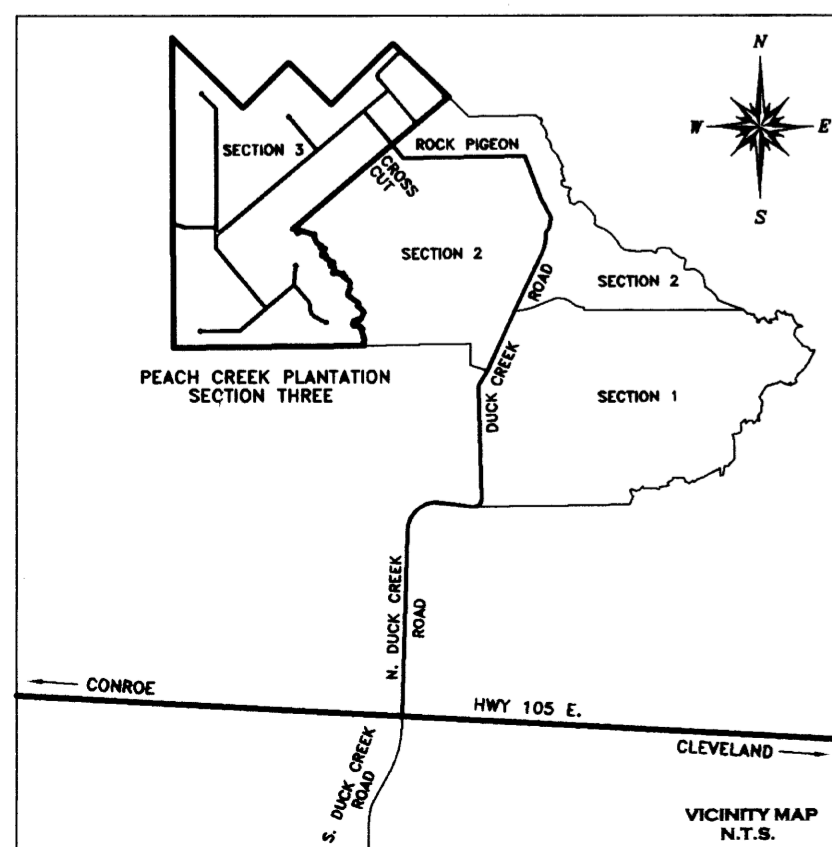
#### NOTES:

1. THERE IS A 75' FOOT BUILDING LINE ON EACH FRONT LOT LINES
2. THERE IS A 20' UTILITY EASEMENT ON THE REAR OFF ALL LOTS
3. THERE IS A 10' UTILITY EASEMENT ON ALL SIDE LOT LINES
4. THERE IS A 10' BUILDING LINE ON ALL SIDE LOT LINES
5. THERE IS A 20' BUILDING LINE ON ALL REAR LOT LINES

FILE # 2009-007699

CAD 2

SHEET 1400



NOTE: Base flood elevation (BFE) determined to be  
194.6' for Lot 45, Block 3  
193.9' for Lot 46, Block 3  
191.7' for Lot 47, Block 3  
191.2' for Lot 48, Block 3  
based on detailed analysis of Duck Creek for Peach Creek Plantation Sec. 3, dated November 5, 2008. Analysis determined by Richard M. Spurlock, PE; Espey Consultants, Inc. 450 Gears Road, Suite 205 Houston, Texas 77067

NOTE: Cross-hatched area is for a temporary turn-around until the street is extended in a recorded plat.

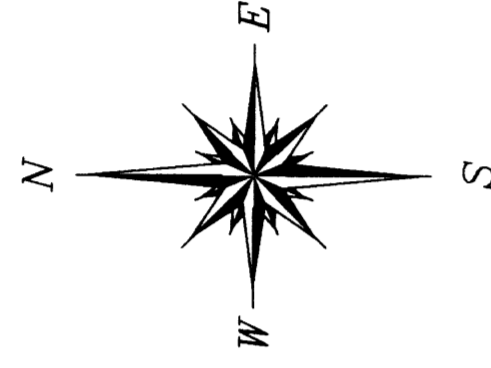
NOTE: set 5/8" iron rods at all lot corners unless otherwise shown.

LEGEND  
B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
ESMT. - EASEMENT  
A.E. - ACCESS EASEMENT  
W.L. - WATER LINE EASEMENT  
F.C. - FIRM CODE  
M.C.M.R. - Montgomery County Map Records  
M.C.D.R. - Montgomery County, Texas Deed Records  
M.C.O.R.P. - Montgomery County, Texas Official Records of Real Property  
M.C.R.P.R. - Montgomery County, Texas Real Property Records

OWNERS: PEACH CREEK PLANTATION, LTD.  
P.O. BOX 2804  
CONROE, TEXAS 77305  
  
ENGINEER: ESPEY CONSULTANTS, INC.  
450 GEARS ROAD, SUITE 205  
HOUSTON, TEXAS 77067  
  
SURVEYOR: TEXAS PROFESSIONAL SURVEYING, LLC.  
3032 N. FRAZIER ST. STE. A  
CONROE, TEXAS 77303



# PEACH CREEK PLANTATION SECTION THREE



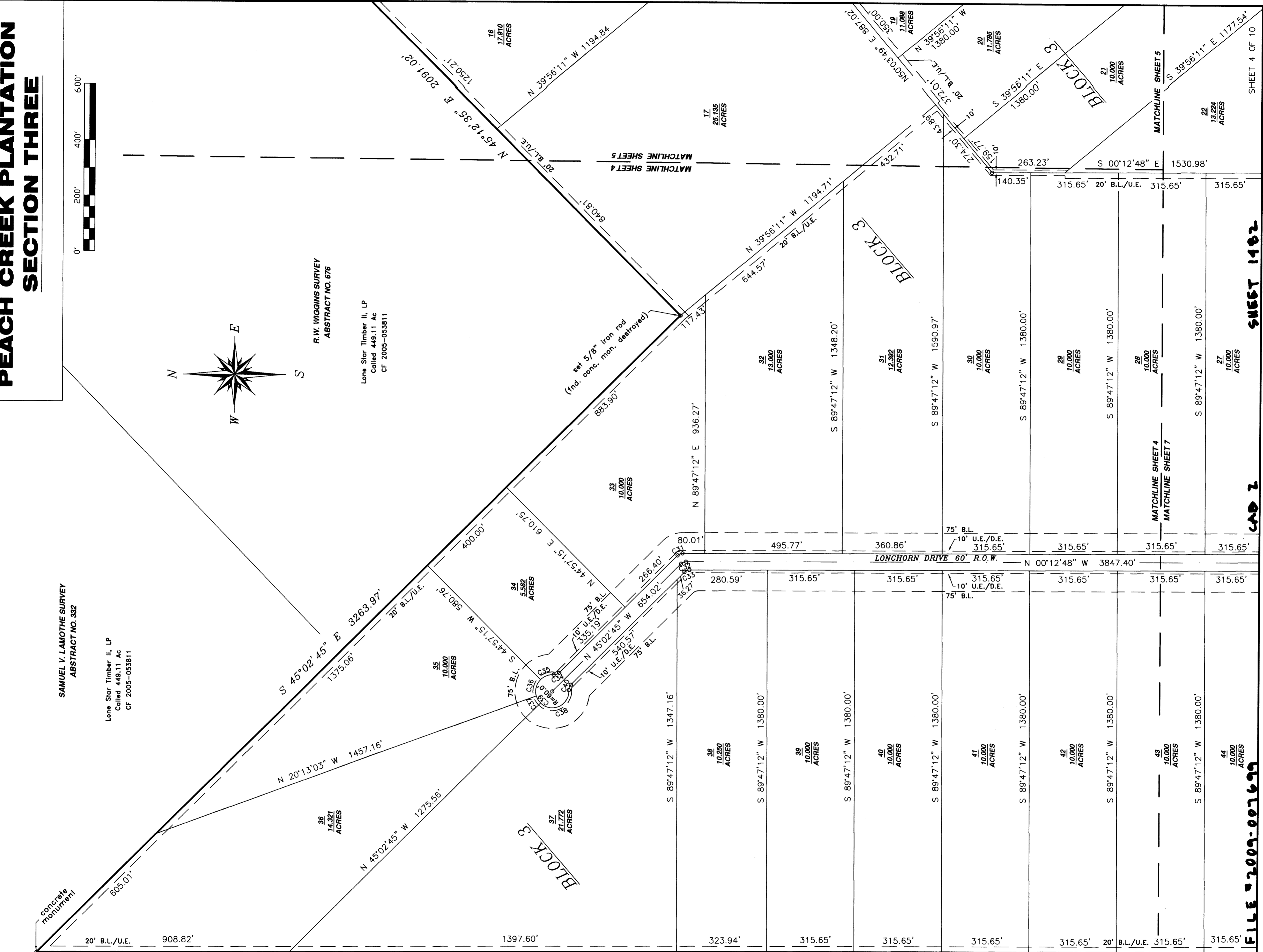
R.W. WIGGINS SURVEY  
ABSTRACT NO. 676

Lone Star Timber II, LP  
Called 449.11 Ac  
CF 2005-053811

SAMUEL V. LAMOTHE SURVEY  
ABSTRACT NO. 332

Lone Star Timber II, LP  
Called 449.11 Ac  
CF 2005-053811

14	Henry W. Taylor called 9.983 ac. C.F.#075-01-0286
15	Donald L. Bowers called 10.001 ac. F.C.#018-11-0261
16-B	Gary A. Shows called 5.001 ac. F.C.#783-10-2665
16-A	Kimberly D. Glenn & Gordon A. Trott Jr. called 5.0 ac. F.C.#893-10-0793
17	Gary V. & Cynthia A. Biaselli called 10.001 ac. F.C.#211-10-1698
18	Ronald Owen Young called 5.0 ac. F.C.#580-10-2878
19	Erik P. Geehan called 5.0 ac. F.C.#512-110283
20	Jerry O. Duetlt called 10.0 ac. F.C.#804-01-0822
21	Gary L. & Kathy R. Harness called 6.0 ac. F.C.#220-10-0192
22	Gary L. & Kathy R. Harness called 6.0 ac. F.C.#521-10-1351
23	Charles E. Sr. & Mattie Dockery called 15.0 ac. F.C.#921-01-0668
24	Charles E. Sr. & Mattie Dockery called 15.0 ac. F.C.#921-01-0668
9	Shawn & Tina Plaster called 4.19 ac. F.C.#790-00-2639
11	Gerald Allen called 4.84 ac. F.C.#741-01-0857
10	Murray S. Cox Sr. called 12.870 ac. F.C.#743-01-2114
9	Murray S. Cox Sr. called 12.870 ac. F.C.#743-01-2114



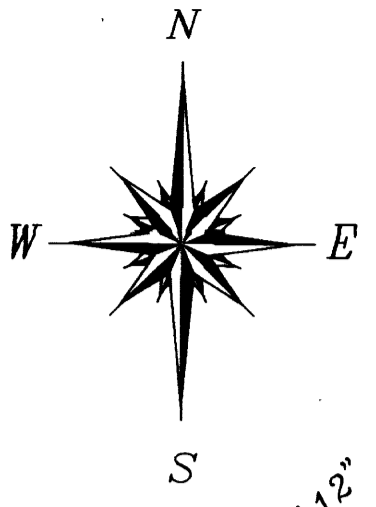
FILE #2009-007699

CAD 2

SHEET 1402

SHEET 4 OF 10

# PEACH CREEK PLANTATION SECTION THREE



Lone Star Timber II, LP  
Called 449.11 Ac  
CF 2005-053811

Lone Star Timber II, LP  
Called 449.11 Ac  
CF 2005-053811

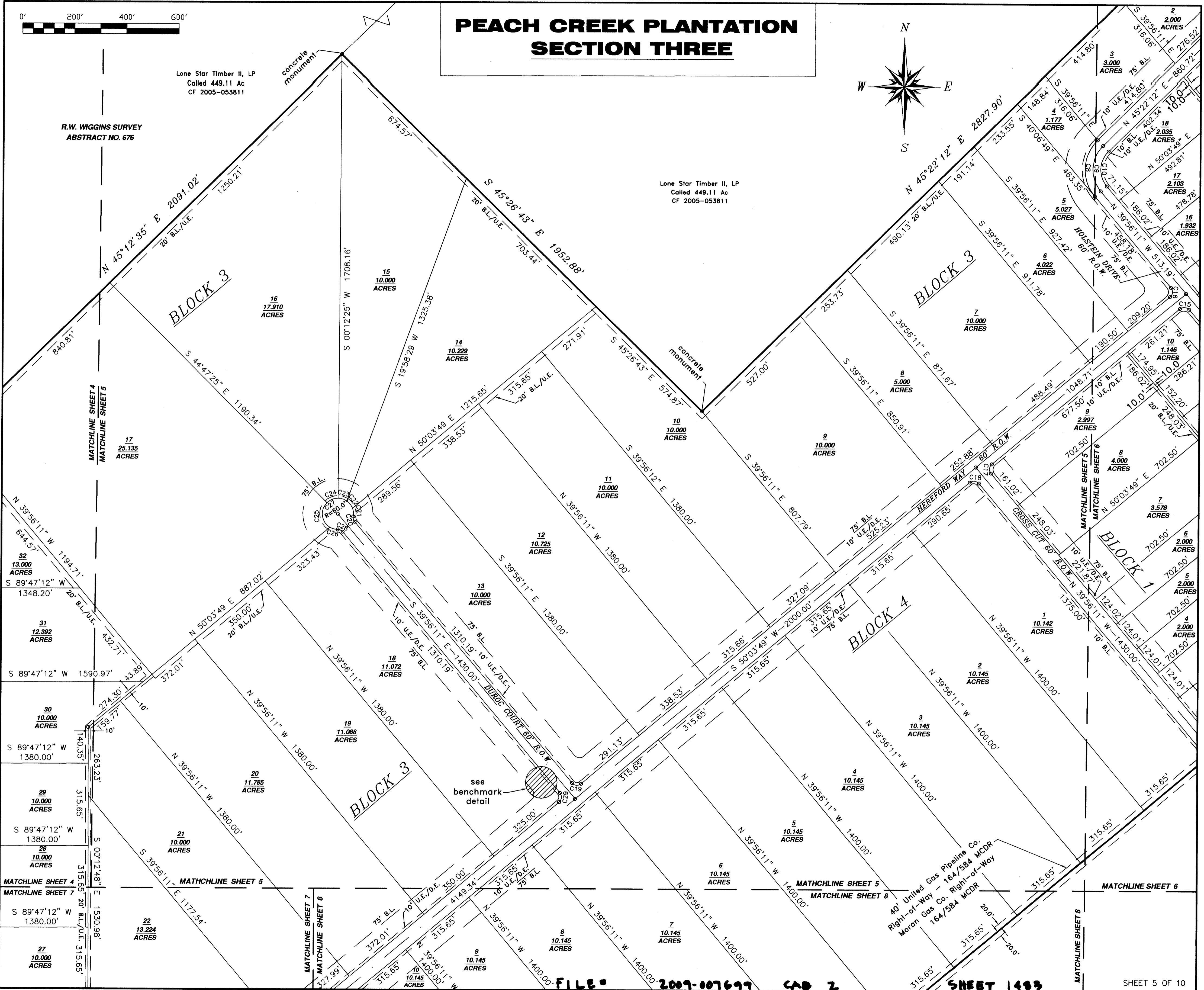
R.W. WIGGINS SURVEY  
ABSTRACT NO. 676

concrete monument

concrete monument

see benchmark detail

40" United Gas Pipeline Co.  
Right-of-Way - 164/584 MCDR  
Moran Gas Co. Right-of-Way  
164/584 MCDR

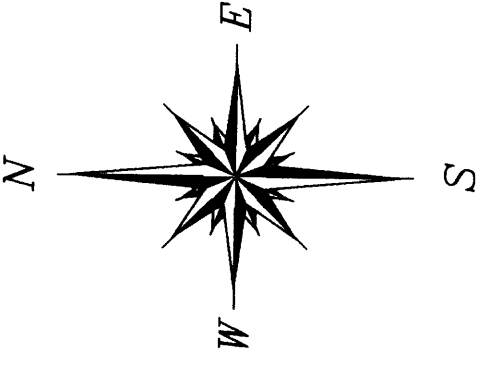


# PEACH CREEK PLANTATION SECTION THREE

Ted And Terry Properties, LLC  
Called 113.938 Ac  
CF 2004-042203

U.S.A.  
Colleen 105 Ac  
192.7563 MCR

CF 2005-053811  
Lone Star Timber II, LP  
Called 449.11 Ac  
CF 2005-053811

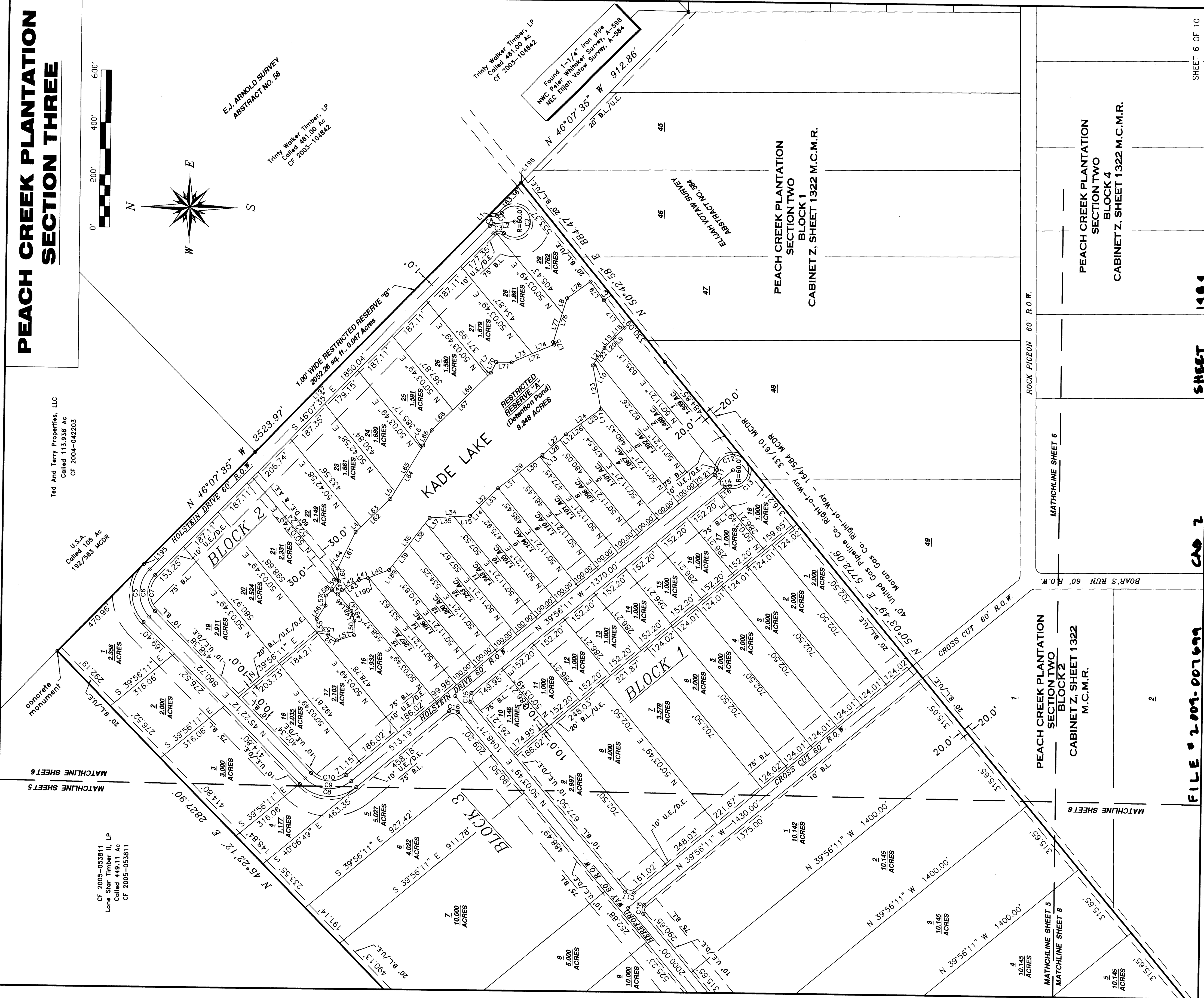


E.J. ARNOLD SURVEY  
ABSTRACT NO. 58

Trinity Walker Timber, LP  
Called 481.00 Ac  
CF 2003-104842

Trinity Walker Timber, LP  
Called 481.00 Ac  
CF 2003-104842

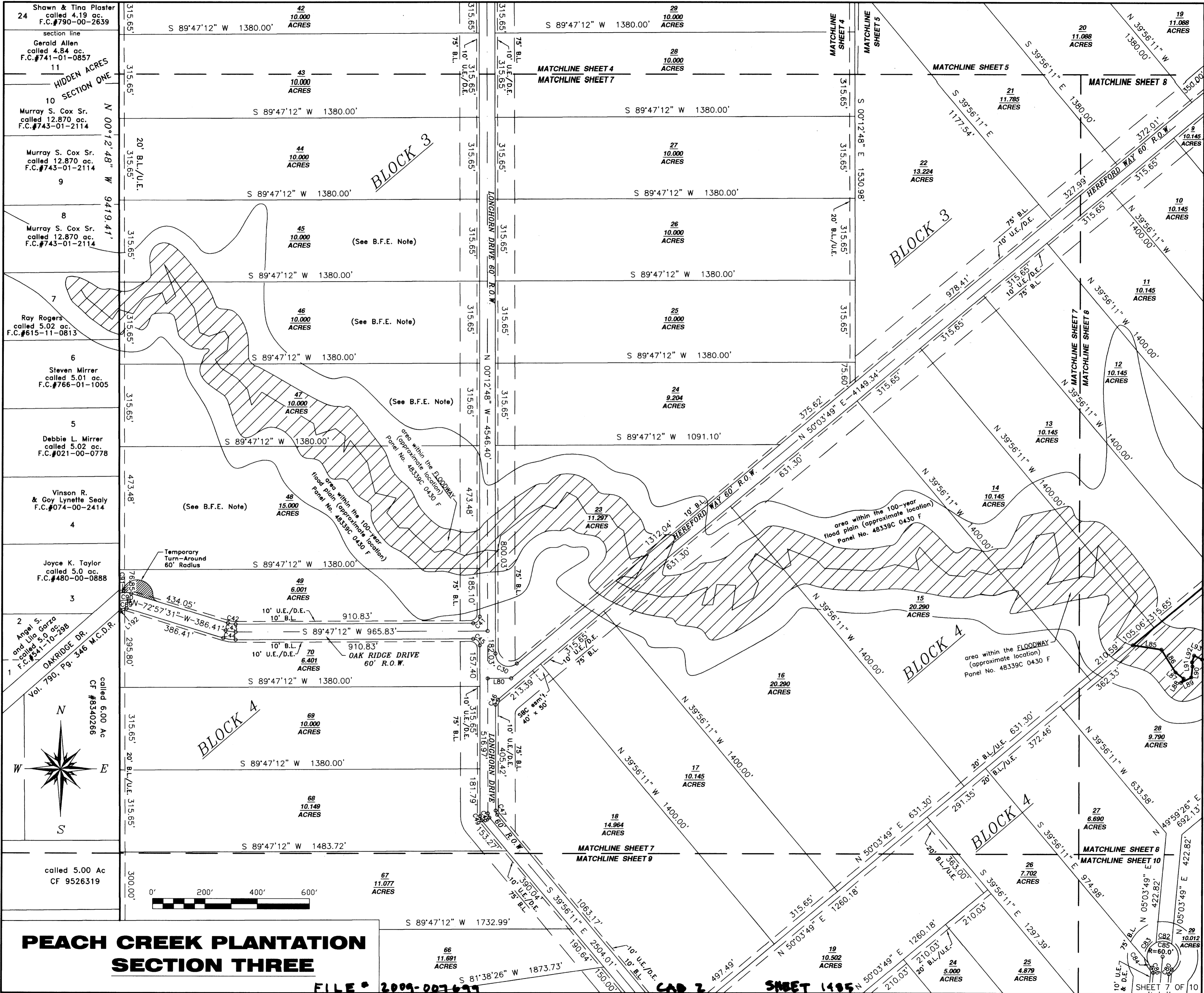
Found 1-1/4" Iron pipe  
NWC Peter Whitaker Survey, A-598  
NEC Eligh Vorow Survey, A-584



MATCHLINE SHEET 5 MATCHLINE SHEET 8	PEACH CREEK PLANTATION SECTION TWO BLOCK 2 M.C.M.R.	CABINET Z, SHEET 1322
MATCHLINE SHEET 6	PEACH CREEK PLANTATION SECTION TWO BLOCK 4 M.C.M.R.	CABINET Z, SHEET 1322

ROCK PIGEON 60' R.O.W.  
BOAR'S RUN 60' R.O.W.  
CROSS CUT 60' R.O.W.

FILE # 2009-007699  
CAB 2  
SHEET 1401  
SHEET 6 OF 10



Shawn & Tina Plaster  
24  
called 4.19 ac.  
F.C.#790-00-2639

section line  
Gerald Allen  
called 4.84 ac.  
F.C.#741-01-0857

11  
**HIDDEN ACRES**

10 SECTION ONE

Murray S. Cox Sr.  
called 12.870 ac.  
F.C.#743-01-2114

Murray S. Cox Sr.  
called 12.870 ac.  
F.C.#743-01-2114

9

Murray S. Cox Sr.  
called 12.870 ac.  
F.C.#743-01-2114

8

Murray S. Cox Sr.  
called 12.870 ac.  
F.C.#743-01-2114

7

Ray Rogers  
called 5.02 ac.  
F.C.#615-11-0813

6

Steven Mirrer  
called 5.01 ac.  
F.C.#766-01-1005

5

Debbie L. Mirrer  
called 5.02 ac.  
F.C.#021-00-0778

4

Vinson R.  
& Goy Lynette Sealy  
F.C.#074-00-2414

Joyce K. Taylor  
called 5.0 ac.  
F.C.#480-00-0888

3

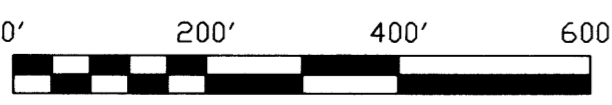
2

Angel S.  
and Lila Garza  
called 5.0 ac.  
F.C.#541-10-298

1

Vol. 790, Pg. 346 M.C.D.R.  
called 6.00 Ac  
CF #8340266

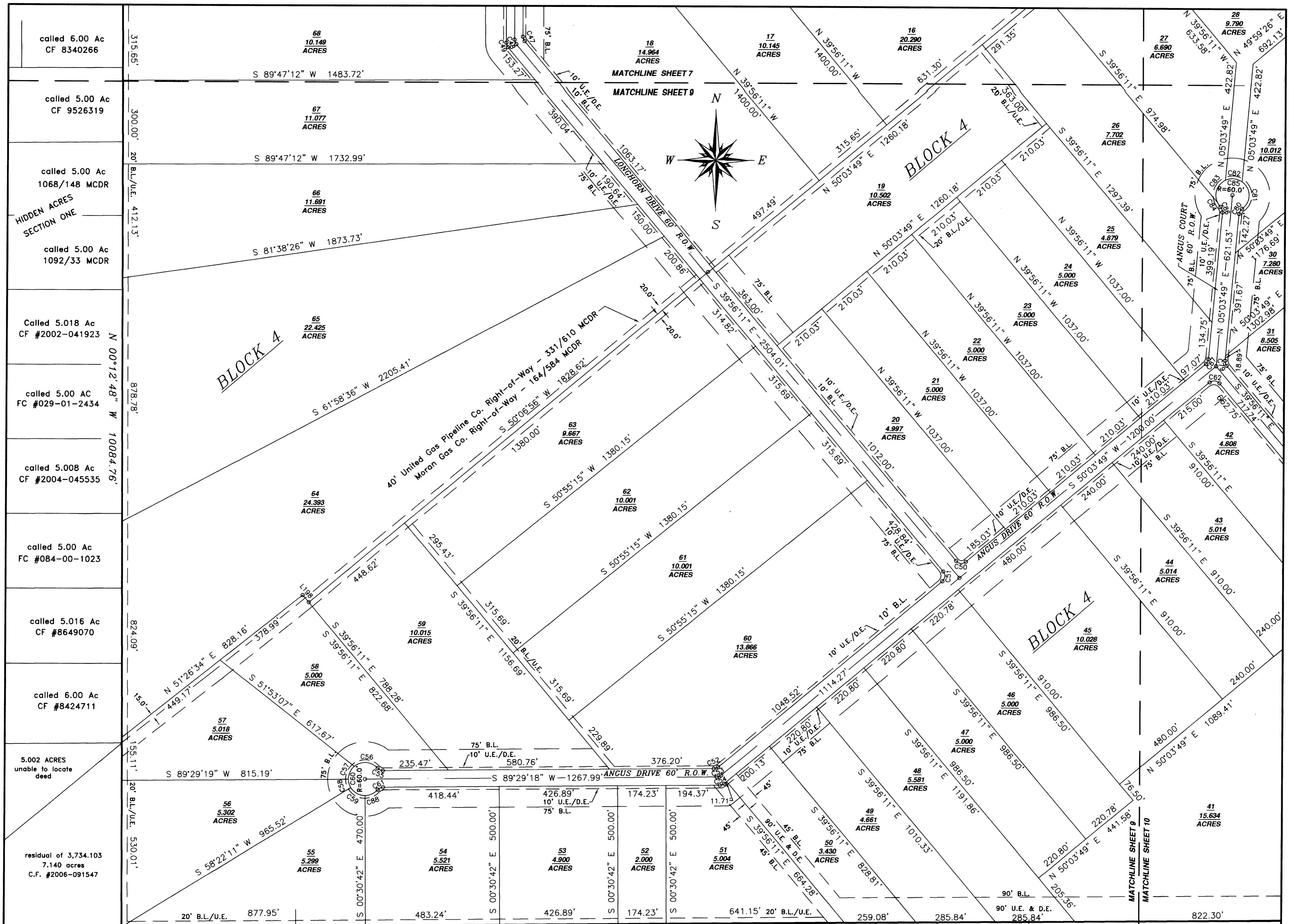
called 5.00 Ac  
CF 9526319



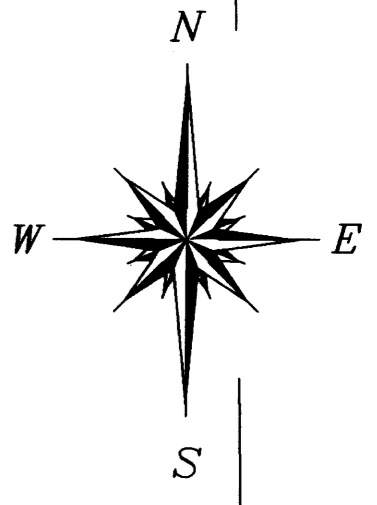
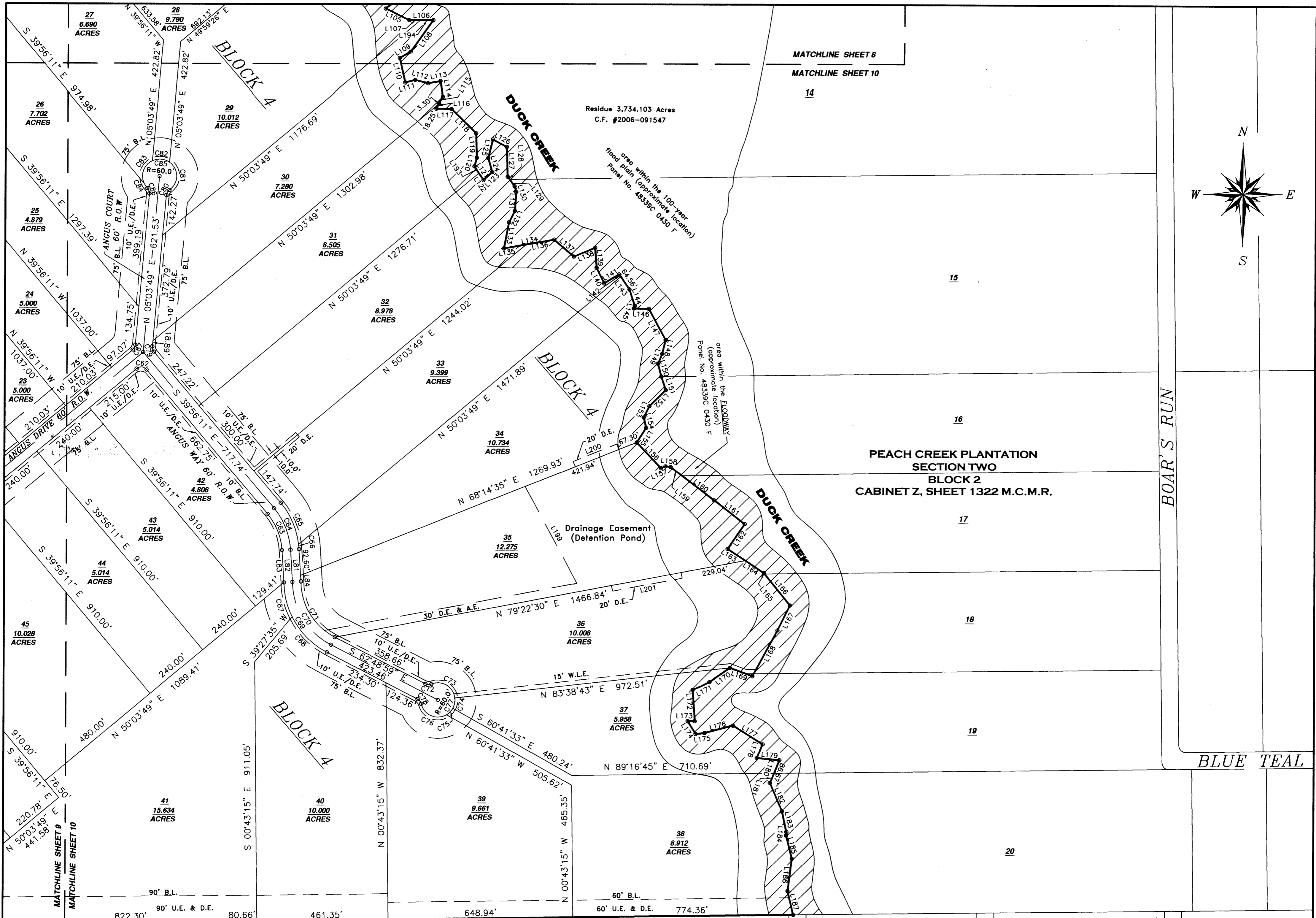
# PEACH CREEK PLANTATION SECTION THREE







2	concrete monument	3	4	KLUTTS ACRES (UNRECORDED SUBD.)	15	16	17	18	19	20	21	22	
				S 89°29'18" W 4256.52'					KLUTTS ACRES (UNRECORDED SUBD.)				
<p><b>PEACH CREEK PLANTATION SECTION THREE</b></p> <p>FILE # 2009-007699</p> <p style="text-align: right;">CAD 2 SHEET 1487</p>													



<p>S 89°29'18" W 4256.52'</p> <p>22 KLUTTS ACRES (UNRECORDED SUBD.)</p> <p>concrete monument 1</p> <p>0' 200' 400' 600'</p> <p><b>PEACH CREEK PLANTATION SECTION THREE</b> FILE # 2009-007699</p>	<p>S 89°16'45" W 1965.31'</p> <p>2</p> <p>CAD Z</p>	<p>3</p> <p>SECURITY SUBDIVISION SECTION THREE VOLUME 1, PAGE 16 M.C.M.R.</p> <p>SHEET 1400</p>	<p>4</p> <p>EDWARD WRENTMORE SURVEY ABSTRACT NO. 633</p>	<p>S 89°16'45" W 5406.99'</p> <p>5</p>	<p>6</p>
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