

THE STATE OF TEXAS  
COUNTY OF GRIMES

Landl: Inc., acting hereby by its authorized agent, Jack C. Ford, "Developer" of the property, subdivided in the above and foregoing map of Timber Hills Section One, do hereby make subdivision of said property for and on behalf of said Landl, Inc., according to the lines, streets, lots, alleyways, building lines and easements shown on said map and designated as such on the plat hereon, and do hereby dedicate to the public use and benefit of said Landl, Inc., and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon, and do hereby waive any claims for damages occasioned by the establishing of grades 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.

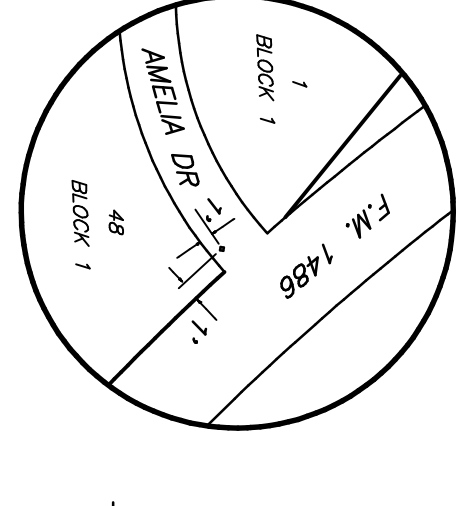
This is to certify that "Developer" has complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Grimes County, Texas. There is also dedicated for utilities an unobstructed easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all utility easements shown hereon. Further, "Developer" does hereby dedicate forever to the public a strip, a minimum of four fifteen (15) feet wide on each side of the centerline of any and all gutters, roads, drives, alleys or other natural drainage courses, to be used for the purpose of collecting and conveying surface water, and do hereby authorize the County to enter easements 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 Grimes County, by Grimes County or any citizen thereof, by injunction, as follows:

- That drainage of septic tanks into road, street, alley, or other public places, either directly or indirectly, is strictly prohibited;
- Develop structures under private drainage shall have a not 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 [eighteen-inch (18") diameter pipe culvert].

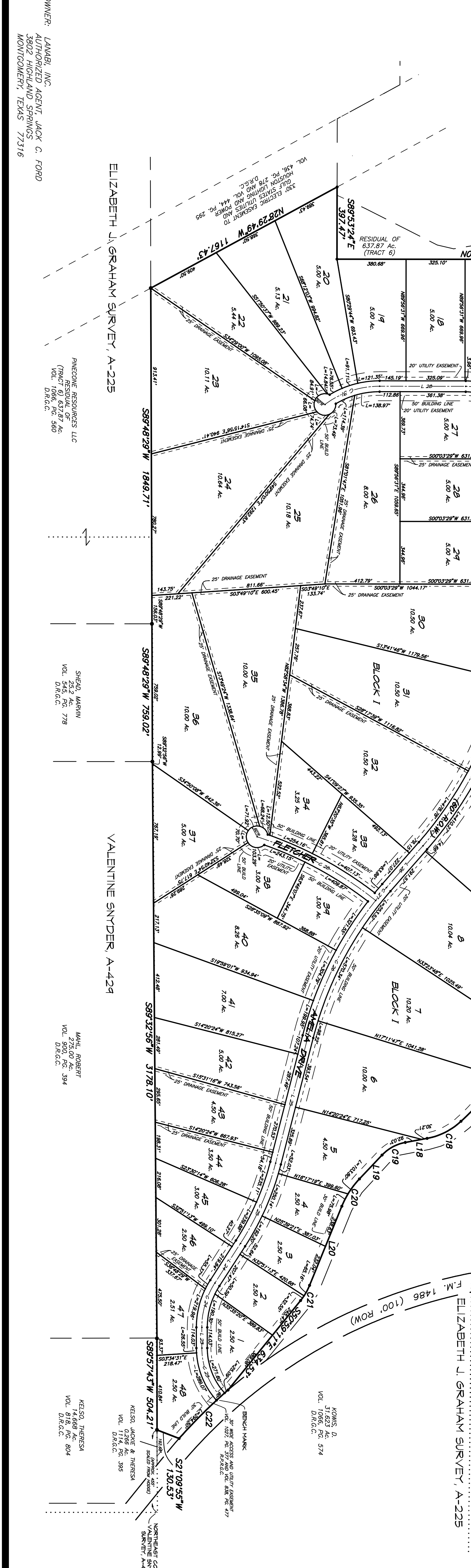
Further, "Developer" does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, Landl Inc., has caused these presents to be signed by its authorized agent, Jack C. Ford, its authorized agent, thereunto authorized, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.



—BENCH MARK—  
3" BRASS DOW SET IN A CONCRETE COLUMN  
BY LANDL, INC. THREE FEET FEET AND BURNED  
CLASSIFIED BY LANDL, INC. GRIMES COUNTY  
F.M. 1486  
VOL. 106, P. 384

ROBERT P. STEWART SURVEY, A-414  
ELIZABETH J. GRAHAM SURVEY, A-225



THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

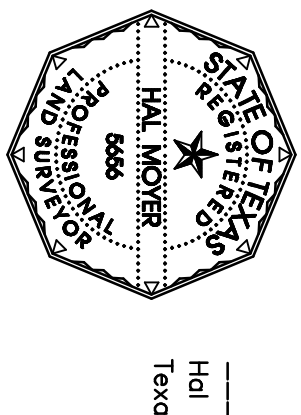
BEFORE ME, the undersigned authority, on this day personally appeared Jack C. Ford, authorized agent for Landl, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires \_\_\_\_\_.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public in and for  
the State of Texas

SIMCO'S CERTIFICATION

This is to certify that I, Hal Meyer, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; that all easements as depicted on the plat are of legal effect; that the center of corner points of corner monuments of minimum 5/8 inch diameter and not less than thirty inches (30") long, and that this plat correctly represents that survey made by me.



Hal Meyer, R.P.L.S.  
Texas Registration Number 5856

COMMISSIONERS' COURT:

APPROVED by the Commissioners Court of Grimes County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

James P. Dixon  
County Judge

John Bertling  
Commissioner Precinct #1

Bill Bradley  
Commissioner Precinct #2

Julian Melchor, Jr.  
Commissioner Precinct #3

Pam Fike  
Commissioner Precinct #4

COUNTY CLERK:

I, \_\_\_\_\_, Clerk of the County Court of Grimes County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2006, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_ page \_\_\_\_\_ of record of \_\_\_\_\_ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Anderson, Grimes County, Texas, the day and date last above written.

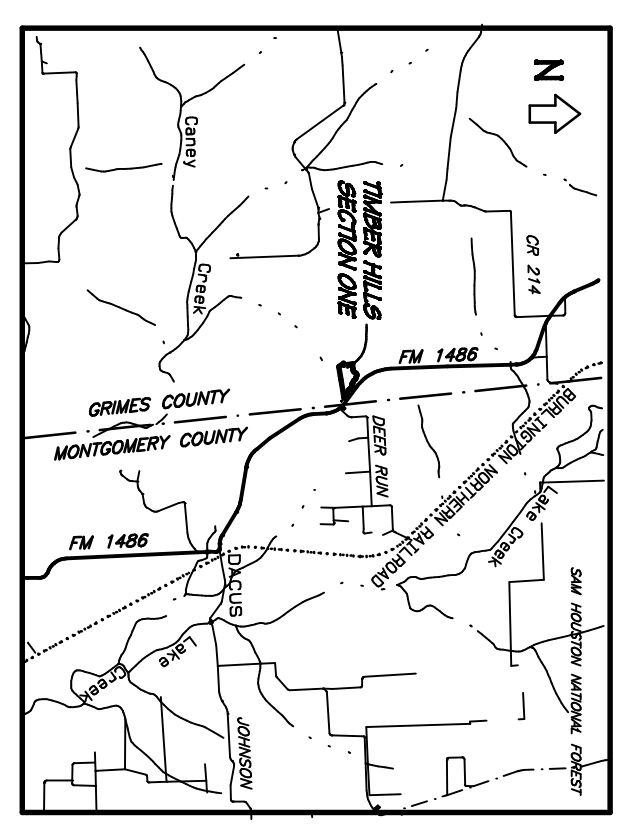
Clerk, County Court  
Grimes County, Texas

—BOUNDARY DATA—

LINE/ZONE	BEARING (COORD)	DIST./ZONE	ANALYSIS	DATA	COORD DIST
C1	S27°27'32"	324.52'	200.00'	1151.00'	1024.17'
C2	S89°07'01"	471.46'	1000.00'	493.44'	81.58'
C3	S89°07'06"	81.75'	1000.00'	2097.19'	2037.13'
C4	S89°07'06"	702.50'	1000.00'	2097.19'	2037.13'
C5	N0°00'00"	124.60'	160.00'	447.80'	171.29'
C6	N0°00'00"	117.86'	160.00'	177.25'	208.48'
C7	N0°00'00"	110.66'	160.00'	207.07'	123.69'
C8	N0°00'00"	110.66'	160.00'	207.07'	123.69'
C9	S89°07'06"	175.49'	200.00'	267.31'	133.50'
C10	S89°07'06"	128.69'	200.00'	267.31'	133.50'
C11	S89°07'06"	86.81'	200.00'	267.31'	212.52'
C12	S89°07'06"	86.81'	200.00'	267.31'	212.52'

—R.O.W. CENTERLINE DATA—

LINE/ZONE	BEARING (COORD)	DIST./ZONE	ANALYSIS	DATA	COORD DIST
C1	S27°27'32"	324.52'	200.00'	1151.00'	1024.17'
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- NOTES:
- THAT ALL LINES ARE SHOWN AS 100' RIGHTS OF WAY UNLESS OTHERWISE SHOWN.
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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
BLDG. A SUITE 156, MC-230  
AUSTIN, TEXAS 78753  
PHONE 512-239-5283  
FAX 512-239-5253

SCALE: 1" = 300'. DATE: SEPTEMBER 29, 2006

FINAL PLAT  
TIMBER HILLS  
SECTION ONE

48 RESIDENTIAL LOTS \* 1 BLOCK  
A SUBDIVISION OF 327,023 ACRES OF LAND  
IN THE ROBERT P. STEWART SURVEY, A-414  
AND THE ELIZABETH J. GRAHAM SURVEY, A-225  
GRIMES COUNTY, TEXAS

MEYER SURVEYING  
3708 WEST BOND - CONROE, TX 77384

SHEET 1 OF 1