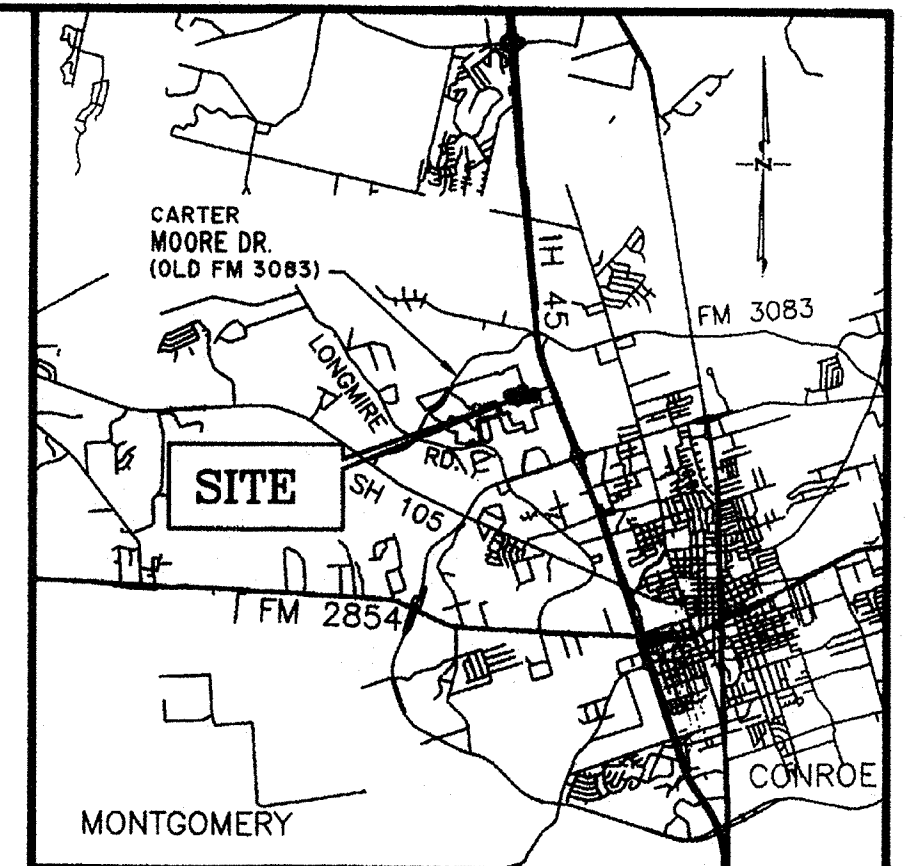


2009 JUN -5 AM 8:45

Mark Turnbull  
COUNTY CLERK  
MONTGOMERY COUNTY TEXAS



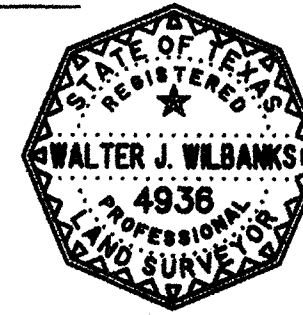
VICINITY MAP  
N.T.S.  
MAP REF.: MONTGOMERY COUNTY MAP 157P

**BENCHMARK**  
**PROJECT BENCHMARK:**  
CITY OF CONROE CONTROL MONUMENT CC-5  
A BRASS DISC SET IN CONCRETE CYLINDER FLUSH WITH THE  
GROUND LOCATED AT THE SOUTHWEST CORNER OF THE  
INTERSECTION OF INTERSTATE HIGHWAY 45 SOUTHBOUND FEEDER  
AND TEAS NURSERY RD., APPROXIMATELY 90 FEET NORTHEAST OF  
A TXDOT CONCRETE MONUMENT ADJACENT TO A BARBED WIRE  
FENCE ON THE WEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 45.  
ELEV. = 276.16 (NAVD 88, 1991 ADJUSTMENT)

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, A REGISTERED  
LAND SURVEYOR OF THE STATE OF TEXAS, HAS PLATTED THIS  
SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND. THIS PLAT  
CORRECTLY REPRESENTS THE SURVEY; AND THAT ALL BOUNDARY CORNERS,  
ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY ARE PROPERLY  
MONUMENTED AS REQUIRED BY THE APPLICABLE REGULATIONS OF  
THE CITY OF CONROE, TEXAS AND THE TEXAS BOARD OF PROFESSIONAL  
LAND SURVEYING.

WALTER J. WILBANKS, R.P.S.  
TEXAS REGISTRATION NO. 4936



STATE OF TEXAS  
COUNTY OF MONTGOMERY

THAT SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP  
HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY  
AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE  
HEREIN DESCRIBED REAL PROPERTY AS THE GRAYSTONE HILLS SECTION TEN  
SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO  
THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS THEREIN SHOWN, AND  
DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREET,  
ALLEYS, PARKS AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS  
PRIVATE; AND DOES 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 DOES HEREBY BIND  
OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER  
DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE  
REGULATIONS OF THE CITY OF CONROE, TEXAS AND THAT A ROUGH PROPORTIONALITY  
EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS AND EXACTIONS REQUIRED UNDER SUCH  
REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

IN TESTIMONY WHEREOF, LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION,  
HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN W. HAMMOND, ITS VICE PRESIDENT,  
THEREUNTO AUTHORIZED THIS 16th DAY OF DECEMBER 2008.

SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
DBA FRIENDSWOOD DEVELOPMENT COMPANY,  
AS ATTORNEY-IN-FACT

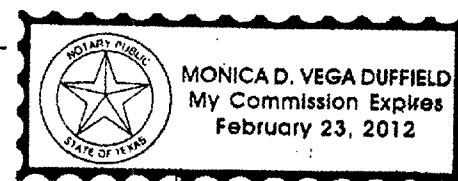
BY: LENNAR TEXAS HOLDING COMPANY,  
A TEXAS CORPORATION,  
ITS GENERAL PARTNER

JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING  
COMPANY, 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 CORPORATION ACTING FOR  
ITSELF, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th  
DAY OF December, 2008.

MONICA D. VEGA DUFFIELD  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES 02-23-2012



**CERTIFICATE OF APPROVAL BY PLANNING COMMISSION**

ON THE 4th DAY OF June, 2009 THIS PLAT WAS  
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CONROE,  
TEXAS. THE APPROVAL WILL BE AUTOMATICALLY REVOKED IF THIS  
PLAT IS NOT FILED IN THE MAP RECORDS OF MONTGOMERY COUNTY,  
TEXAS WITHIN ONE YEAR OF THE DATE OF APPROVAL.

WITNESS THE OFFICIAL SIGNATURES OF THE CHAIR AND SECRETARY OF  
THE PLANNING COMMISSION OF THE CITY OF CONROE, TEXAS,  
THIS 4th DAY OF June, 2009.

CHAIR  
  
SECRETARY

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 06-04, 2009  
AT 2:19 O'CLOCK P.M. AND DULY RECORDED ON 06-05, 2009  
AT 8:45 O'CLOCK A.M., IN CABINET 2, SHEETS 1620-1629  
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:   
ALMIE KEMP  
DEPUTY

# GRAYSTONE HILLS SECTION TEN

A SUBDIVISION OF 15.9498 ACRES BEING  
OUT OF THE  
JOHN MCDILLON SURVEY, A-347  
MONTGOMERY COUNTY, TEXAS  
49 LOTS 2 BLOCKS  
0.1908 ACRES IN 3 RESERVES

JANUARY, 2009 JOB NO. 031681100.10006

OWNER:  
SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77087

PLANNER:  
VERNON G. HENRY &  
ASSOCIATES, INC.  
1800 WEST LOOP SOUTH  
SUITE 1750  
HOUSTON, TEXAS 77087  
PH. 713-827-8888

ENGINEER/SURVEYOR:  
**Carter & Burgess**  
Consultants in Planning, Engineering, Architecture,  
Construction Management and Related Services  
CARTER & BURGESS, INC.  
55 WALSH DRIVE, SUITE 800  
HOUSTON, TX 77007-5842  
PH. 713-888-7800

LINE	BEARING	DISTANCE
L1	N 71°54'24" E	60.00'
L2	S 18°05'36" E	23.77'
L3	N 74°42'36" E	50.68'
L4	N 82°04'41" E	85.04'
L5	N 88°32'52" E	85.03'
L6	S 86°34'19" E	67.95'
L7	S 17°16'56" W	57.44'
L8	S 76°46'38" W	93.02'
L9	N 88°13'57" W	95.09'
L10	S 03°33'25" W	50.40'
L11	S 65°21'29" W	64.75'
L12	S 87°09'33" W	92.46'
L13	S 73°36'23" W	82.99'
L14	N 81°53'43" W	106.06'
L15	N 01°41'10" E	93.82'
L16	S 71°54'24" W	100.00'
L17	N 18°05'36" W	60.00'
L18	N 40°17'12" E	45.13'
L19	N 28°36'23" E	20.53'
L20	N 26°55'16" W	14.14'
L21	S 39°09'10" W	20.52'
L22	N 55°20'45" W	21.90'
L23	N 25°30'18" E	21.75'
L24	S 70°55'23" E	19.35'
L25	S 26°54'24" E	14.14'
L26	S 57°47'55" W	5.00'
L27	N 71°54'24" E	10.00'

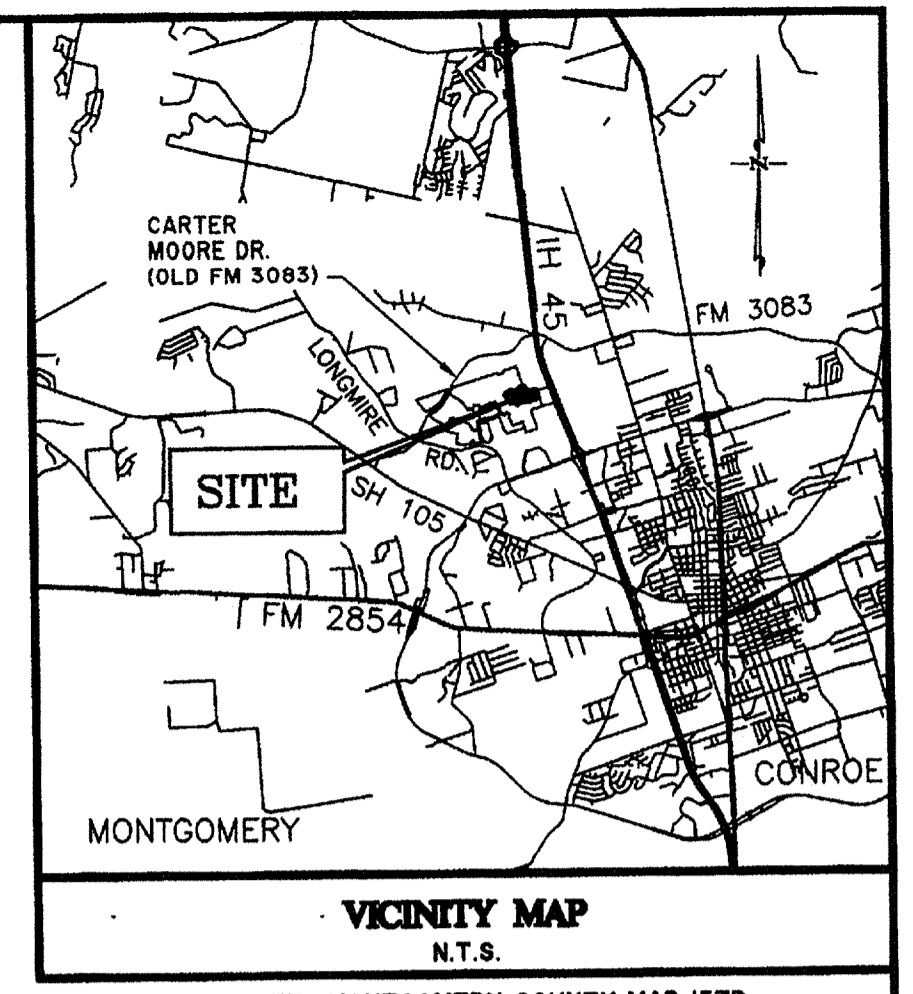
RESERVE	ACREAGE	SQ. FT.
A	0.0727	3,165
B	0.0575	2,507
C	0.0606	2,640
TOTAL	0.1908	8,312

**BENCHMARK**

**PROJECT BENCHMARK:**  
 CITY OF CONROE CONTROL MONUMENT CC-5  
 A BRASS DISC SET IN CONCRETE CYLINDER FLUSH WITH THE  
 GROUND LOCATED AT THE SOUTHWEST CORNER OF THE  
 INTERSECTION OF INTERSTATE HIGHWAY 45 SOUTHBOND FEEDER  
 AND TEAS NURSERY RD., APPROXIMATELY 90 FEET NORTHEAST OF  
 A TxDOT CONCRETE MONUMENT ADJACENT TO A BARBED WIRE  
 FENCE ON THE WEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 45.  
 ELEV. = 276.16 (NAVD 88, 1991 ADJUSTMENT)

**MAINTENANCE COVENANT**

STORM WATER DETENTION FACILITIES, COMMON AREAS, STREETLIGHTS  
 AND SCREENING DEVICES NOT MAINTAINED BY GOVERNMENTAL ENTITY  
 SHALL BE MAINTAINED BY THE PROPERTY OWNERS WITHIN THE SUBDIVISION.  
 THE CITY OF CONROE MAY REPAIR ANY SUCH PRIVATE FACILITY IF IT  
 DETERMINES THAT THE CONDITION OF THE FACILITY WOULD INTERFERE  
 WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE OR POSE A SIGNIFICANT  
 THREAT OF INJURY TO PERSON OR PROPERTY OUTSIDE THE SUBDIVISION. A REPAIR  
 MADE BY THE CITY SHALL NOT OBLIGATE THE CITY FOR FUTURE MAINTENANCE  
 OF THE FACILITY. THE COST OF REPAIRS BY THE CITY SHALL BE ASSESSED AGAINST  
 THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION. SUCH ASSESSMENTS  
 ARE SECURED BY A CONTINUING VENDOR'S LIEN, IN FAVOR OF THE CITY, THAT IS  
 HEREBY ESTABLISHED UPON EACH LOT. THIS PROVISION SHALL BE A COVENANT  
 RUNNING WITH THE LAND AND SHALL BE BINDING ON EACH PERSON PURCHASING  
 A LOT WITHIN THE SUBDIVISION.

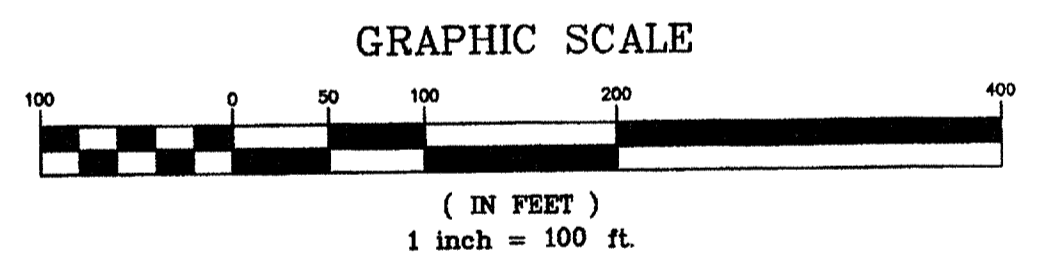
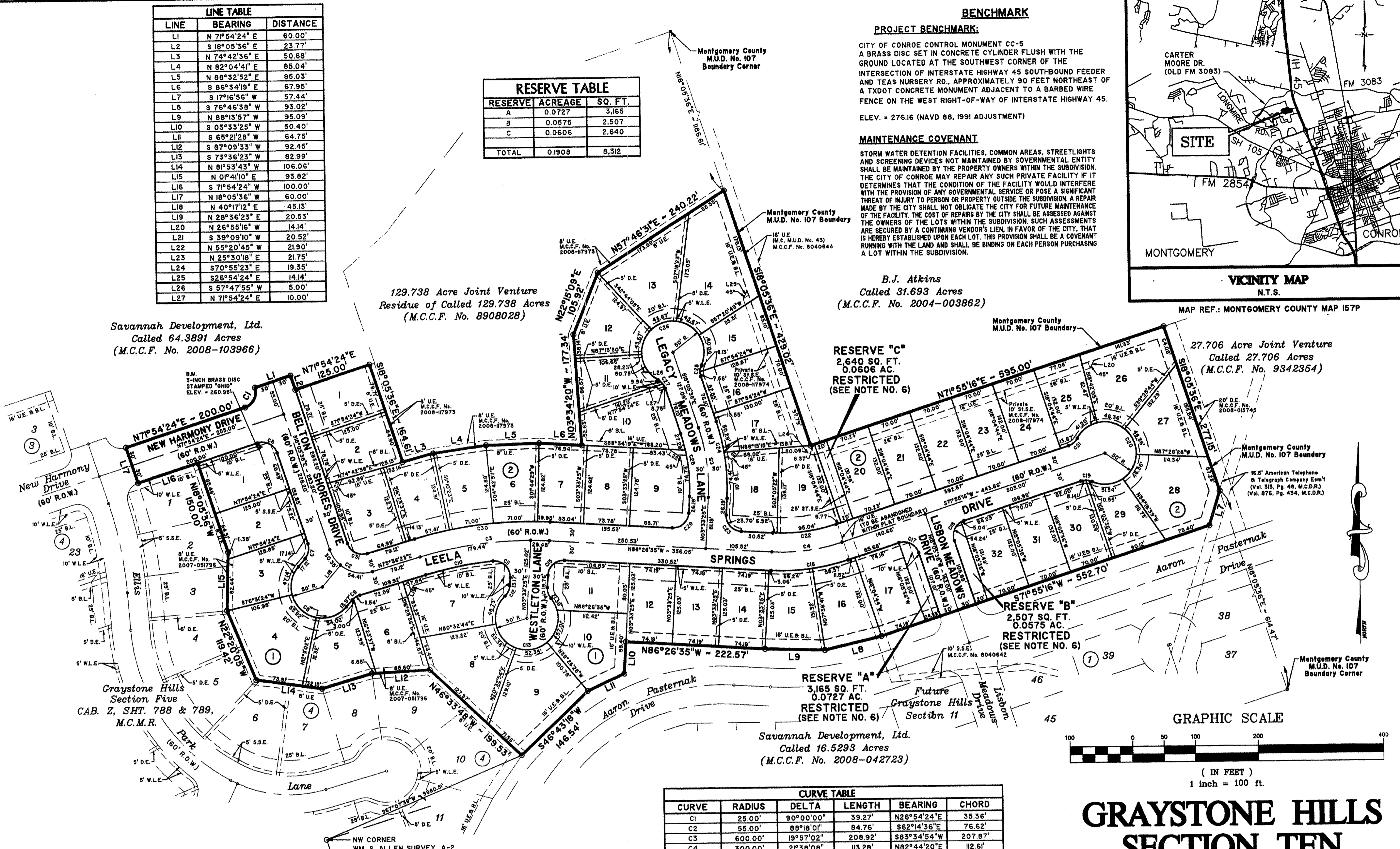


Savannah Development, Ltd.  
 Called 64.3891 Acres  
 (M.C.C.F. No. 2008-103966)

129.738 Acre Joint Venture  
 Residue of Called 129.738 Acres  
 (M.C.C.F. No. 8908028)

B.J. Atkins  
 Called 31.693 Acres  
 (M.C.C.F. No. 2004-003862)

27.706 Acre Joint Venture  
 Called 27.706 Acres  
 (M.C.C.F. No. 9342354)



CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N26°54'24"E	35.36'
C2	55.00'	88°19'01"	84.76'	S62°14'36"E	76.62'
C3	600.00'	19°57'02"	208.92'	S83°34'54"W	207.87'
C4	300.00'	21°38'08"	113.28'	N82°44'20"E	112.61'
C5	300.00'	21°39'00"	113.36'	N07°16'06"W	112.69'
C6	25.00'	90°00'00"	39.27'	N63°05'36"W	35.36'
C7	25.00'	58°22'48"	25.47'	N11°05'48"E	24.39'
C8	50.00'	180°00'00"	157.08'	S49°02'48"E	100.00'
C9	25.00'	33°19'11"	14.54'	S56°56'47"W	14.33'
C10	570.00'	11°02'03"	109.77'	S79°07'25"W	109.60'
C11	25.00'	98°54'59"	43.16'	N45°54'05"W	38.00'
C12	25.00'	42°50'01"	18.69'	N24°58'24"E	18.26'
C13	50.00'	265°40'01"	231.84'	S86°26'35"E	73.33'
C14	25.00'	42°50'00"	18.69'	S17°51'36"E	18.26'
C15	25.00'	90°00'00"	39.27'	S48°33'25"W	35.36'
C16	330.00'	21°38'08"	124.61'	N82°44'20"E	123.87'
C17	25.00'	89°59'08"	39.26'	N63°05'10"W	35.35'
C18	25.00'	90°00'52"	39.28'	S26°54'50"W	35.36'
C19	25.00'	42°50'00"	18.69'	N86°39'44"W	18.26'
C20	50.00'	265°40'01"	231.84'	N18°04'44"W	73.33'
C21	25.00'	42°50'00"	18.69'	N50°30'16"E	18.26'
C22	270.00'	21°38'08"	101.96'	N82°44'20"E	101.35'
C23	25.00'	90°00'00"	39.27'	S41°26'35"E	35.36'
C24	330.00'	21°39'00"	124.70'	N07°16'06"W	123.96'
C25	25.00'	42°50'00"	18.69'	S03°19'24"W	18.26'
C26	50.00'	265°40'01"	231.84'	S17°54'24"W	73.33'
C27	25.00'	42°50'00"	18.69'	N39°30'36"W	18.26'
C28	270.00'	21°39'00"	102.02'	N07°16'06"W	101.42'
C29	25.00'	90°00'00"	39.27'	N48°33'25"E	35.36'
C30	630.00'	19°57'02"	219.37'	S83°34'54"W	218.26'
C31	25.00'	88°18'01"	38.53'	S62°14'36"E	34.83'

- NOTES:
- B.L. INDICATES BUILDING LINES, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, S.T.S.E. INDICATES STORM SEWER EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, B.F.E. INDICATES BASE FLOOD ELEVATION, P.O.B. INDICATES POINT OF BEGINNING, E.S.M.T. INDICATES EASEMENT, CAB.SHT. INDICATES CABINET SHEET, M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS, M.C.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS, M.C.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
  - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 ESTABLISHED BY GPS SURVEY AND ORIGINATE FROM NGS CONTROL DESIGNATION L 1149 (PID BL1164), HORIZONTAL FIRST ORDER.
  - ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 ESTABLISHED BY GPS SURVEY AND ORIGINATE FROM NGS CONTROL DESIGNATION L 1149 (PID BL1164), HORIZONTAL FIRST ORDER. ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID VALUES BY APPLYING A COMBINED SCALE FACTOR OF (0.999997263).
  - ALL DRIVEWAYS SHALL BE LOCATED TO AVOID EXISTING CURB INLET STRUCTURES.
  - ALL PLAT CORNERS ARE MARKED BY SET 5/8-INCH IRON RODS, W/PLASTIC CAP STAMPED "CARTER & BURGESS", UNLESS OTHERWISE NOTED.
  - RESERVES A, B AND C ARE RESTRICTED TO LANDSCAPING, OPEN SPACE AND UNDERGROUND UTILITIES ONLY. NO STRUCTURE SHALL BE CONSTRUCTED IN RESERVES A, B AND C.
  - ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
  - THE 16" UTILITY EASEMENT (M.C. M.U.D. NO. 43) M.C.C.F. NO. 8040644 SHALL BE ABANDONED WITHIN PLAT BOUNDARY.
  - IN ADDITION TO THE BUILDING LINES SHOWN ON THE FACE OF THE PLAT, ALL LOTS SHALL HAVE A MINIMUM 5' YARD SETBACK AND A MINIMUM 10' REAR YARD SETBACK, UNLESS NOTED OTHERWISE.
  - THIS PROJECT PLAT LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YR AND 500-YR FLOOD PLAIN, 100-YR FLOOD PLAIN WATER SURFACE ELEVATION = 193.00 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, MAP NUMBER 48339C0378F AND 48339C0378F, DATED DECEMBER 19, 1996.
  - A 3-INCH BRASS DISC SET IN CONCRETE CYLINDER FLUSH WITH THE GROUND STAMPED "GHIO" LOCATED APPROXIMATELY 259 FEET EAST FROM THE INTERSECTION OF THE CENTERLINE OF NEW HARMONY DRIVE AND ELLIS PARK LANE.  
ELEV. = 260.95' (NAVD 88, 1991 ADJUSTMENT)
  - ALL DRAINAGE EASEMENTS SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THAT CERTAIN STORMWATER DETENTION AND EASEMENT AGREEMENT DATED OCTOBER 9, 2004, EXECUTED BY AND BETWEEN 80.095 ACRE JOINT VENTURE, 129.738 ACRE JOINT VENTURE, CONROE CHURCH OF CHRIST, INC. AND CONROE INDEPENDENT SCHOOL DISTRICT, AND RECORDED UNDER COUNTY CLERK'S FILE NO. 2004-186634, REFILED UNDER 2004-126478 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 107.
  - TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN AGREEMENT EXECUTED BY AND BETWEEN 80.095 ACRE JOINT VENTURE, 129.738 ACRE JOINT VENTURE AND THE CITY OF CONROE PLANNING COMMISSION, DATED AUGUST 15, 1989, AS EVIDENCED BY MEMORANDUM OF AGREEMENT DATED SEPTEMBER 13, 1990, RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NO. 9102989.

FILE \* 2009-048778 CAD Z SHEET 1029

# GRAYSTONE HILLS SECTION TEN

A SUBDIVISION OF 15.9498 ACRES BEING  
 OUT OF THE  
 JOHN MCDILLON SURVEY, A-347  
 MONTGOMERY COUNTY, TEXAS  
 49 LOTS 2 BLOCKS  
 0.1908 ACRES IN 3 RESERVES

JANUARY, 2009 JOB NO. 031681.1001.0006  
 OWNER:  
**SAVANNAH DEVELOPMENT, LTD.,**  
**A TEXAS LIMITED PARTNERSHIP**  
 660 GREENS PARKWAY, SUITE 100  
 HOUSTON, TEXAS 77087  
 PLANNER:  
**VERNON G. HENRY & ASSOCIATES, INC.**  
 1800 WEST LOOP SOUTH  
 SUITE 1750  
 HOUSTON, TEXAS 77087  
 PH. 713-687-8666  
 ENGINEER/SURVEYOR:  
**Carter-Burgess**  
 Consultants in Planning, Engineering, Architecture,  
 Construction Management and Related Services  
 CARTER & BURGESS, INC.  
 58 WILSON DRIVE, SUITE 800  
 HOUSTON, TX 77007-6842  
 PH. 713-688-7900