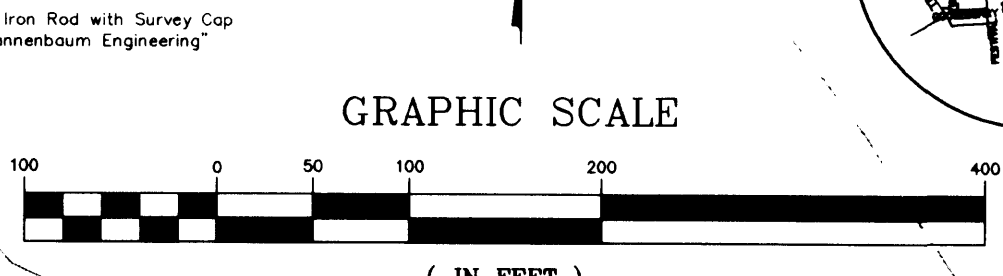
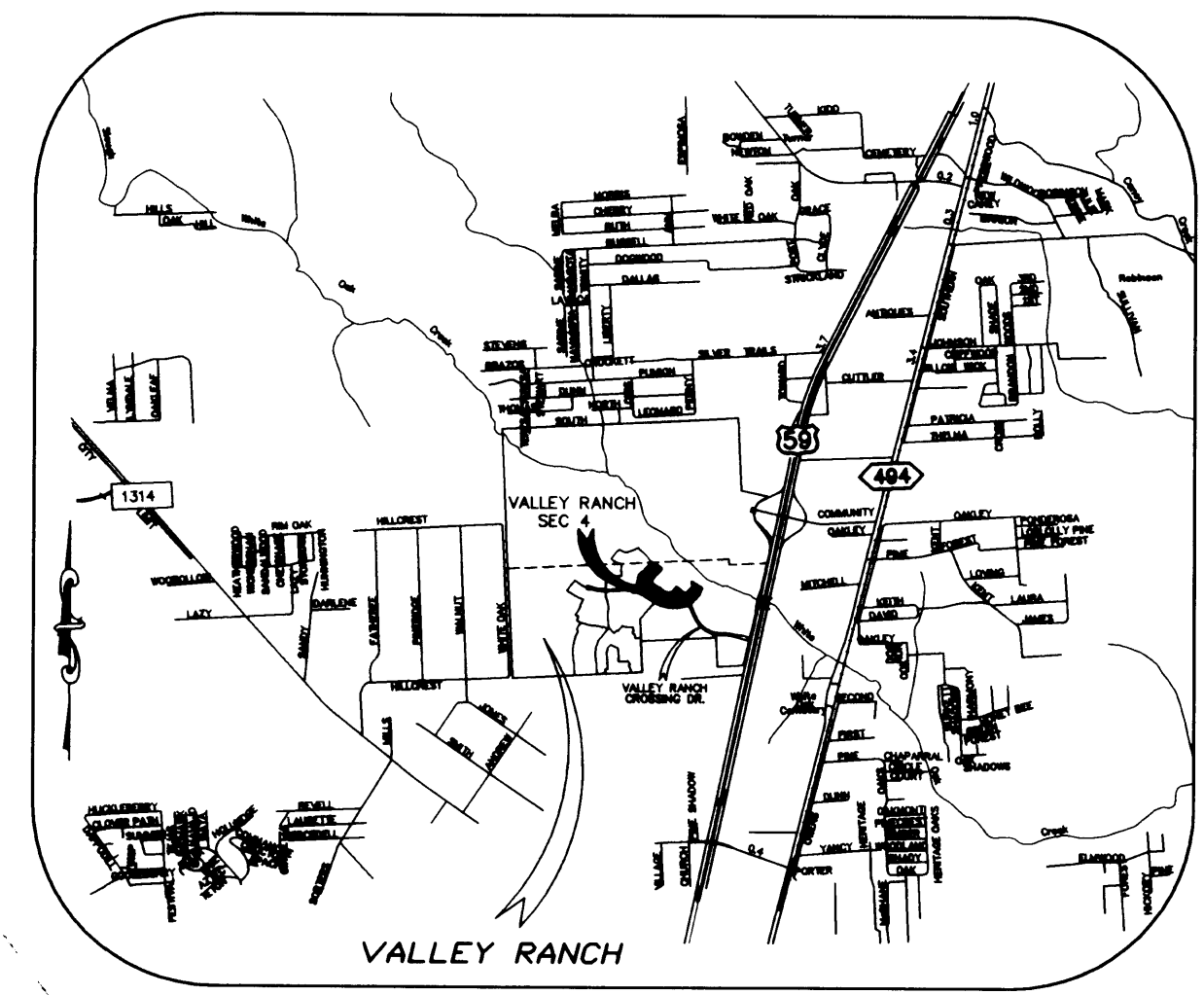


**CURVE TABLE**

CURVE NO.	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	520.00'	483.44'	53°16'04"	466.22'	S36°05'54"W
2	970.00'	575.99'	34°01'22"	567.57'	S79°44'37"W
3	25.00'	40.73'	93°20'16"	36.37'	N36°34'36"W
4	25.00'	40.73'	93°20'16"	36.37'	S56°45'36"W
5	970.00'	366.93'	21°40'25"	364.74'	N65°44'06"W
6	1230.00'	395.61'	18°25'41"	393.91'	N64°06'43"W
7	600.00'	89.65'	8°33'39"	89.56'	N05°48'40"E
8	310.00'	376.73'	69°37'48"	353.98'	S71°38'58"W
9	795.00'	258.60'	18°38'14"	257.46'	N64°13'01"W
10	1405.00'	274.01'	11°10'27"	273.58'	N60°29'07"W
11	55.00'	74.08'	77°10'34"	68.61'	N27°29'04"W
12	600.00'	328.89'	31°24'24"	324.79'	N26°48'25"E
13	570.00'	40.20'	4°02'27"	40.19'	N08°04'16"E
14	25.00'	37.33'	85°33'50"	33.96'	N36°43'52"W
15	340.00'	35.47'	5°58'39"	35.45'	N76°31'27"W
16	825.00'	268.36'	18°38'14"	267.17'	N64°13'01"W
17	1375.00'	266.51'	11°06'19"	266.09'	N60°27'05"W
18	25.00'	12.18'	27°54'59"	12.06'	N79°57'43"W
19	50.00'	113.87'	130°28'53"	90.81'	N28°40'45"W
20	25.00'	11.22'	25°42'55"	11.13'	N23°42'14"E
21	630.00'	348.17'	31°39'51"	343.75'	N26°40'42"E
22	570.00'	312.45'	31°24'24"	308.55'	S26°48'25"W
23	25.00'	33.67'	77°10'34"	31.19'	S27°29'04"E
24	1435.00'	279.86'	11°10'27"	279.42'	S60°29'07"E
25	765.00'	248.84'	18°38'14"	247.74'	S64°13'01"E
26	280.00'	340.28'	69°37'48"	319.72'	N71°38'58"E
27	340.00'	274.63'	46°18'45"	267.22'	S59°58'27"W
28	25.00'	33.94'	77°46'40"	31.39'	S44°13'30"W
29	630.00'	52.29'	4°45'20"	52.28'	S07°42'50"W

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	N16°40'22"E	40.08'
2	N42°30'37"E	55.08'
3	S42°30'37"W	60.00'
4	S34°25'20"W	56.54'
5	S61°16'48"E	64.26'
6	S70°19'58"E	54.95'
7	S78°51'18"E	56.38'
8	N81°46'21"E	51.33'
9	N63°18'52"E	51.33'
10	N44°35'21"E	53.34'
11	N33°33'45"E	79.17'
12	N39°05'01"E	40.99'
13	S36°50'04"W	10.91'
14	N36°57'56"E	58.82'
15	N31°05'56"E	60.00'
16	N79°54'30"W	60.00'
17	N10°05'30"E	58.00'
18	N01°33'14"E	7.60'



- NOTE:**
- (A) RESTRICTED RESERVE "A" LANDSCAPE/COMPENSATING OPEN SPACE ±0.459 ACRE
  - (B) RESTRICTED RESERVE "B" LANDSCAPE/COMPENSATING OPEN SPACE ±0.112 ACRE
  - (C) RESTRICTED RESERVE "C" LANDSCAPE/COMPENSATING OPEN SPACE ±4.146 ACRE
  - (D) RESTRICTED RESERVE "D" SANITARY SEWER ±0.072 ACRE
- TOTAL RESERVES = 4.789 AC.

- NOTES:**
- "U.E. & A.E." indicates Utility Easement and Aerial Easement
  - "B.L." indicates Building Line
  - "W.L.E." indicates Water Line Easement
  - "S.M.S.E." indicates Storm Sewer Easement
  - "S.S.E." indicates Sanitary Sewer Easement
  - "D.E." indicates Drainage Easement
  - "F.M.E." indicates Force Main Easement
  - "M.C.M.R." indicates Montgomery County Map Records
  - "R.P.R.M.C.T." indicates Real Property Records Montgomery County Texas
  - "M.C.O.P.R.R.P." indicates Montgomery County Official Public Records of Real Property
  - "M.C.D.R." indicates Montgomery County Deed Records

12. All lots shown herein are restricted to one (1) residential unit per lot. Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating thereon. A lot upon which is located a free standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 800 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

13. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. The condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and remain in the dedicatory, his heirs, assigns or successors.

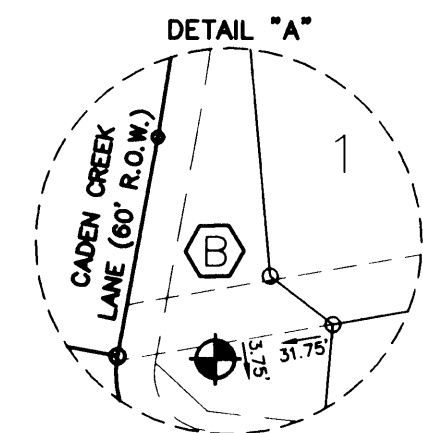
14. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

15. Coordinates shown herein are Texas Central Zone No 4203, State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale factor of 1.00003.

16. Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.

17. Temporary turn around easements to be abandoned when Spear Valley Lane and Mission Canyon Lane are extended to the Northeast.

THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM FEMA MAP PANEL NUMBER 48339C0730G, DATED DECEMBER 19, 1996. THIS DETERMINATION IS MADE STRICTLY ACCORDING TO THE FEMA MAPS AND DOES NOT REFLECT ACTUAL ON GROUND FLOOD CONDITIONS. FURTHERMORE, THIS COMPANY TAKES NO RESPONSIBILITY FOR SUCH.



BENCHMARK: VR-4  
BRASS DISC IN CONCRETE  
ELEV=101.29 FT.

**VALLEY RANCH SEC 4**  
BEING  
17.761 ACRES OF LAND  
CONTAINING  
3 BLOCKS 55 LOTS 4 RESERVES  
4.789-ACREAGE IN RESERVES  
OUT OF THE  
WILLIAM MASSEY SURVEY  
ABSTRACT 387  
MONTGOMERY COUNTY, TEXAS

OWNER: SIG-VALLEY RANCH, LIMITED  
BY SIG-VALLEY RANCH OPERATING COMPANY, L.L.C.  
ITS GENERAL PARTNER

235 INTERSTATE 45 NORTH  
CONROE, TEXAS 77304  
936-441-4505

**DANNENBAUM**  
ENGINEERING CORPORATION  
3100 WEST ALABAMA, HOUSTON, TEXAS 77088 (713) 520-9570  
SURVEYING AND MAPPING DIVISION

SCALE: 1"=100' FEBRUARY, 2007 SHEET 1 OF 2

FILE # 2007-020853

CAB. Z

SHEET 650

4055-04 VR4-Final Plat

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

WE, DANIEL K. SIGNORELLI AND DIANE VANCE, PRESIDENT AND SECRETARY RESPECTIVELY OF SIG-VALLEY RANCH, LTD., BY SIG-VALLEY RANCH OPERATING COMPANY, L.L.C., ITS GENERAL PARTNER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF VALLEY RANCH, SEC 4, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID SIG-VALLEY RANCH, LTD., BY SIG-VALLEY RANCH OPERATING COMPANY, L.L.C., ITS GENERAL PARTNER, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS VALLEY RANCH, SEC 4, LOCATED IN THE WILLIAM MASSEY SURVEY, A-387, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID SIG-VALLEY RANCH, LTD.; 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 SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, DANIEL K. SIGNORELLI AND DIANE VANCE, PRESIDENT AND SECRETARY RESPECTIVELY OF SIG-VALLEY RANCH, LTD., BY SIG-VALLEY RANCH OPERATING COMPANY, L.L.C., ITS GENERAL PARTNER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF VALLEY RANCH, SEC 4, HAVE COMPLIED 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, SIG-VALLEY RANCH, LTD., BY SIG-VALLEY RANCH OPERATING COMPANY, L.L.C., ITS GENERAL PARTNER, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP, A MINIMUM OF LAND 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 THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS 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 TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THAT 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 SINGLE-FAMILY RESIDENTIAL USE UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, THE SIG-VALLEY RANCH, LTD., BY SIG-VALLEY RANCH OPERATING COMPANY, L.L.C., ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY DANIEL K. SIGNORELLI, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, DIANE VANCE, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 31<sup>st</sup> DAY OF February, 2006.

SIG-VALLEY RANCH, LTD.,  
BY SIG-VALLEY RANCH OPERATING COMPANY, L.L.C.,  
ITS GENERAL PARTNER

BY: Daniel K. Signorelli  
DANIEL K. SIGNORELLI, PRESIDENT

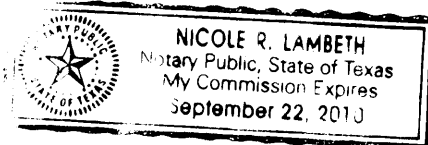
ATTEST: Diane Vance  
DIANE VANCE, SECRETARY

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL K. SIGNORELLI, PRESIDENT, AND DIANE VANCE, SECRETARY OF SIG-VALLEY RANCH, LTD., BY SIG-VALLEY RANCH OPERATING COMPANY, L.L.C., ITS GENERAL PARTNER, 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 CONSIDERATIONS THEREIN EXPRESSED, 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 31<sup>st</sup> DAY OF February, 2006.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS



I, ROYAL T. BROWN, AM AUTHORIZED (OR REGISTERED) 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 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.

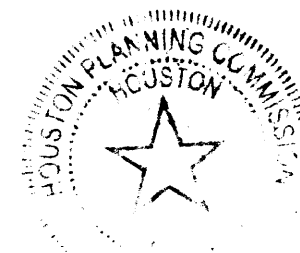
Royal T. Brown  
ROYAL T. BROWN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3881

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF VALLEY RANCH, SEC 4 AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, THIS 28 DAY OF Feb, 2006.

Marlene L. Gafrick  
MARLENE L. GAFRICK, SECRETARY

Carol A. Lewis  
CAROL A. LEWIS, PH.D., CHAIR  
OR MARK A. KILKENNY, VICE CHAIR



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 THE 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.

Mark J. Mooney  
MARK J. MOONEY  
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS 5<sup>th</sup> DAY OF February, 2007.

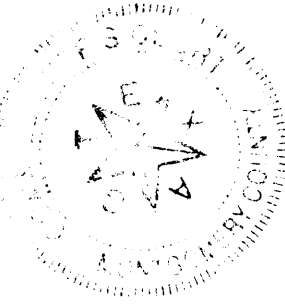
Mike Meador  
MIKE MEADOR  
COMMISSIONER, PRECINCT 1

Craig Doyal  
CRAIG DOYAL  
COMMISSIONER, PRECINCT 2

Ed Chance  
ED CHANCE  
COMMISSIONER, PRECINCT 3

Ed Rinehart  
ED RINEHART  
COMMISSIONER, PRECINCT 4

Alan B. Sadler  
ALAN B. SADLER  
COUNTY JUDGE



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 February 5, 2007, AT 9:00 O'CLOCK, A.M., AND DULY RECORDED ON February 23, 2007, AT 8:47 O'CLOCK, A.M., IN CABINET Z, SHEET 650-651 OF RECORD OF          FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Mark Turnbull  
MARK TURNBULL, CLERK, COUNTY COURT  
MONTGOMERY COUNTY, TEXAS

BY: Stacy Wilson  
DEPUTY

VALLEY RANCH  
SEC 4  
BEING  
17.761 ACRES OF LAND  
CONTAINING  
3 BLOCKS 55 LOTS 4 RESERVES  
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235 INTERSTATE 45 NORTH  
CONROE, TEXAS 77304  
936-441-4505

**DANNENBAUM**  
ENGINEERING CORPORATION  
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570  
SURVEYING AND MAPPING DIVISION

SCALE: 1"=100' FEBRUARY, 2007

SHEET 2 OF 2

FILE # 2007-020853

CAB. Z

SHEET 651