

FILED FOR RECORD

2002 FEB -5 AM 10:18

Mark Turnbull  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, (Owners) Mark W. Martin, Trustee, M.J.M. Investments, A Texas General Partnership and Timberland Estates Ltd., owners of the property subdivided in the above and foregoing map of TIMBERLAND NORTH SECTION TWO, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as TIMBERLAND NORTH SECTION TWO, located in the Augustus V. Sharp Survey, Abstract 481, 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 successors and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that we, Owners of property subdivided in the above and foregoing map of TIMBERLAND NORTH SECTION TWO, 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 the plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon."

"FURTHER, We, Owners 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 the said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agencies the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures."

FURTHER, all of the lots inside this subdivision are restricted to single family residential lots.

"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 residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for the same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

IN TESTIMONY WHEREOF, We, (Owners) Mark W. Martin, Trustee, Timberland Estates Ltd., M. J. M. Investments, a Texas General Partnership, owners of TIMBERLAND NORTH SECTION TWO, have caused these presents to be signed by Mark W. Martin, Trustee, Timberland Estates Ltd., Mark W. Martin, General Partner and Tom A. Martin, General Partner, J. D. L. Properties, Incorporated, a Texas Corporation, a General Partner, Jeffrey D. Lochore, President, Irene Denise Lochore, Secretary, Land Shark, Incorporated, a Texas Corporation, a General Partner, Mark W. Martin, President, Tom A. Martin, Secretary, thereunto authorized, attested by Mark W. Martin, Trustee, Timberland Estates Ltd., Mark W. Martin, General Partner and Tom A. Martin, General Partner, J. D. L. Properties, Incorporated, a Texas Corporation, a General Partner, Jeffrey D. Lochore, President, Irene Denise Lochore, Secretary, Land Shark, Incorporated, a Texas Corporation, a General Partner, Mark W. Martin, President, Tom A. Martin, Secretary, their

common seals hereunto affixed this 10 day of December 2001.

Mark W. Martin, Trustee Timberland Estates, Ltd

Mark W. Martin, Trustee

Mark W. Martin, General Partner

Tom A. Martin, General Partner

M. J. M. Investments, a Texas General Partnership

J. D. L. Properties, Incorporated a Texas Corporation

Land Shark, Incorporated a Texas Corporation

Jeffrey D. Lochore President

Mark W. Martin, President

Irene Denise Lochore Secretary

Tom A. Martin, Secretary

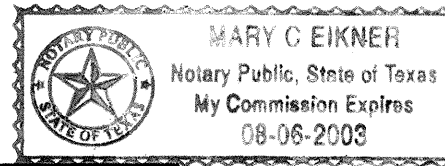
THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey D. Lochore, Irene Denise Lochore, Mark W. Martin and Tom A. Martin 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10<sup>th</sup>

day of Dec., 2001.

Notary Public in and for  
Montgomery County, Texas  
My Commission Expires 8/6/2003



APPROVED by the Commissioners' Court of Montgomery County, Texas, this 28<sup>th</sup> day of January, 2002.

Mike Meador  
Commissioner, Precinct 1

Craig Doyle  
Commissioner, Precinct 2

Alan B. Sadler  
County Judge

Ed Chance  
Commissioner, Precinct 3

Ed Rinehart  
Commissioner, Precinct 4

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 requirements for the 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, P.E., County Engineer  
Montgomery County, Texas

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 1-28-02, 2002, at 10:18 o'clock, A.M., and also duly recorded on 2-5-, 2002, at 10:18 o'clock, A.M., in Cabinet R, Sheet 92-93 of record of said Montgomery 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 Sandra White, Deputy

Certificate of Approval by Planning and Zoning Commission

On the 3 day of January, 2002, this plat was approved by the Planning and Zoning 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 Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe.

Texas, this 4 day of January, 2002.

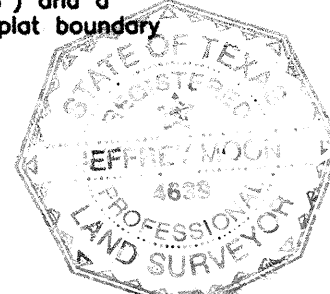
Morris Eickenhorst - Chairman

Dusty Norman - Secretary

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 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  
Signature  
Name Jeffrey Moon  
Texas Registration No. 4639



# FINAL PLAT TIMBERLAND NORTH

## SECTION TWO

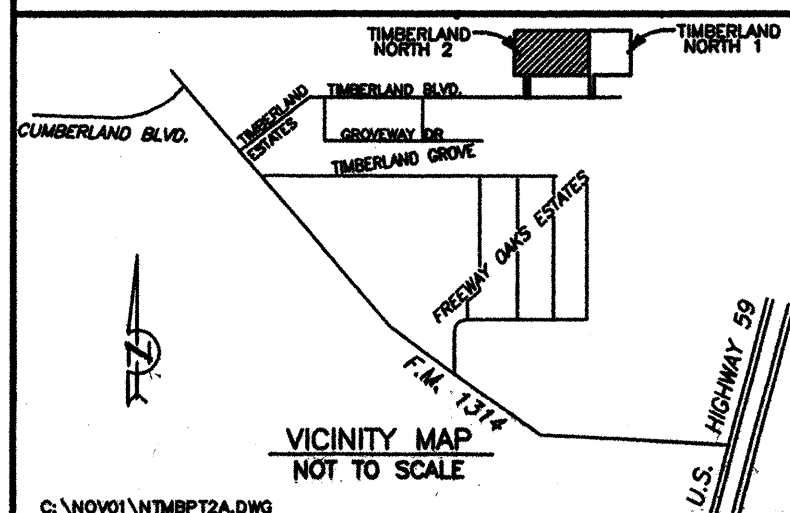
A SUBDIVISION OF 45.920 ACRES OF LAND IN  
THE AUGUSTUS V. SHARP SURVEY, ABSTRACT 481,  
MONTGOMERY COUNTY, TEXAS.

CONTAINING  
96 LOTS 8 BLOCKS  
SINGLE FAMILY RESIDENTIAL LOTS

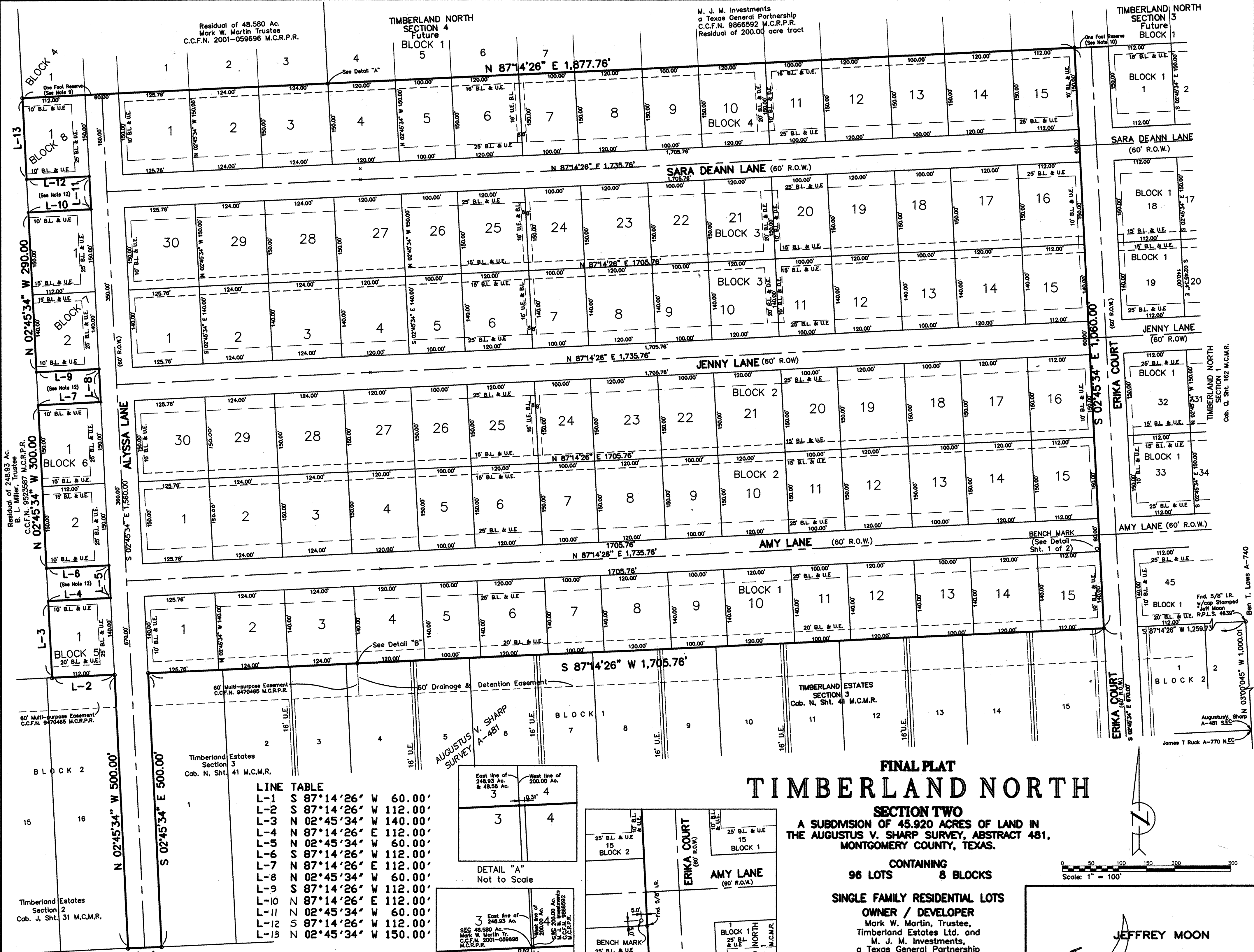
OWNER / DEVELOPER  
Mark W. Martin, Trustee,  
Timberland Estates Ltd. and  
M. J. M. Investments,  
a Texas General Partnership  
P.O. BOX 603  
PORTER, TEXAS 77365  
(281) 354-5141  
DECEMBER 2001

Notes:

1. U.E. Indicates Utility Easement.
2. B.L. Indicates Building Line.
3. D.E. Indicates Drainage Easement
4. All side lot lines are Perpendicular or Radial unless otherwise noted.
5. 1/2" Iron Rods set @ all lot corners unless otherwise noted.
6. There is a 5' Foot Building line on either side of all side lot lines unless otherwise noted.
7. This property does not lie within the 100 yr. flood plain according to F.I.R.M. map panel No. 48339C0570 F, effective date: December 19, 1996.
8. There is a 10' Utility Easement 5' either side of all interior lot lines unless otherwise noted.
9. One-foot Reserve dedicated to the public in fee as a buffer separation between the side or end of streets 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 rest in the dedicator, his heirs, assigns for successors.
10. This tract is subject to rights of Ingress and Egress per document C.C.F.N. 8026757 M.C.R.P.R., C.C.F.N. 8533399 M.C.R.P.R. & C.C.F.N. 8552077 M.C.R.P.R.
11. Storm water detention facilities, and common areas, and street lights 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 its condition 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 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, if annexed by City.
12. This area of land is owned by Mark W. Martin Trustee. C.C.F.N. 2001-059696 M.C.R.P.R.



File # 2002-011392 Cab. R Sheet 92



Residual of 48.580 Ac.  
Mark W. Martin Trustee  
C.C.F.N. 2001-059696 M.C.R.P.R.

M. J. M. Investments  
a Texas General Partnership  
C.C.F.N. 9866592 M.C.R.P.R.  
Residual of 200.00 acre tract

TIMBERLAND NORTH  
SECTION 3  
Future  
BLOCK 1

L-13  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'  
N 02°45'34" W 290.00'  
L-12  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'  
L-10  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'  
L-9  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'  
L-8  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'  
L-6  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'  
L-4  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'  
L-3  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'  
L-2  
BLOCK 1  
One Foot Reserve (See Note 9)  
10' B.L. & U.E.  
150.00'

SARA DEANN LANE  
(60' R.O.W.)

JENNY LANE  
(60' R.O.W.)

AMY LANE  
(60' R.O.W.)

ERIKA COURT  
(60' R.O.W.)

ALYSSA LANE  
(60' R.O.W.)

ALYSSA LANE  
(60' R.O.W.)

ALYSSA LANE  
(60' R.O.W.)

TIMBERLAND BOULEVARD  
(60' R.O.W.)

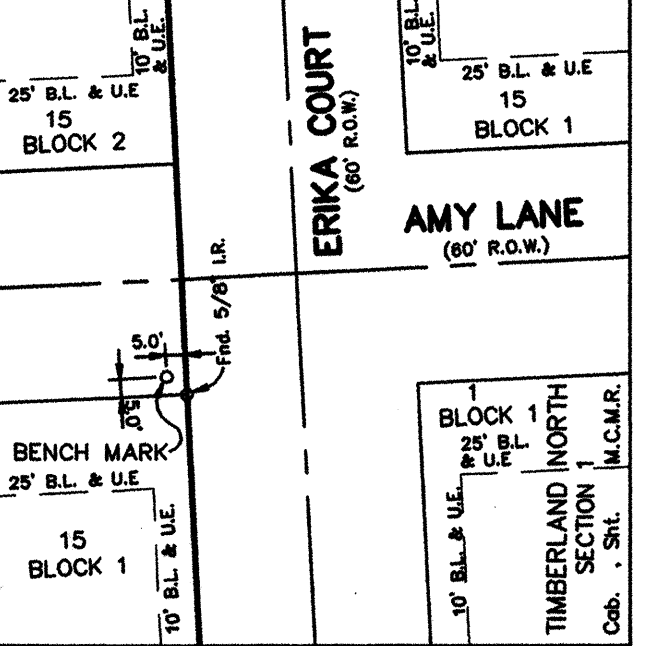
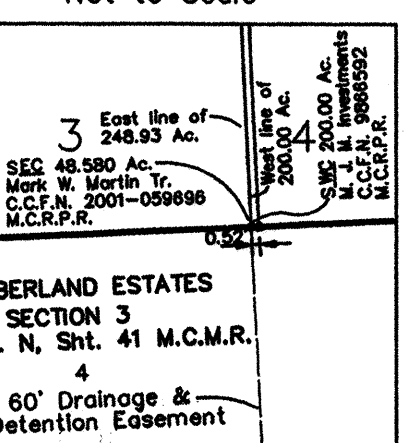
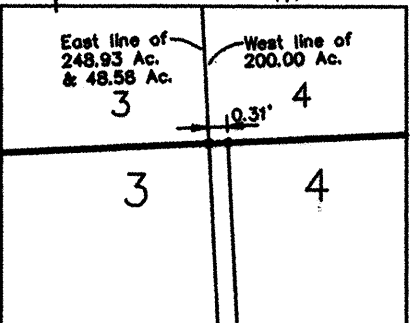
BLOCK 3

Timberland Estates  
Section 3  
Cab. N, Sht. 41 M.C.M.R.

746 # 2002-011392 Cab. R Sht 93

**LINE TABLE**

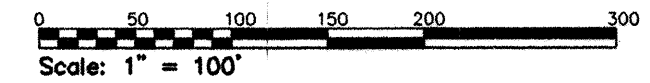
L-1	S 87°14'26" W	60.00'
L-2	S 87°14'26" W	112.00'
L-3	N 02°45'34" W	140.00'
L-4	N 87°14'26" E	112.00'
L-5	N 02°45'34" W	60.00'
L-6	S 87°14'26" W	112.00'
L-7	N 87°14'26" E	112.00'
L-8	N 02°45'34" W	60.00'
L-9	S 87°14'26" W	112.00'
L-10	N 87°14'26" E	112.00'
L-11	N 02°45'34" W	60.00'
L-12	S 87°14'26" W	112.00'
L-13	N 02°45'34" W	150.00'



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**TIMBERLAND NORTH**  
**SECTION TWO**  
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CONTAINING  
96 LOTS 8 BLOCKS

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P.O. BOX 603  
PORTER, TEXAS 77365  
(281) 354-5141  
DECEMBER 2001



**JEFFREY MOON**  
AND ASSOCIATES INC.  
LAND SURVEYORS  
P.O. Box 2501  
Conroe, Tx 77305  
(936) 756-5866  
FAX (936) 756-5881