

OWNER'S RELEASE

I, Clay Signor, President of Signor Development Group, LLC, owner of the property subdivided in this plat of SPRING HILL ESTATES, make subdivision of the property on behalf of the corporation, according to the Tracts, lots, building lines, streets, alleys, parks and easements as shown and designate for public use, the streets, alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

In testimony, hereunto, Signor Development Group, LLC, has caused to be signed by Clay Signor, its President, attested by its Secretary, _____ and its seal this _____ day of _____, 2007.

By: _____ Attest: _____ Secretary
Clay Signor, President
Signor Development Group, LLC,
17600 FM 1408 Road
Magnolia, Texas 77354

**STATE OF TEXAS
COUNTY OF WALLER**

Before me, the undersigned authority, on this day personally appeared Clay Signor, President, and _____ Secretary of Signor Development Group, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

Given under my hand and seal of office, this _____ day of _____, 2007.

Notary Public,
In and for _____ County, Texas

LIEN HOLDER'S RELEASE

I, First National Bank, Owner and Holder of a lien against the above described property, the lien being evidenced by an instrument of Record in Volume _____ Page _____ of the _____ Records of Waller County, Texas subordinate to the subdivision and dedication the lien, and I confirm that I am the present owner of the lien and have not assigned the same, nor any part.

By: _____ Attest: _____ Secretary
Troy's Freeman, President

**STATE OF TEXAS
COUNTY OF WALLER**

Before me, the undersigned authority, on this day personally appeared Clay Signor, President, and _____ Secretary of Signor Development Group, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

Given under my hand and seal of office, this _____ day of _____, 2007.

Notary Public,
In and for _____ County, Texas

CERTIFICATE OF COMMISSIONERS COURT

Approved by Commissioners' Court of Waller County, Texas, this _____ day of _____ A.D. 2007.

County Judge

Commissioner Precinct 1 _____ Commissioner Precinct 2 _____

Commissioner Precinct 3 _____ Commissioner Precinct 4 _____

CERTIFICATE OF COUNTY ENGINEER

I, _____ County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

Date _____ County Engineer

SURVEY NOTES

- 1. ALL BEARINGS ARE BASED ON THE LAMBERT GRID, TEXAS COORDINATE SYSTEM OF 1983 (CONS 95), TEXAS SOUTH CENTRAL ZONE AS DETERMINED BY GPS OBSERVATIONS.
- 2. THE CONVERGENCE ANGLE FROM GRID NORTH IS 01°29'12".
- 3. ACCORDING TO THE FEMA FIRM MAP COMMUNITY FLOOD NO. 48546 0335 B, EFFECTIVE DATE DECEMBER 18, 1995 FOR WALLER COUNTY, TEXAS THE SUBJECT PROPERTY LIES WITHIN (ZONE C).
- 4. TOPOGRAPHICAL INFORMATION EXTRAPOLATED AND INTERPOLATED FROM THE USGS QUADRANGLE MAP.
- 5. NO PIPE LINE OR PIPE LINE EASEMENT EXIST WITHIN THE BOUNDARIES OF THIS PLAT.

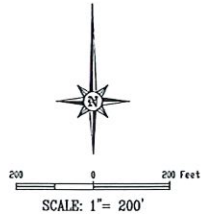
CERTIFICATE OF SURVEYOR

This is to certify that I, Matthew W. Lessin, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all block corners, lot corners and permanent reference monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

FOR FRANK SURVEYING CO., INC.
BY: MATTHEW W. LESSIN, R.P.L.S.
REGISTRATION NUMBER 5353

SPRING HILL ESTATES

6 LOTS, 1 BLOCK, 0 RESERVE
A 33.58 ACRE SUBDIVISION IN THE
JESSE CLARY SURVEY, ABSTRACT NO. 110
WALLER COUNTY, TEXAS



J. BAKER SURVEY
ABSTRACT NO. 71

Walter P. Noss, Jr.
PLAT TRACT
Cont'd 43452 Acres
Vol. 204, Pg. 334,
D.R.W.C.T.

LEGEND

- 1/2" IRON ROD FOUND IN PIPE
- ◊ 5/8" IRON ROD FOUND W/CAP
- ◊ 5/8" IRON ROD SET W/CAP
- 1-1/4" IRON PIPE FOUND



METES AND BOUNDS DESCRIPTIONS:

10.10 ACRES - LOTS 5 & 6
COMMENCING AT A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE NORTHWEST CORNER OF THE PARENT 134.88 ACRE TRACT AT THE SOUTHWEST CORNER INTERSECTION OF MITCHELL ROAD AND NELSON ROAD.
THENCE S 89° 07' 15" E A DISTANCE OF 597.45 FEET WITH THE EAST LINE OF NELSON ROAD TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREN DESCRIBED 10.10 ACRE TRACT.
THENCE N 89° 59' 20" E A DISTANCE OF 735.90 FEET WITH THE NORTH LINE OF THE HEREN DESCRIBED TRACT TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE NORTH-EAST CORNER OF THE HEREN DESCRIBED 10.10 ACRE TRACT.
THENCE S 89° 07' 15" E A DISTANCE OF 597.45 FEET WITH THE EAST LINE OF THE HEREN DESCRIBED TRACT TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT.
THENCE S 89° 59' 20" E A DISTANCE OF 735.90 FEET WITH THE SOUTH LINE OF THE HEREN DESCRIBED TRACT TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) IN THE EAST LINE OF NELSON ROAD FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT.
THENCE N 89° 07' 15" E A DISTANCE OF 597.45 FEET WITH THE EAST LINE OF NELSON ROAD TO THE PLACE OF BEGINNING, CONTAINING 10.10 ACRES OF LAND.

23.48 ACRES - LOTS 1-4
COMMENCING AT A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE NORTHWEST CORNER OF THE PARENT 134.88 ACRE TRACT AT THE SOUTHWEST CORNER INTERSECTION OF MITCHELL ROAD AND NELSON ROAD.
THENCE S 89° 07' 15" E A DISTANCE OF 1500.88 FEET WITH THE EAST LINE OF NELSON ROAD TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREN DESCRIBED 23.48 ACRE TRACT.
THENCE N 89° 59' 20" E A DISTANCE OF 735.90 FEET WITH THE NORTH LINE OF THE HEREN DESCRIBED TRACT TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE NORTH-EAST CORNER OF THE HEREN DESCRIBED 23.48 ACRE TRACT.
THENCE S 89° 07' 15" E A DISTANCE OF 597.45 FEET WITH THE EAST LINE OF THE HEREN DESCRIBED TRACT TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT.
THENCE N 89° 59' 20" E A DISTANCE OF 684.17 FEET WITH THE NORTH LINE OF THE HEREN DESCRIBED TRACT TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE NORTH-NORTH-EAST CORNER OF THE HEREN DESCRIBED 23.48 ACRE TRACT.
THENCE S 89° 07' 15" E A DISTANCE OF 684.17 FEET WITH THE EAST LINE OF THE HEREN DESCRIBED TRACT TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT.
THENCE S 89° 59' 20" E A DISTANCE OF 684.17 FEET WITH THE NORTH LINE OF NELSON ROAD TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR AN INTERIOR CORNER.
THENCE S 89° 07' 15" E A DISTANCE OF 597.45 FEET CONTINUING WITH THE NORTH LINE OF NELSON ROAD TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR CORNER.
THENCE N 89° 59' 20" E A DISTANCE OF 597.45 FEET CONTINUING WITH THE NORTH LINE OF NELSON ROAD TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT.
THENCE S 89° 07' 15" E A DISTANCE OF 597.45 FEET WITH THE EAST LINE OF THE HEREN DESCRIBED TRACT TO THE RIGHT AND MAKING A CURVE OF 44.13 FEET, A BEARING ANGLE OF 89° 45' 58", AN ARC LENGTH OF 68.41 FEET AND A CHORD OF N 89° 07' 15" W A DISTANCE OF 68.41 FEET TO A 5/8" IRON ROD SET (EAPED FRANK SURVEY) FOR THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT.
THENCE N 89° 07' 15" W A DISTANCE OF 746.71 FEET WITH THE EAST LINE OF NELSON ROAD TO THE PLACE OF BEGINNING, CONTAINING 23.48 ACRES OF LAND.

911 ADDRESSES:

- LOT 1: 26290 Nelson Road,
 - LOT 2: 26346 Nelson Road,
 - LOT 3: 26450 Nelson Road, or 26558 Nelson Road,
 - LOT 4: 26860 Nelson Road,
 - LOT 5: 26752 Nelson Road,
 - LOT 6: 26810 Nelson Road,
- Hempstead, TX 77445

CULVERT SIZES:

- 1 - 18" R.C.P
- 1 - 24" R.C.P
- 1 - 24" R.C.P
- 1 - 24" R.C.P
- 1 - 18" R.C.P
- 1 - 18" R.C.P
- 1 - 24" R.C.P

Development Limited to 2,300 Sq. Ft. per acre.
Based on Drainage Area Calculations.

DEDICATION OF EASEMENT NOTES

- 1. THERE IS HEREBY DEDICATED A TEN (10) FOOT UTILITY EASEMENT PROVIDED ALONG AND ADJACENT TO ALL PROPERTY LINES (EXCEPT ALONG ROADS) IN SUBMISSION AND RESERVE AREAS BEING TEN (10) FEET ON EITHER SIDE OF PROPERTY LINES OR LOT LINES FOR A TOTAL WIDTH OF TWENTY (20) FEET.
- 2. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT UTILITY EASEMENT ALONG AND ADJACENT TO ALL ROADS WITH A TWENTY (20) FOOT BY THIRTY-TWO (32) FOOT GUT WIRE EASEMENT WHERE REQUIRED.
- 3. THERE IS HEREBY DEDICATED TO UTILITY THE RIGHT TO BUILD AND MAINTAIN POWER LINES UNDER AND ACROSS ALL PLOTS IN SUBDIVISION IN ORDER TO PROVIDE ELECTRIC SERVICE TO ALL LOTS AS IT BECOMES NECESSARY.

SPRING HILL ESTATES
6 LOTS - 1 BLOCK - 0 RESERVE
A 33.58 ACRE SUBDIVISION IN THE
J. CLARY SURVEY, A-110
WALLER COUNTY, TEXAS

FRANK SURVEYING
COMPANY
2205 WALNUT STREET
COLUMBUS, TX 78934
979.732.3114

WILSON
ENGINEERING
COMPANY, P.L.L.C.
323 FOHLEES STREET
SEAN, TEXAS 77474
PHONE: 979.855.2344
FAX: 979.855.2375
www.wilsoneng.com

SCALE: 1" = 200' DRAWN BY: DWR
ENGINEER: SAW PROJECT NO: 111-1111 PRINT DATE: 8-8-2007
SURVEYOR: MML CHECKED BY: MML COMPS: DWR

© COPYRIGHT 2007 - ALL RIGHTS RESERVED

CURVE DATA

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	44.15'	89°48'58"	68.44'	N 47°03'20" W	61.79'

APPROVAL BY PLAT ROOM RECORDER

Date _____ Plat Book Recorder
Volume _____ Page _____