

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, Richard Theodore Harris, Sr. and Lane Harris, owners of the property subdivided in the above and foregoing map of HILLTOP RANCH SUBDIVISION, SECTION ONE, PARTIAL REPLAT NO. 1, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines and easements thereon shown, and designate said subdivision as HILLTOP RANCH SUBDIVISION, SECTION ONE, PARTIAL REPLAT NO. 1 located in the William W. Shepperd Survey, Abstract No. 480, 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 heirs and assigns to warrant and forever defend the title to the land so dedicated.

*This is to certify that we, Richard Theodore Harris, Sr. and Lane Harris, 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 a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we, Richard Theodore Harris, Sr. and Lane Harris, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and / or other public agencies the right to enter upon said easement at any and all times for the purpose of construction and / or maintaining drainage work an / or structure.

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 of 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

WITNESS our hands in Montgomery, Montgomery County, Texas,

this 2 day of February, 2011.

Richard Theodore Harris, Sr.
Richard Theodore Harris, Sr.

Lane Harris
Lane Harris

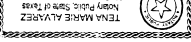
STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Richard Theodore Harris, Sr. and Lane Harris, 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 purposes and considerations therein set forth, and the same said Lane Harris, having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 2nd day of February, 2011.

Tina Alvarez
Tina Alvarez



Notary Public in and for Montgomery County, Texas.

My Commission Expires 11/19/11

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

I, Rhonda Thompson, Vice President of J. P. Morgan Chase Bank, N.A., owner and holder of a lien against the property described in the plat known as HILLTOP RANCH SUBDIVISION, SECTION ONE, PARTIAL REPLAT NO. 1. Said liens being evidenced by instrument of record in Clerk's File Nos. 2005-096133 and 2006-081935 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat and said liens, and I hereby confirm that I am the present owner of said lien and have not assigned the same or nor any part thereof.

Rhonda Thompson
Rhonda Thompson
Vice President of J. P. Morgan Chase Bank, N.A.
780 Kansas Lane
Monroe, Louisiana 71203
Telephone No. (318)-699-4009
Fax No. (318)-550-3342




STATE OF LOUISIANA:
OUACHITA PARISH:

BEFORE ME, the undersigned authority, on this day personally appeared Rhonda Thompson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 1st day of February, 2011.

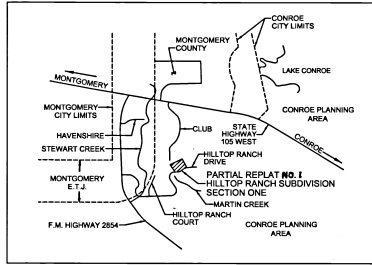
Vicki C. Knights
Vicki C. Knights - 54231



Notary Public in and for Ouachita Parish, Louisiana.

My Commission Expires Lifetime

VICINITY MAP
N.T.S.



MONTGOMERY COUNTY, TEXAS

HILLTOP RANCH SUBDIVISION SECTION ONE PARTIAL REPLAT NO. 1

3 RESIDENTIAL LOTS / 1 BLOCK

A SUBDIVISION OF 11.01 ACRES OF LAND IN
THE WILLIAM W. SHEPPERD SURVEY, A-480
MONTGOMERY COUNTY, TEXAS
BEING A REPLAT OF LOTS 32, 33 AND 34, BLOCK 1,
HILLTOP RANCH SUBDIVISION, SECTION ONE,
RECORDED IN CABINET O, SHEETS 138 AND 139
MONTGOMERY COUNTY MAP RECORDS
THE REASON FOR THIS REPLAT IS TO CHANGE
THE SIZE OF LOTS 32, 33 AND 34, BLOCK 1.

OWNER
RICHARD THEODORE HARRIS, SR.
LANE HARRIS
20040 HILLTOP RANCH DRIVE
MONTGOMERY, TEXAS 77316
JANUARY 2011

SURVEYOR
DAFFRON LAND SURVEYING CO.
16582 EASTCHASE
MONTGOMERY, TEXAS 77316
JANUARY 2011

SURVEYOR'S CERTIFICATION

I, Dean E. Daffron, am 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 this 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 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.

Dean E. Daffron
Dean E. Daffron
Registered Professional Land Surveyor No. 5694



CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

On the 17th day of FEBRUARY, 2011, 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 28th day of FEBRUARY, 2011.

John W. ...
Chair

Dana ...
Secretary

COUNTY ENGINEER'S ACKNOWLEDGMENT

I, Mark J. Mooney, P.E., 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 Commissioner's Court.

I, further certify that the plat of this subdivision complies with requirements for the internal subdivision drainage as adopted by Commissioner's 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, P.E., County Engineer
Montgomery County, Texas

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 it's certificate of authentication was filed for registration in my office on

April 11, 2011 at 9:30 o'clock A m, and duly

recorded on April 14, 2011 at 11:02 o'clock A m,

in Cabinet 3, Sheets 1970, of record of 1971 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 *B. Bassett* Deputy



COMMISSIONERS COURT ACKNOWLEDGMENT

APPROVED BY Commissioner's Court of Montgomery County, Texas this 11 day of April, 2011.

Mike Meador
Mike Meador
Commissioner, Precinct 1

Craig Doyar
Craig Doyar
Commissioner, Precinct 2

Ed Chance
Ed Chance
Commissioner, Precinct 3

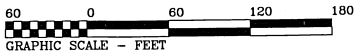
Ed Riehlert
Ed Riehlert
Commissioner, Precinct 4

Ala B. Sadler
Ala B. Sadler
County Judge

DAFFRON
LAND SURVEYING CO.



16582 EASTCHASE
MONTGOMERY, TEXAS 77316
PHONE 936-588-6550
FAX 936-588-6974

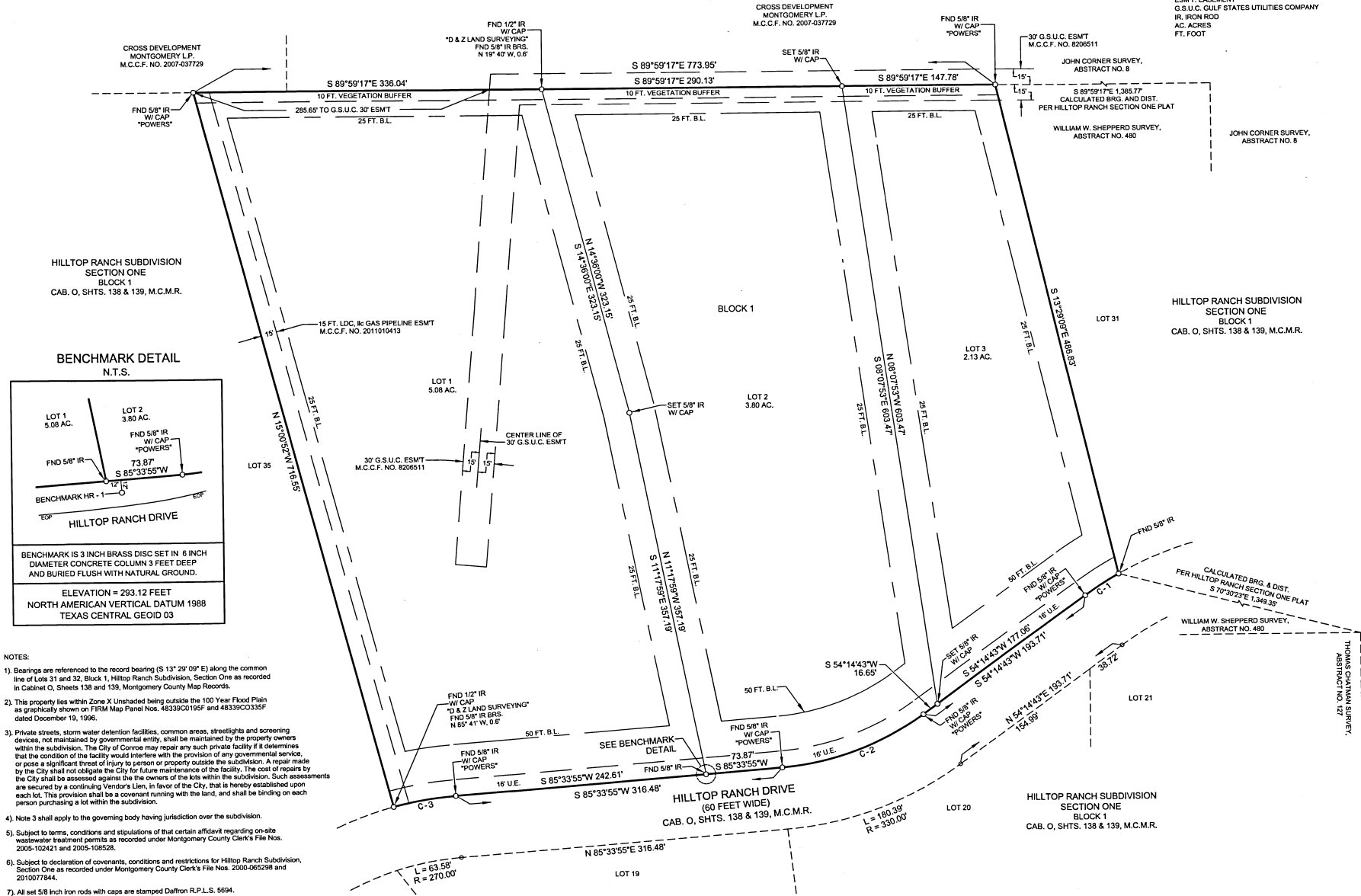


CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bearing
C-1	330.00'	38.25'	6°38'28"	38.23'	S 57°33'55" W
C-2	270.00'	147.59'	31°19'10"	145.76'	S 89°54'18" W
C-3	330.00'	60.93'	10°34'44"	60.84'	S 80°16'33" W

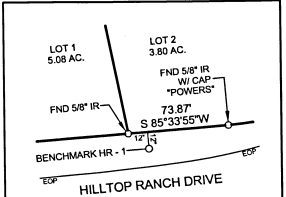
LEGEND

M.C.M.R. MONTGOMERY COUNTY MAP RECORD
 M.C.C.F. MONTGOMERY COUNTY DEED RECORDS
 CAB. CABINET
 SHT. SHEET
 VOL. VOLUME
 PG. PAGE
 B.L. BUILDING LINE
 U.E. UTILITY EASEMENT
 ESMT. EASEMENT
 G.S.U.C. GULF STATES UTILITIES COMPANY
 IR. IRON ROD
 AC. ACRES
 FT. FOOT



HILLTOP RANCH SUBDIVISION
 SECTION ONE
 BLOCK 1
 CAB. O, SHTS. 138 & 139, M.C.M.R.

BENCHMARK DETAIL
 N.T.S.



BENCHMARK IS 3 INCH BRASS DISC SET IN 6 INCH
 DIAMETER CONCRETE COLUMN 3 FEET DEEP
 AND BURIED FLUSH WITH NATURAL GROUND.

 ELEVATION = 293.12 FEET
 NORTH AMERICAN VERTICAL DATUM 1988
 TEXAS CENTRAL GEOID 03

- NOTES:
- 1) Bearings are referenced to the record bearing (S 13° 29' 09" E) along the common line of Lots 31 and 32, Block 1, Hilltop Ranch Subdivision, Section One as recorded in Cabinet O, Sheets 138 and 139, Montgomery County Map Records.
 - 2) This property lies within Zone X Unshaded being outside the 100 Year Flood Plain as graphically shown on FIRM Map Panel Nos. 48339C0195F and 48339C0335F dated December 19, 1996.
 - 3) Private streets, 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 services 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.
 - 4) Note 3 shall apply to the governing body having jurisdiction over the subdivision.
 - 5) Subject to terms, conditions and stipulations of that certain affidavit regarding on-site wastewater treatment permits as recorded under Montgomery County Clerk's File Nos. 2005-102421 and 2005-108528.
 - 6) Subject to declaration of covenants, conditions and restrictions for Hilltop Ranch Subdivision, Section One as recorded under Montgomery County Clerk's File Nos. 2000-065298 and 2010077844.
 - 7) All set 5/8 inch iron rods with caps are stamped Daffron R.P.L.S. 5694.

HILLTOP RANCH SUBDIVISION / SECTION ONE PARTIAL REPLAT NO. 1

3 RESIDENTIAL LOTS / 1 BLOCK

A SUBDIVISION OF 11.01 ACRES OF LAND IN THE WILLIAM W. SHEPPERD SURVEY, A-480, MONTGOMERY COUNTY, TEXAS BEING A REPLAT OF LOTS 32, 33 AND 34, BLOCK 1, HILLTOP RANCH SUBDIVISION, SECTION ONE, RECORDED IN CABINET O, SHEETS 138 AND 139, MONTGOMERY COUNTY MAP RECORDS.

**DAFFRON
 LAND SURVEYING CO.**

16582 EASTCHASE
 MONTGOMERY, TEXAS 77316
 PHONE 936-588-0550
 FAX 936-588-6974

File # 2011-031276 Cab. Z sheet # 1971