PEACH CREEK PLANTATION

SECTION TWO

200 LOTS 1 RESTRICTED RESERVE 6 BLOCKS

A SUBDIVISION OF 1364.970 ACRES OF LAND BEING A PORTION OF A 3,734.103 ACRE TRACT

WITH 8.468 ACRES DEDICATED FOR R.O.W. PURPOSES

AS RECORDED UNDER CLERK'S FILE NO. 2006-091547 LOCATED IN THE PETER WHITAKER SURVEY, A- 598,

AND THE ELIJAH VOTAW SURVEY, A - 584, MONTGOMERY COUNTY, TEXAS,

MONTGOMERY COUNTY, TEXAS

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

We, PEACH CREEK PLANTATION,LTD.Thomas E. Aikin (Managing Partner),owner of the property subdivided on the above and foregoing map of Peach Creek Plantation, Section Two, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements shown thereon forever; and designate said subdivision as Peach Creek Plantation, Section Two, located in the Peter Whitaker Survey, A-598, and the Elijah Votaw Survey, A-584,Montgomery County, Texas; and dedicate to the 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 I, Thomas E. Aikin, Managing Partner of PEACH CREEK PLANTATION,LTD., owner of the property subdivided in the above and foregoing map of Peach Creek Plantation, 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.

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, 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 said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

FURTHER, all 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. The 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.

FURTHER, Owner does hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to properly locate within the boundaries of this plat and always available for the general use of said owners and to the public for fireman, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves our heirs, and assigns to warrant forever defend the title to the land so designated and established as private streets.

IN TESTIMONY WHEREOF, PEACH CREEK PLANTATION, LTD.., has caused these presents to be signed by Thomas E. Aikin, Managing Partner, thereunto authorized, and its common seal hereunto affixed this 4th day of August, 2008

FILED FOR RECORD
2008 AUG 12 PM 3:13
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

Thomas E. Aikin
Managing Partner, Peach Creek Plantation, Ltd.

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Aikin, Managing Partner of PEACH CREEK PLANTATION,LTD., 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, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of August, 2008.

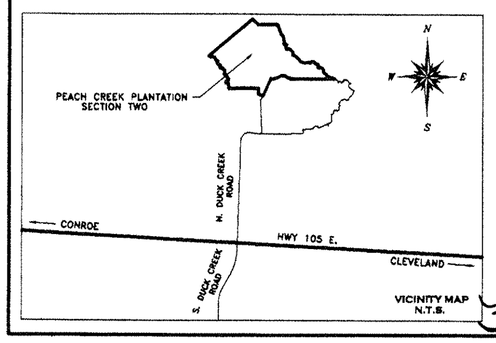
Notary Public in and for Montgomery County, Texas

LOIS A. NELSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/17/2011

I, Kenneth E. Savoy, am authorized 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 lot corners, 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 5\8" and a length of not less than three feet and that the plat boundaries have been tied to the nearest survey corner.

Kenneth E. Savoy
Texas Registration No. 5730

STATE OF TEXAS REGISTERED KENNETH E. SAVOY 5730 PROFESSIONAL LAND SURVEYOR



VICINITY MAP
N.T.S.

I, Mark J. Mooney County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by County Commissioners' Court.

I, further certify that the plat of this subdivision complies with 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 any other area of subdivision within the watershed.

Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 11 day of August, 2008

Commissioner, Precinct 1
Mike Meador

Commissioner, Precinct 2
Craig Doyal

County Judge
Alan B. Sadler

MONTGOMERY COUNTY COMMISSIONERS COURT

Commissioner, Precinct 3
Ed Chance

Commissioner, Precinct 4
Ed Rinehart

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 August 11 2008, at 9:30 o'clock, A.M., and duly recorded on August 12 2008 at 3:13 o'clock, P.M., in Cabinet Z, Sheet 1322-1333, 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, Clerk, County Court,
Montgomery County, Texas

Theresa Ruppert

MONTGOMERY COUNTY

Tract shown hereon is located in ZONE X, areas outside the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48339C 0430 F effective 12/19/96.
Note: portions of the subject tract lie within the 100-year, 500-year and Floodway as shown.

Restrictions recorded in the Real Property Records of Montgomery County, Texas, under County Clerk's File Nos. 2006-119156, 2007-062427, 2006-146037, 2006-132017, 2006-125469, 2006-142167, 2007-019939, 2007-10000, 2007-105092, 2007-053045, 2007-070707, 2006-148649, 2007-023423, 2007-086591, 2007-026470, 2007-023394, 2007-023400, 2007-118024, 2007-118030, 2008-033551, 2007-026491, 2007-023422, 2007-117065, 2007-062410, 2007-053062, 2007-079727, 2007-099994, 2007-078494, 2007-071824, 2006-142161, 2008-005193, 2006-142177, 2007-100955, 2007-041452, 2007-006029, 2007-134786, 2007-082791, 2007-059436, 2007-035215, 2007-009594, 2007-035206, 2007-001138, 2007-100950, 2006-132020, 2007-121073, 2007-009599, 2007-071837, 2007-117078, 2007-001136, 2007-009595, 2007-086588, 2006-119162, 2007-067449, 2007-124000, 2007-057274, 2007-035204, 2007-096299 2007-001128, 2006-146039, 2007-053064, 2006-146035, 2006-145019, 2006-119152, 2007-095374, 2006-142165, 2006-144398, 2006-148647, 2007-009781, 2007-041465, 2007-113427, 2007-100003, 2007-054537, 2007-053048, 2008-033553, 2007-062413, 2007-041444, 2007-023392, 2007-057263, 2007-043199, 2007-002654, 2007-006027, 2007-075428, 2007-113435, 2007-067440, 2006-148653, 2007-043180, 2007-100015, 2007-041467, 2007-071818, 2008-006951, 2007-006023, 2007-043191, 2007-009779, 2007-071831, 2007-121076, 2007-113419, 2007-038648, 2007-035202, 2007-067457, 2007-019933, 2007-082777, 2007-059440, 2007-043184, 2007-075441, 2007-075442, 2008-023547, 2007-095386 2008-036414, 2007-026485, 2007-016875, 2007-082795, 2007-049752, 2007-129146, 2007-103527, 2007-129139, 2007-083972, 2007-103529, 2007-099997, 2007-105087, 2007-129143, 2007-086580, 2008-006949, 2007-082797, 2007-096301, 2007-122565, and 2007-078510, 2008-046266, 2008-075912, 2008-046274, 2008-046323.

Easements recorded in the Real Property Records of Montgomery County, Texas, under County Clerk's File Nos. 2006-119156, 2007-062427, 2006-146037, 2006-132017, 2006-125469, 2006-142167, 2007-019939, 2007-100000, 2007-105092, 2007-053045, 2007-070707, 2006-148649, 2007-023423, 2007-086591, 2007-023394, 2007-023400, 2007-118024, 2007-118030, 2008-033551, 2007-026491, 2007-023422, 2007-117065, 2007-062410, 2007-053062, 2007-079727, 2007-099994, 2007-078494, 2007-071824, 2006-142161, 2008-005193, 2006-142177, 2007-100955, 2007-041452, 2007-006029, 2007-134786, 2007-082791, 2007-059436, 2007-035215, 2007-009594, 2007-035206, 2007-001138, 2007-100950, 2006-132020, 2007-121073, 2007-009599, 2007-071837, 2007-117078, 2007-001136, 2007-009595, 2007-086588, 2006-119162, 2007-067449, 2007-124000, 2007-057274, 2007-035204, 2007-096299, 2007-001128, 2006-146039, 2007-053064, 2006-146035, 2006-145019, 2006-119152, 2007-095374, 2006-142165, 2006-144398, 2006-148647, 2007-009781, 2007-041465, 2007-113427, 2007-100003, 2007-054537, 2007-053048, 2008-033553, 2007-062413, 2007-041444, 2007-023392, 2007-057263, 2007-043199, 2007-002654, 2007-006027, 2007-075428, 2007-113435, 2007-067440, 2006-148653, 2007-043180, 2007-100015, 2007-041467, 2007-071818, 2008-006951, 2007-006023, 2007-043191, 2007-009779, 2007-071831,2007-121076, 2007-113419, 2007-038648, 2007-035202, 2007-067457, 2007-019933, 2007-082777, 2007-059440, 2007-043184, 2007-075441, 2007-075442, 2008-023547, 2007-095386, 2008-036414, 2007-026485, 2007-016875, 2007-082795, 2007-049752, 2007-129146, 2007-103527, 2007-129139, 2007-083972, 2007-103529, 2007-099997, 2007-105087, 2007-129143, 2007-086580, 2008-006949, 2007-082797, 2007-096301, 2007-122565, and 2007-078510, 2008-010524, 2008-046266, 2008-075912, 2008-046274, 2008-046323

LEGEND
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
A.E. - ACCESS EASEMENT
W.L. - WATER LINE EASEMENT
R.O.W. - RIGHT-OF-WAY
Note: set 5/8" iron rods at all lot corners unless otherwise shown.
M.C.D.R. - Montgomery County, Texas Deed Records
M.C.O.R.R.P. - Montgomery County, Texas Official Records of Real Property
M.C.R.P.R. - Montgomery County, Texas Real Property Records

NOTES:
1. THERE IS A 75' FOOT BUILDING LINE ON EACH FRONT LOT LINES
2. THERE IS A 20' UTILITY EASEMENT ON THE REAR OF ALL LOTS
3. THERE IS A 10' UTILITY EASEMENT ON ALL SIDE LOT LINES
4. THERE IS A 10' BUILDING LINE ON ALL SIDE LOT LINES
5. THERE IS A 20' BUILDING LINE ON ALL REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
6. LOT 3, BLOCK 1 SHALL NOT HAVE ACCESS TO CHISOLM COURT.

ENGINEER: TEXAS PROFESSIONAL CONSULTING, LP
3032 N. FRAZIER
CONROE, TEXAS 77303

OWNERS: PEACH CREEK PLANTATION,LTD.
P.O. BOX 2804
CONROE, TEXAS 77305

SURVEYOR: TEXAS PROFESSIONAL SURVEYING,LLC.
3032 N. Frazier St. Ste.A
CONROE, TEXAS 77303

File # 2008-0811644

Cab-Z Sheet 1333