

7350' ± (SCALED)  
Northeasterly Corner  
Abraham Pevehouse Survey

LAKE  
CONROE  
S. J. R. A.  
21.06 AC  
TRACT 2  
CF 214513

CURRENT FEMA 100-YEAR  
FLOODPLAIN  
(SEE NOTES #2 AND #6)

ABRAHAM PEVEHOUSE SURVEY  
ABSTRACT NO. 423

JIM FULLER ROAD  
(aka OLD F.M. 1097)  
(R.O.W. VARIES)

10.6883 AC  
D.C. RESEARCH & DEVELOPMENT  
County Clerk's File No. 8931512

REMAINING PORTION  
OF 32.351 AC  
FRANK HORLOCK  
691/754 Montgomery County Deed Records

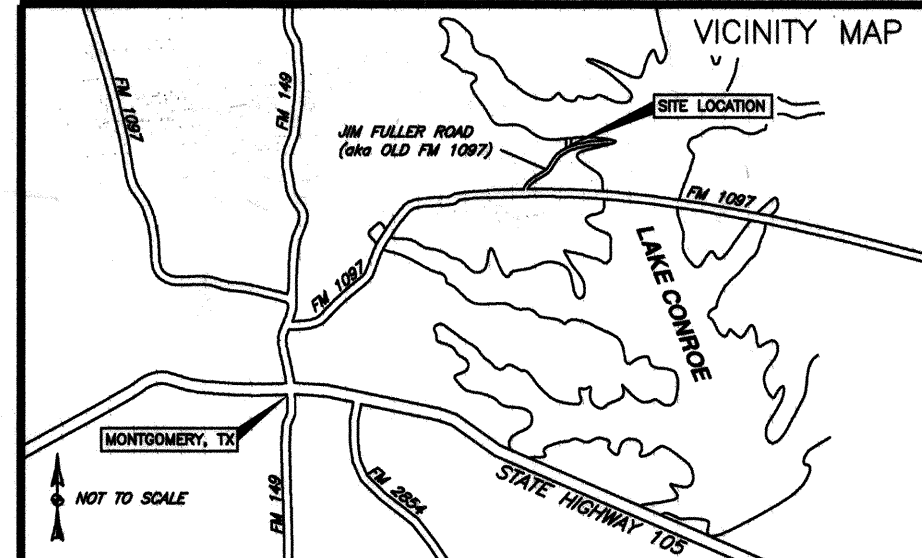
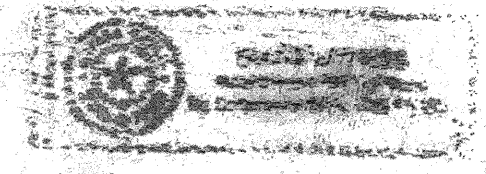
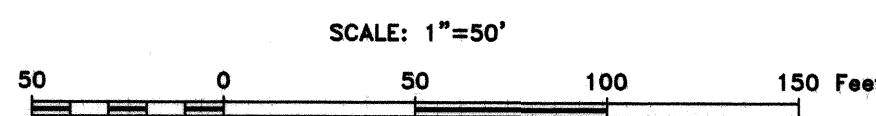
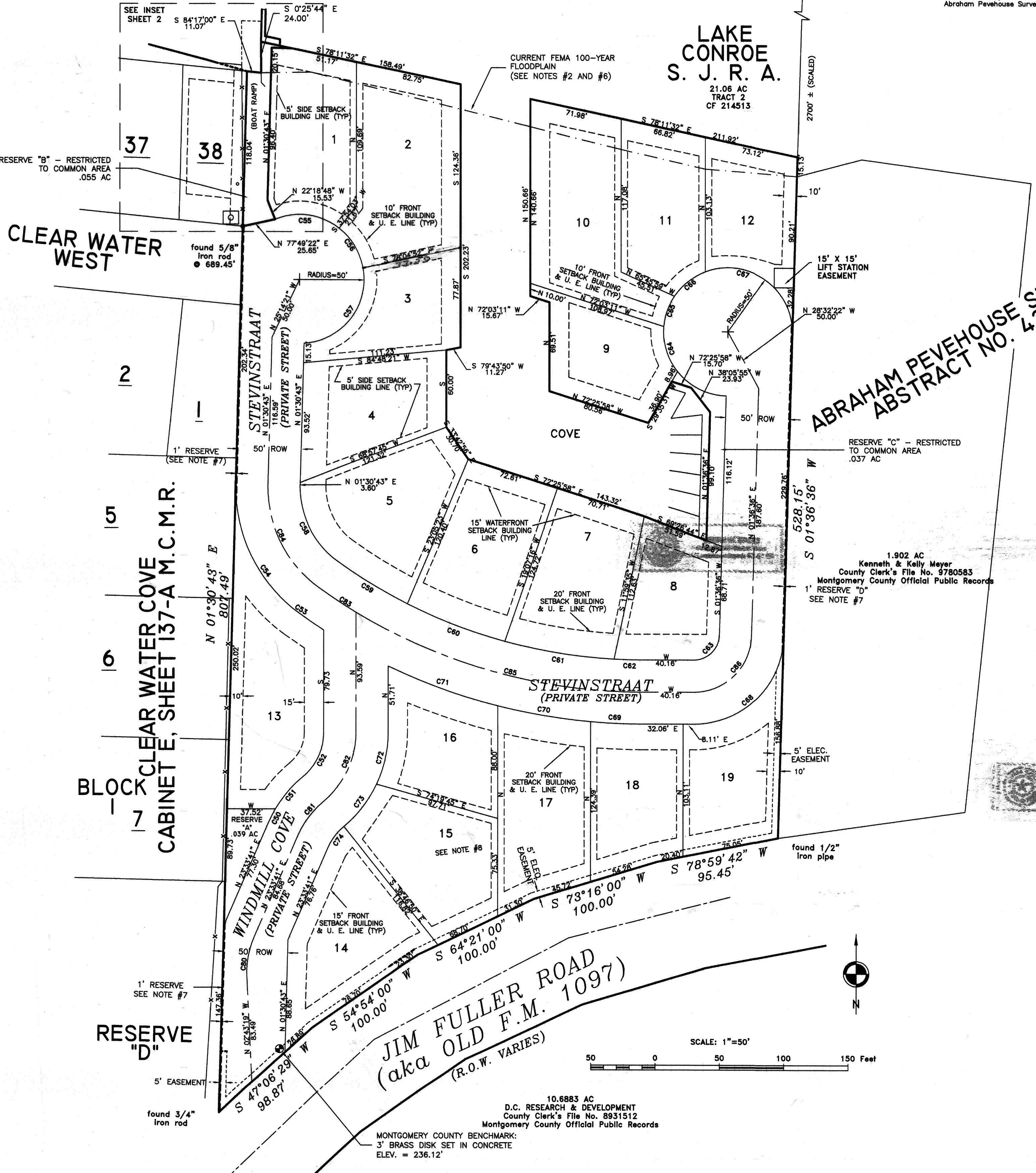
RESERVE "B" - RESTRICTED  
TO COMMON AREA  
.055 AC

CLEAR WATER  
WEST

BLOCK 1  
CLEAR WATER COVE  
CABINET E, SHEET 137-A M.C.M.R.

RESERVE  
"D"

REMAINING PORTION  
OF 32.351 AC  
FRANK HORLOCK  
691/754 DEED RECORDS



**Amending Plat No. 1**

TO ADJUST LOT LINES OF LOTS 1-4,  
LOT 14 AND LOT 15, BLOCK 1

**WINDMILL COVE  
SUBDIVISION ON JIM FULLER ROAD**

LOTS 1-19, BLOCK 1, 4 RESERVES  
5.702 ACRES

ABRAHAM PEVEHOUSE SURVEY, 423  
RECORDED IN CABINET O, SHEET 128,  
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

SCALE: 1"=50' APRIL 2005

OWNED AND DEVELOPED BY:  
WEHESH, LTD.  
7310 FAIRVIEW  
HOUSTON, TX 77041

SI Group, LLC  
501 Graham Rd.  
College Station, TX 77845

Michael C. Warren  
P.O. Box 1343  
Willis, Texas 77378  
936-652-8998

10.6883 AC  
D.C. RESEARCH & DEVELOPMENT  
County Clerk's File No. 8931512  
Montgomery County Official Public Records

MONTGOMERY COUNTY BENCHMARK:  
3" BRASS DISK SET IN CONCRETE  
ELEV. = 236.12'

File 2005-081978

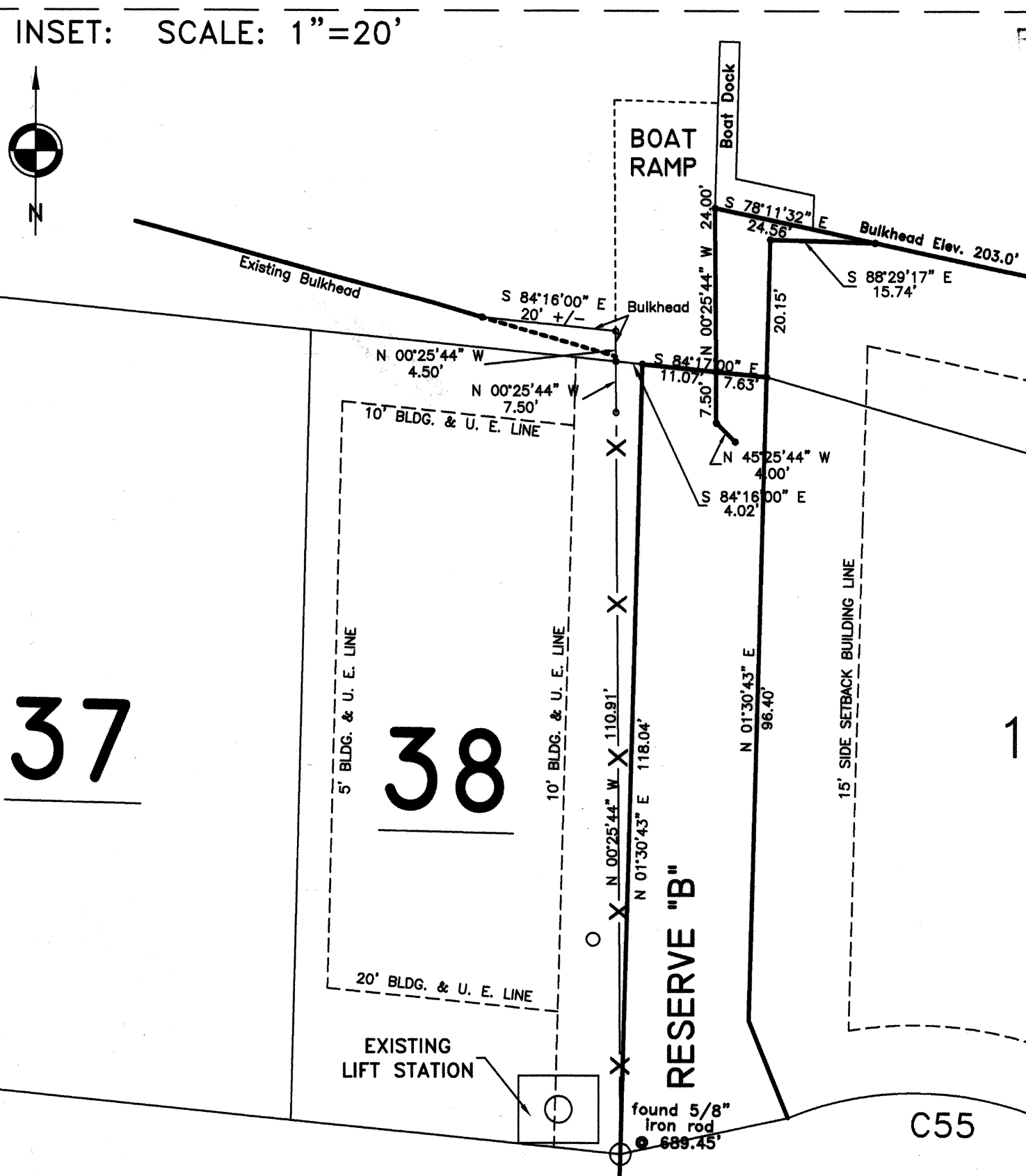
CABINET Y

Sheet 168

PN# 769906

14 APRIL 2005

SHT 1 OF 2



37

38

C55

FILED FOR RECORD

2005 JUL 27 PM 1:44  
*Mark Turnbull*  
 COUNTY CLERK  
 MONTGOMERY COUNTY, TEXAS

THE STATE OF TEXAS  
 COUNTY OF MONTGOMERY

I, Wade Hilly, President and Secretary respectively of WEHESH, Ltd. and Richard N. Hoyt and Sharon E. Hoyt, owners of said property for and on behalf of said WEHESH, Ltd. and Richard N. Hoyt and Sharon E. Hoyt, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Windmill Cove Amending Plat No. 1, located in the Abraham Pevehouse Survey, No. 423 Montgomery County, Texas, and on behalf of said WEHESH, Ltd., Richard N. Hoyt and Sharon E. Hoyt; 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, occasioned by the surface of the 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 I, Wade Hilly, President and Secretary respectively of WEHESH, Ltd., Richard N. Hoyt and Sharon E. Hoyt, owners of the property subdivided in the above and foregoing map of Windmill Cove Amending Plat No. 1, 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 are also dedicated for utilities unobstructed ground easements ten (10) feet and fifteen (15) feet adjacent to all streets and located as shown hereon.

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 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, we do 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 property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

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

FURTHER, Owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, WEHESH, Ltd., has caused these presents to be signed by Wade Hilly, its President and Secretary, and its common seal hereunto affixed this 27th day of July, 2005.

ATTEST:  
*[Signature]*  
 Secretary

WEHESH, Ltd.  
 By: *[Signature]*  
 Wade Hilly  
 Secretary

BEFORE ME, the undersigned authority, on this day personally appeared Wade Hilly, President and Secretary of WEHESH, 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 considerations therein expressed, and in conformity with the intent and purpose of said instrument, and as the act and deed of said corporation.

*[Notary Seal]*  
 DEBRA W. STILES  
 Notary Public, State of Texas  
 My Commission Expires 08-01-06  
 OFFICE, this 14th day of July, 2005.

WITNESS our hands in KINGWOOD, HARRIS County, Texas this 14th day of July, 2005.

By: *[Signature]*  
 Richard N. Hoyt

By: *[Signature]*  
 Sharon E. Hoyt

THE STATE OF TEXAS §  
 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Richard & Sharon Hoyt, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of July, 2005.

NOTARY PUBLIC, IN AND FOR  
HARRIS COUNTY,  
 STATE OF TEXAS

*[Notary Seal]*  
 DEBRA W. STILES  
 Notary Public, State of Texas  
 My Commission Expires 08-01-06

Amending Plat No. 1

Amending Plat Certificate

I, Michael C. Warren, hereby certify that the following changes were necessary to relocate one or more lot lines between adjacent lots which appear on the plat of Windmill Cove Subdivision, recorded on July 28, 2000 in Cabinet O, Sheets 128 and 129, of the Montgomery County Map Records.

Explanation of Changes

1. West (North/South) lot line of Lot 2 moved six feet West of original line. Southwest/Northeast lot line remains to new intersection with above.
2. West building limit line of Lot 1 moved ten feet West of original line.
3. South lot line of Lot 3 held at original West end and moved South approximately 9 feet at East end.
4. Lot lines between Lots 14 & 15 held at Northwest intersection point at street setback and struck to South property line at S 38°46'50" E.
5. Building limit lines (5 ft. Side Setbacks) adjusted along with moving of all lot lines.

*[Signature]*  
 Name: Michael C. Warren  
 Texas Registration No. 4935

*[Notary Seal]*  
 STATE OF TEXAS  
 REGISTERED  
 MICHAEL C. WARREN  
 4935  
 PROFESSIONAL  
 LAND SURVEYOR  
 (SEAL)

OWNERS' CONSENT

I, Wade Hilly, President of the General Partner of WEHESH, Ltd., owner of the property directly affected by this amending plat being Lot Numbers 1, 2, 4, 14 and 15 out of Block 1, Windmill Cove Amending Plat No. 1, as indicated hereon, do hereby consent to this amending plat for the purposes herein expressed.

*[Signature]*  
 Wade Hilly

We, Richard N. Hoyt and Sharon E. Hoyt, owners of the property directly affected by this amending plat being Lot Number 3 out of Block 1, Windmill Cove, as indicated hereon, do hereby consent to this amending plat for the purposes herein expressed.

*[Signature]*  
 Richard N. Hoyt

*[Signature]*  
 Sharon E. Hoyt

COUNTY ENGINEER'S ACKNOWLEDGMENT

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 internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this plat on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

*[Signature]*  
 Mark J. Mooney, PE  
 County Engineer

COMMISSIONERS' COURT ACKNOWLEDGMENT

Approved and accepted by the Commissioners' Court of Montgomery County, Texas, this 25 day of JULY, 2005.

*[Signature]*  
 Mike Meador  
 Commissioner, Precinct 1

*[Signature]*  
 Ed Chance  
 Commissioner, Precinct 1

*[Signature]*  
 Craig Doyle  
 Commissioner, Precinct 2

*[Signature]*  
 Ed Hinkman  
 Commissioner, Precinct 4

COUNTY CLERK'S CERTIFICATION

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas do hereby certify that the written instrument of authentication was filed for registration in my office of 27th day of July, 2005, at 1:44 o'clock, PM, Volume 169 Page 169 in cabinet Y sheet 169 of record MONTGOMERY for said County.

WITNESS my hand and seal of office, at \_\_\_\_\_ the day and date last above written.

*[Signature]*  
 Mark Turnbull  
 Clerk, County Court

*[Signature]*  
 Debra W. Stiles  
 Deputy

NOTES:

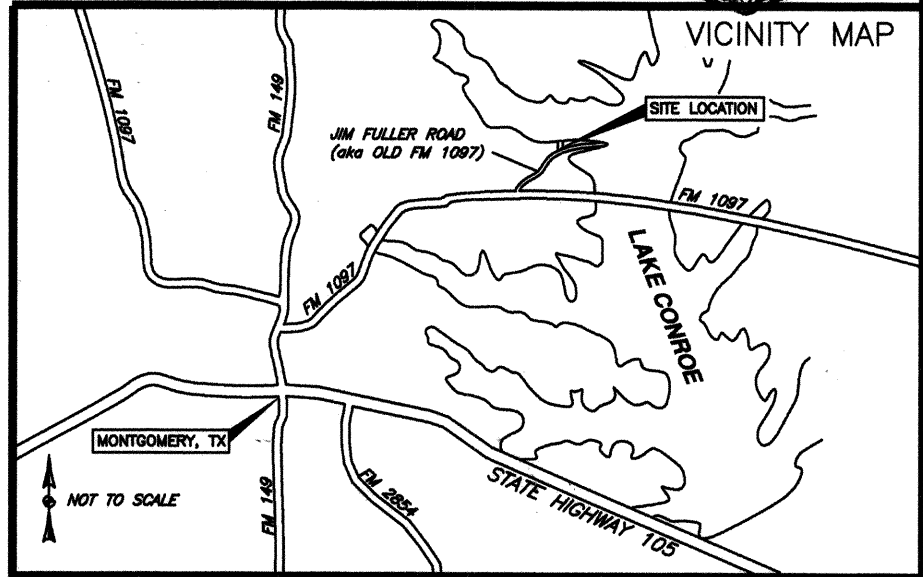
1. Portions of the property in this subdivision are subject to one of the following:
  - a) A flowage and inundation easement up to 207 m.s.l. in favor of the San Jacinto River Authority (SJRA)
  - b) A waiver of damages caused by flooding or inundation in favor of SJRA above 201 m.s.l.; or
  - c) A waiver of damages caused by flooding or inundation in favor of SJRA between 201 m.s.l. and 207 m.s.l.
2. Existing 100 year flood plain per F.I.R.M. panel #48339C 0205F (effective date December 19, 1996)
3. Minimum slab elevations shall be 207.50 M.S.L.
4. Plat bearing reference based on 6.068 acre tract, F.C. 9343923.
5. R.O.S.R. - Indicates restricted open space reserve
6. Proposed 100-year floodplain will show total subdivision out of floodplain, subject to LOMR submitted for approval July 28, 2000. Top of bulkhead will be new floodplain boundary, with a proposed elevation of 203 or higher.
7. Land restricted to landscape use.
8. Existing electrical easement to be abandoned for new 5' electrical easement along Jim Fuller Road, as shown.

Surveyor's Certification

I, Michael C. Warren, 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 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 have 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.

*[Signature]*  
 Name: Michael C. Warren  
 Texas Registration No. 4935

*[Notary Seal]*  
 STATE OF TEXAS  
 REGISTERED  
 MICHAEL C. WARREN  
 4935  
 PROFESSIONAL  
 LAND SURVEYOR  
 (SEAL)



CURVE TABLE:

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC	CHORD
C50	06°58'35"	N 27°02'59" E	5.85'	96.00'	11.68'	11.68'
C51	19°27'44"	S 40°16'08" W	16.46'	96.00'	32.61'	32.45'
C52	50°00'00"	S 28°00'00" W	21.45'	46.00'	40.14'	38.88'
C53	02°48'10"	S 58°43'43" E	11.13'	455.00'	22.26'	22.26'
C54	54°29'39"	S 27°04'48" E	61.70'	119.81'	113.95'	109.71'
C55	60°12'51"	N 82°12'22" W	28.99'	50.00'	52.55'	50.16'
C56	34°55'00"	N 34°38'27" W	15.72'	50.00'	30.47'	30.00'
C57	103°05'34"	N 34°21'49" E	62.96'	50.00'	89.97'	78.31'
C58	54°04'38"	N 27°17'19" W	35.63'	69.81'	65.89'	63.47'
C59	08°56'59"	N 58°48'07" W	31.70'	405.00'	63.26'	63.20'
C60	11°28'22"	N 69°00'47" W	40.68'	405.00'	81.10'	80.98'
C61	12°10'58"	N 80°50'27" W	43.22'	405.00'	86.12'	85.95'
C62	03°04'03"	N 88°27'58" W	10.84'	405.00'	21.68'	21.68'
C63	88°23'24"	S 45°48'18" W	19.45'	20.00'	30.85'	27.88'
C64	43°10'23"	S 16°53'54" E	19.78'	50.00'	37.68'	36.79'
C65	29°08'05"	S 19°15'20" W	12.99'	50.00'	25.42'	25.15'
C66	33°39'39"	S 51°30'12" W	16.08'	50.00'	31.00'	30.62'
C67	113°21'33"	S 53°50'12" E	76.06'	50.00'	99.04'	83.56'
C68	88°23'24"	N 45°48'18" E	68.06'	70.00'	107.99'	97.59'
C69	05°02'11"	N 87°28'55" W	20.01'	455.00'	40.00'	39.98'
C70	09°12'23"	S 80°21'38" E	36.63'	455.00'	73.11'	73.03'
C71	11°24'20"	S 70°03'17" E	45.44'	455.00'	90.57'	90.42'
C72	25°06'42"	N 12°33'21" E	21.38'	96.00'	42.08'	41.74'
C73	24°53'18"	N 37°33'21" E	21.18'	96.00'	41.70'	41.37'
C74	26°26'19"	N 36°46'51" E	10.81'	46.00'	21.23'	21.04'
C80	28°17'00"	N 10°25'11" E	16.58'	71.00'	32.57'	32.29'
C81	28°26'19"	N 36°46'51" E	16.58'	71.00'	32.78'	32.47'
C82	50°00'00"	N 28°00'00" E	33.11'	71.00'	61.96'	60.01'
C83	04°35'55"	N 58°37'35" W	17.27'	430.00'	34.51'	34.50'
C84	54°19'38"	N 27°09'49" W	48.65'	84.81'	89.90'	86.57'
C85	31°04'27"	S 74°27'46" E	119.55'	430.00'	233.21'	230.36'
C86	88°23'24"	N 45°48'18" E	43.75'	45.00'	69.42'	62.74'

Note: Easement Granted to Gulf States Utilities Company, recorded in Volume 361, Page 323 of the Deed Records of Montgomery County, Texas.

File # 2005-081978

CABINET Y

Sheet 169

**Amending Plat No. 1**  
 TO ADJUST LOT LINES OF LOTS 1-4,  
 LOT 14 AND LOT 15, BLOCK 1

**WINDMILL COVE**  
**SUBDIVISION ON JIM FULLER ROAD**  
 LOTS 1-19, BLOCK 1, 4 RESERVES  
 5.702 ACRES  
 ABRAHAM PEVEHOUSE SURVEY, 423  
 RECORDED IN CABINET O, SHEET 128,  
 MAP RECORDS OF MONTGOMERY COUNTY, TEXAS  
 SCALE: 1"=50' APRIL 2005

OWNED AND DEVELOPED BY:  
 WEHESH, LTD.  
 7310 FAIRVIEW  
 HOUSTON, TX 77041

SI Group, LLC  
 501 Graham Rd.  
 College Station, TX 77845

Michael C. Warren  
 P.O. Box 1343  
 Willis, TX 77378  
 936-856-9989

PN# 769906    14 APRIL 2005    SHT 2 OF 2