

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, SILVER CREST DEVELOPMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICHARD FOULKES, VICE PRESIDENT, OWNER; (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF GROGANS CREST AT SILVER CREST SEC 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID SILVER CREST DEVELOPMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS GROGANS CREST AT SILVER CREST SEC 1, LOCATED IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT 599, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID SILVER CREST DEVELOPMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, 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 SILVER CREST DEVELOPMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF GROGANS CREST AT SILVER CREST SEC 1, HAS 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;

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON.

* 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).

** IN TESTIMONY WHEREOF, SILVER CREST DEVELOPMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD FOULKES, VICE PRESIDENT, THEREUNTO AUTHORIZED THIS THE 29th DAY OF November, 2012.

SILVER CREST DEVELOPMENT, LLC.,
A TEXAS LIMITED LIABILITY COMPANY

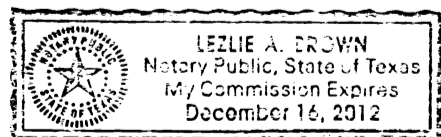
BY: [Signature]
RICHARD FOULKES, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD FOULKES, VICE PRESIDENT OF SILVER CREST DEVELOPMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF November, 2012.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/16/12



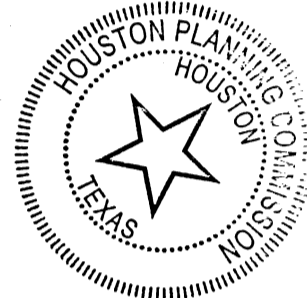
I, GARY D. NUTTER, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY; MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED 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 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') UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER AND TO THE NAD83 TEXAS STATE PLANE PROJECTIONS.

[Signature] 28 NOV 2012
GARY D. NUTTER, R.P.L.S.
TEXAS REGISTRATION NO. 5659



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF GROGANS CREST AT SILVER CREST SEC 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 3RD DAY OF Dec, 2012.

BY: [Signature]
MARK A. KILKENNY, CHAIR
OR M. SONNY GARZA, VICE-CHAIR



BY: [Signature]
MARLENE L. GAFRICK, SECRETARY

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 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 INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

[Signature]
MARK J. MOONEY, P.E.
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS DAY OF Nov 03 2012, 2013.

[Signature] MIKE MEADOR, COMMISSIONER, PRECINCT 1
[Signature] CRAIG DOTAL, COMMISSIONER, PRECINCT 2
[Signature] ALAN E. SADLER, COUNTY JUDGE
[Signature] JAMES L. NOACK, COMMISSIONER, PRECINCT 3
[Signature] ED RINEHART, COMMISSIONER, PRECINCT 4

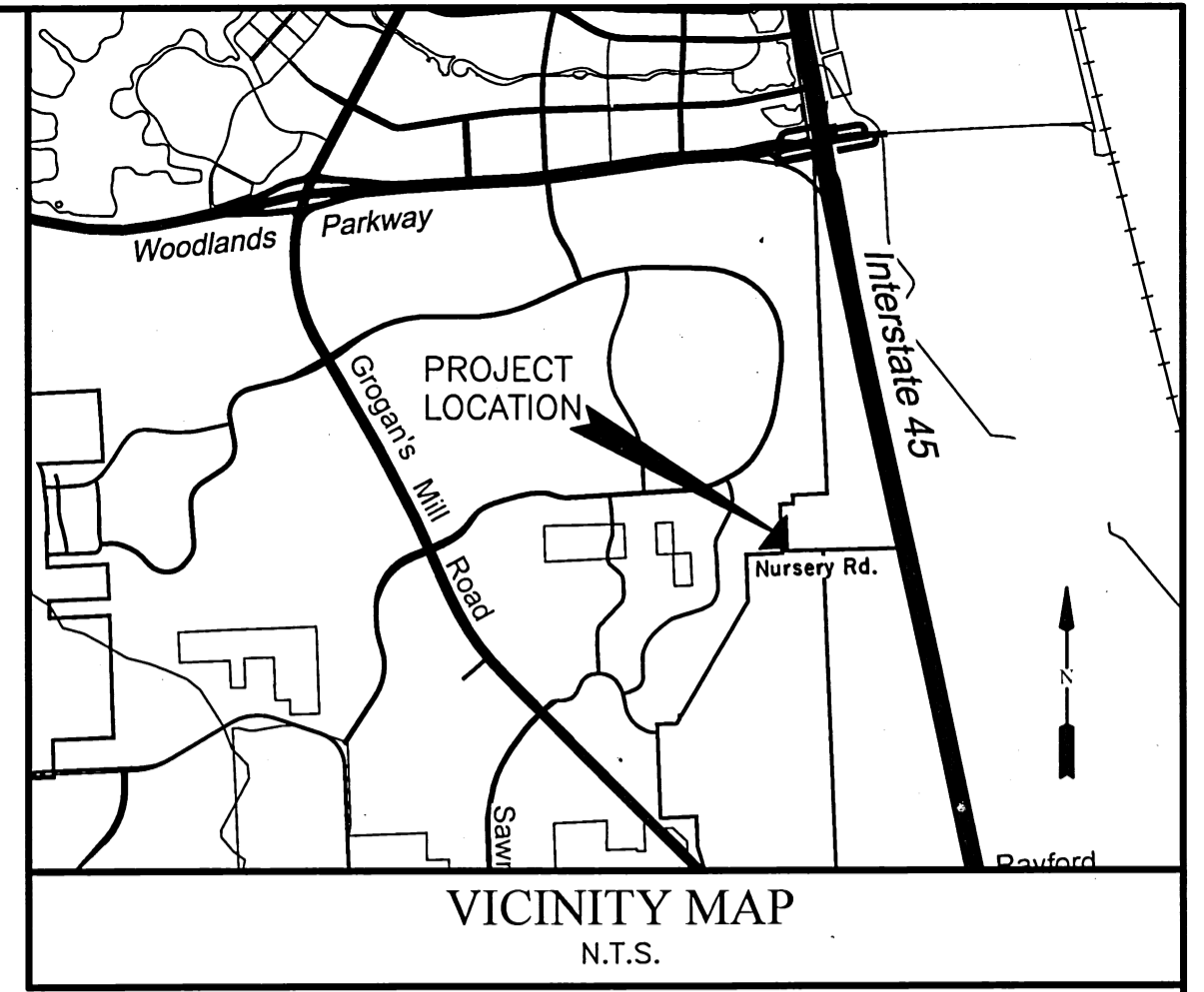
I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 11/03/2012, 2013, AT 12:30 O'CLOCK P.M., AND DULY RECORDED ON 11/03/2012, 2013, AT 3:33 O'CLOCK P.M., IN CABINET 2 SHEET 2492-259 OF RECORD OF MONTGOMERY COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

[Signature]
MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS



BY: [Signature]
DEPUTY



* 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 PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMEN, FIREFIGHTING 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, OWNER DOES 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 ANY OTHER PUBLIC AGENCY 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, OWNER DOES HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

GROGANS CREST AT SILVER CREST SEC 1

A SUBDIVISION OF 3.741 ACRES OF LAND SITUATED
IN THE WALKER COUNTY SCHOOL LAND SURVEY,
ABSTRACT 599, MONTGOMERY COUNTY, TEXAS.

30 LOTS 3 RESERVES (0.643 ACRES) 3 BLOCKS
NOVEMBER 9, 2012 JOB NO. 0496-0001-401C

OWNER:
SILVER CREST DEVELOPMENTS, LLC

RICHARD FOULKES, VICE PRESIDENT
26014 OAK RIDGE DRIVE, SPRING, TEXAS 77380
PH: (281) 363-2845 FAX: (281) 363-8791

ENGINEER/PLANNER/SURVEYOR:

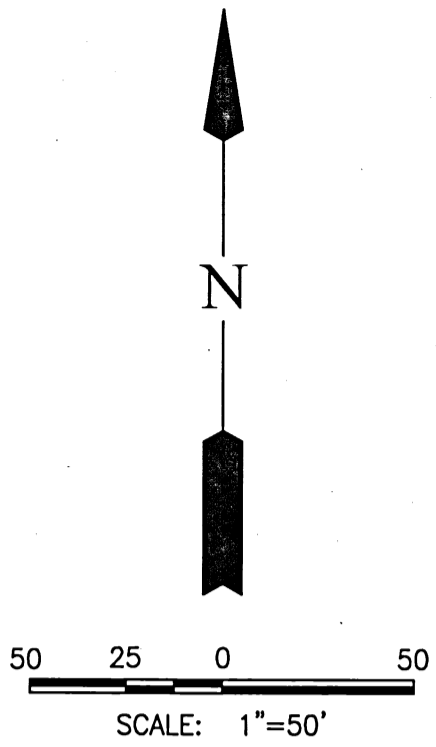
LJA Engineering, Inc.



2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042

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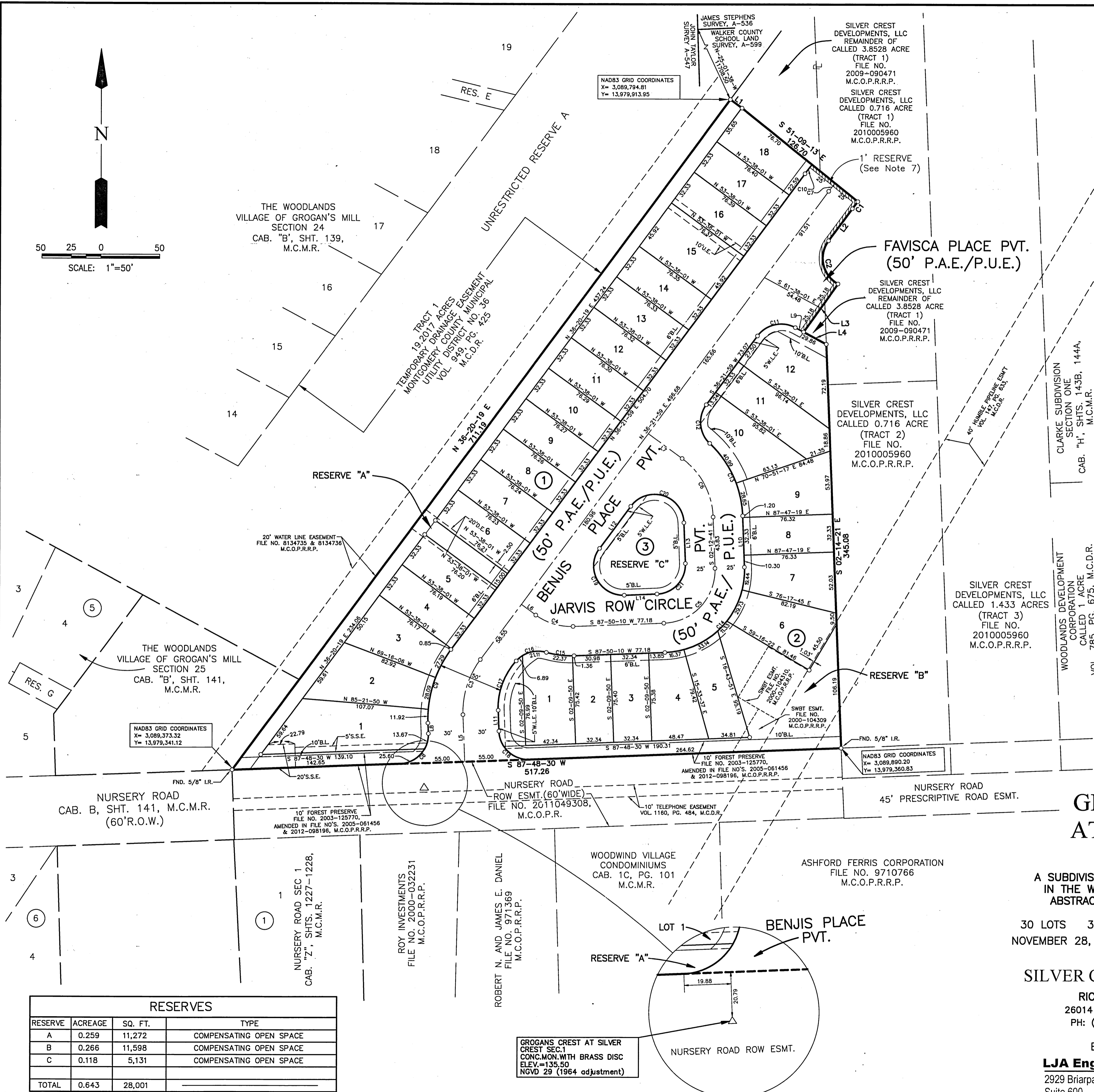


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 53-39-41 E	12.00
L2	S 36-21-59 W	33.99
L3	S 35-17-43 W	50.37
L4	S 61-38-01 E	21.89
L5	N 02-11-30 W	40.31
L6	N 53-38-01 W	15.30
L7	S 53-38-01 E	35.82
L8	N 02-11-30 W	9.04
L9	N 61-38-01 W	7.98
L10	S 02-12-41 E	43.83
L11	N 02-11-30 W	18.08
L12	N 36-21-59 E	44.60
L13	S 02-12-41 E	34.89
L14	S 87-50-10 W	27.81

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	175.00	3.79	7.58	7.58	2-28-49	S 37-36-23 W
C2	25.00	28.76	37.74	42.76	98-00-00	S 12-38-01 E
C3	75.00	26.23	49.53	50.47	38-33-29	S 17-05-14 W
C4	50.00	17.48	32.99	33.62	38-31-49	S 72-53-56 E
C5	45.00	45.04	63.67	70.72	90-02-51	N 42-48-44 E
C6	65.00	31.30	56.40	58.34	51-25-20	N 27-55-21 W
C7	200.00	4.33	8.66	8.66	2-28-49	S 37-36-23 W
C8	25.00	25.00	35.36	39.27	90-00-00	N 42-48-30 E
C9	100.00	34.98	66.03	67.30	38-33-29	S 17-05-14 W
C10	225.00	4.87	9.74	9.74	2-28-49	S 37-36-23 W
C11	25.00	21.73	32.80	35.78	82-00-00	S 77-21-59 W
C12	25.00	22.09	33.10	36.18	82-54-58	S 05-05-30 E
C13	90.00	36.67	67.92	69.65	44-20-18	N 24-22-50 W
C14	70.00	70.06	99.04	110.01	90-02-51	N 42-48-44 E
C15	75.00	11.97	23.63	23.73	18-07-43	S 83-05-59 E
C16	25.00	15.67	26.56	28.00	64-10-27	S 73-52-39 W
C17	60.00	24.23	44.94	46.06	43-58-56	S 19-47-58 W
C18	25.00	25.00	35.36	39.27	90-00-00	S 47-11-30 E
C19	25.00	51.87	45.04	56.08	128-31-49	S 27-53-56 E
C20	25.00	71.43	47.19	61.71	141-25-20	N 72-55-21 W
C21	25.00	25.02	35.37	39.29	90-02-51	N 42-48-44 E

LEGEND

BL	BUILDING SETBACK LINE
CAB.	CABINET
FILE NO.	CLERK'S FILE NUMBER
ESMT	EASEMENT
FND	FOUND
IR	IRON ROD
MCMR	MONTGOMERY COUNTY MAP RECORDS
MCDR	MONTGOMERY COUNTY DEED RECORDS
MCOPRRP	MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PG	PAGE
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT
PVT	PRIVATE
PAE/PUE	PERMANENT ACCESS EASEMENT
VOL	PUBLIC UTILITY EASEMENT
LT	VOLUME
W/	LEFT WITH



RESERVES			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.259	11,272	COMPENSATING OPEN SPACE
B	0.266	11,598	COMPENSATING OPEN SPACE
C	0.118	5,131	COMPENSATING OPEN SPACE
TOTAL	0.643	28,001	

GROGANS CREST AT SILVER CREST SEC.1 CONC.MON.WITH BRASS DISC ELEV.=135.50 NGVD 29 (1964 adjustment)

GROGANS CREST AT SILVER CREST SEC 1

A SUBDIVISION OF 3.741 ACRES OF LAND SITUATED IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT 599, MONTGOMERY COUNTY, TEXAS.

30 LOTS 3 RESERVES (0.643 ACRES) 3 BLOCKS
NOVEMBER 28, 2012 JOB NO. 0496-0001-401C

OWNER:
SILVER CREST DEVELOPMENTS, LLC

RICHARD FOULKES, VICE PRESIDENT
26014 OAK RIDGE DRIVE, SPRING, TEXAS 77380
PH: (281) 363-2845 FAX: (281) 363-8791

ENGINEER/PLANNER/SURVEYOR:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026

MYLAR CHECK: COORD _____ DIR: _____

NOTES:

1.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCE, CITY OF HOUSTON, TEXAS, IN AFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

2.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING (DIVIDING) THE FOLLOWING COMBINED SCALE 0.9999676.

3.) THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE CHANNEL EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.

A.) PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE CHANNEL EASEMENT.

B.) PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE CHANNEL EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE CHANNEL EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.

4.) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE NAD 83.

5.) ACCORDING TO MAP NO. 48339C0539G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, TEXAS, DATED DECEMBER 19, 1996, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

ACCORDING TO PRELIMINARY MAP NO. 48339C0540H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, WITH A PRELIMINARY DATE OF SEPTEMBER 23, 2008 THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

6.) REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY INDEPENDENCE TITLE, INVOICE NO. 20120156, HAVING AN EFFECTIVE DATE OF OCTOBER 16, 2012 AND ISSUE DATE OF OCTOBER 16, 2012. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY LJA ENGINEERING, INC.

7.) ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ACREEGE TRACTS, THE CONDITIONS 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

8.) THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 841, PAGE 297 OF THE MONTGOMERY COUNTY DEED RECORDS AND ALSO IN FILE NO'S. 2003-125769, 2003-125770, 2012098195 AND 2012098196 OF THE MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS.

Compensating Open Space Analysis - Suburban Area

A. TOTAL NUMBER OF LOTS < 5,000 S.F.:		29 LOTS
	<u>Acres</u>	<u>Square Feet</u>
B. TOTAL AREA OF LOTS < 5,000 S.F.:	1.89 Ac.	81,869 S.F.
C. AVERAGE LOT SIZE < 5,000 S.F. (B ÷ A):		2,823 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (Based on C):		500 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (Ax D)	0.33 Ac.	14,500 S.F.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED WITHIN PLAT:		28,001 S.F.

LOT SQUARE FOOTAGES		
BLOCK	LOT	S.F.
1	1	5,113 S.F.
	2	3,846 S.F.
	3	3,043 S.F.
	4	2,463 S.F.
	5	2,464 S.F.
	6	2,464 S.F.
	7	2,465 S.F.
	8	2,465 S.F.
	9	2,466 S.F.
	10	2,466 S.F.
	11	2,467 S.F.

LOT SQUARE FOOTAGES		
BLOCK	LOT	S.F.
1	12	2,467 S.F.
	13	2,468 S.F.
	14	2,468 S.F.
	15	3,507 S.F.
	16	2,470 S.F.
	17	2,470 S.F.
	18	2,598 S.F.
2	1	3,306 S.F.
	2	2,439 S.F.
	3	2,438 S.F.
	4	2,988 S.F.

LOT SQUARE FOOTAGES		
BLOCK	LOT	S.F.
2	5	2,828 S.F.
	6	3,449 S.F.
	7	3,159 S.F.
	8	2,468 S.F.
	9	3,277 S.F.
	10	3,290 S.F.
	11	3,296 S.F.
	12	3,874 S.F.

GROGANS CREST AT SILVER CREST SEC 1

A SUBDIVISION OF 3.741 ACRES OF LAND SITUATED IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT 599, MONTGOMERY COUNTY, TEXAS.

30 LOTS 3 RESERVES (0.643 ACRES) 3 BLOCKS
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LJA Engineering, Inc.

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Phone 713.953.5200
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MYLAR CHECK: COORD DIR

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