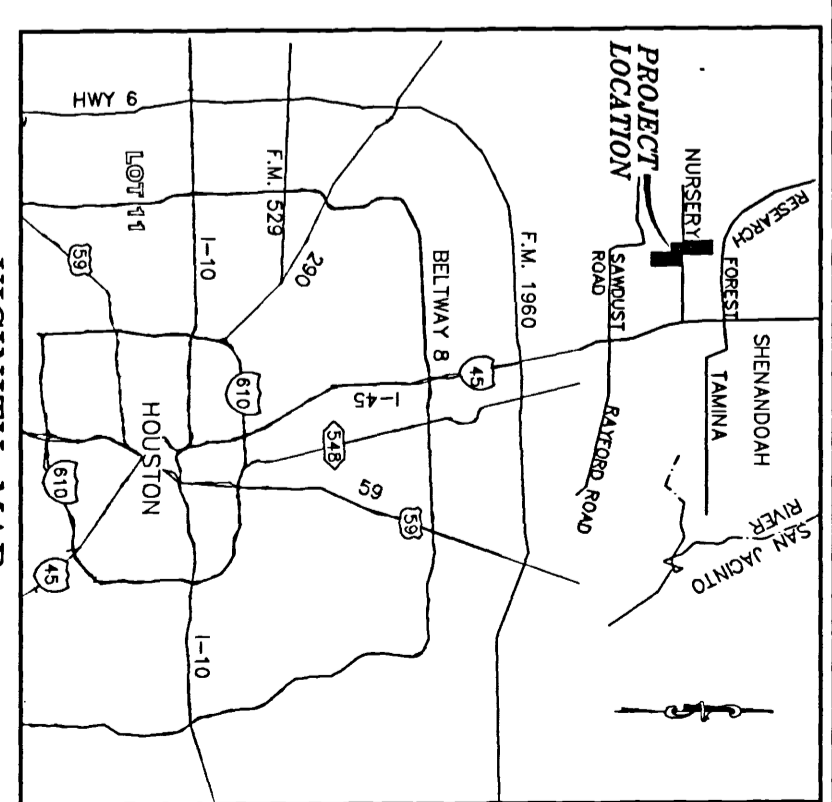


GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

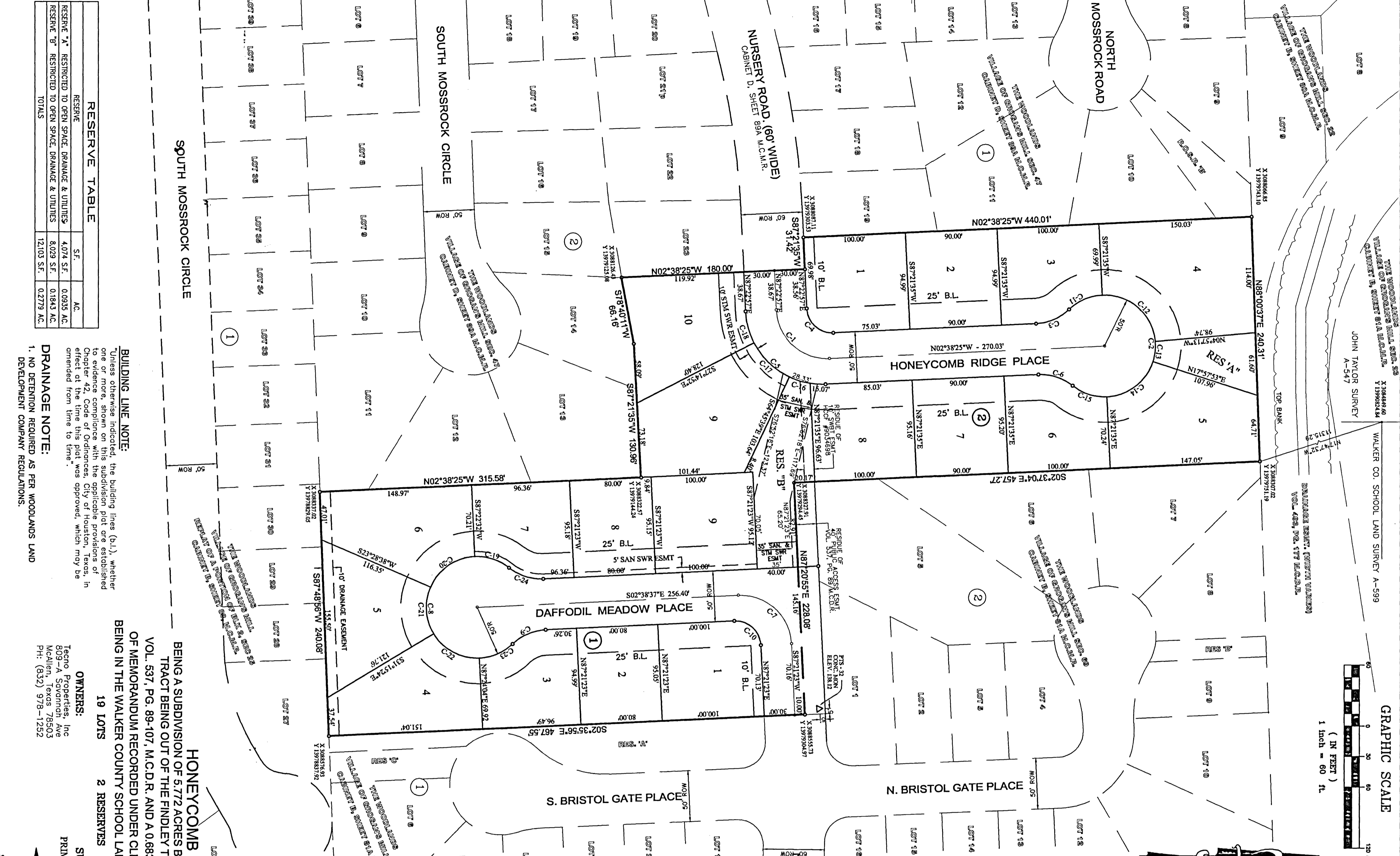


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	89°58'38"	50.00'	78.35'	49.96'	N47°22'16"E	70.70'
C2	262°49'09"	50.00'	229.35'	56.69'	S87°19'47"W	75.00'
C3	41°24'35"	50.00'	36.14'	18.90'	N23°23'50"W	35.36'
C4	89°58'38"	25.00'	39.26'	24.99'	N42°22'16"E	35.36'
C5	89°58'38"	75.00'	117.78'	74.97'	N42°22'16"E	106.04'
C6	41°24'35"	50.00'	36.14'	18.90'	S18°03'52"W	35.36'
C7	90°00'00"	50.00'	78.54'	50.00'	S42°21'22"W	70.71'
C8	262°49'09"	50.00'	229.35'	56.69'	N87°19'30"E	75.00'
C9	41°24'35"	50.00'	36.14'	18.90'	S23°20'53"E	35.36'
C10	90°00'00"	25.00'	39.27'	25.00'	S42°21'22"W	35.36'
C11	41°24'35"	50.00'	36.14'	18.90'	N23°20'42"E	35.36'
C12	87°41'08"	50.00'	76.52'	48.02'	S41°21'11"W	69.27'
C13	22°55'06"	50.00'	20.00'	10.14'	N33°29'40"W	19.87'
C14	69°23'46"	50.00'	60.36'	34.62'	N37°20'16"W	19.87'
C15	41°24'35"	50.00'	36.14'	18.90'	N18°03'52"E	35.36'
C16	16°22'02"	75.00'	21.42'	10.79'	N17°03'20"E	21.35'
C17	37°50'47"	75.00'	49.10'	25.47'	N43°59'45"E	48.23'
C18	24°37'49"	75.00'	32.24'	16.37'	N25°04'02"E	31.99'
C19	41°24'35"	50.00'	36.12'	18.89'	S18°04'15"W	35.34'
C20	63°53'54"	50.00'	55.76'	31.18'	S34°34'29"E	32.92'
C21	54°44'01"	50.00'	47.76'	25.88'	N86°06'37"E	43.97'
C22	61°20'32"	50.00'	53.53'	29.65'	N28°04'20"E	51.01'
C23	41°27'16"	50.00'	36.18'	18.92'	N23°19'34"W	35.39'
C24	41°24'35"	50.00'	36.14'	18.90'	S18°03'40"E	35.36'

NOTES:

1. B.L. INDICATES BUILDING LINE
2. M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
3. M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
4. M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
5. R.O.W. INDICATES RIGHT-OF-WAY
6. U.E. INDICATES UTILITY EASEMENT
7. D.E. INDICATES DRAINAGE EASEMENT
8. SAN SWR ESMT DENOTES SANITARY SEWER EASEMENT
9. STM SWR ESMT DENOTES STORM SEWER EASEMENT
10. SAN & STM SWR ESMT DENOTES SANITARY SEWER & STORM SEWER EASEMENT
11. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) (US SURVEY FEET) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99999594.
12. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
13. STORM SEWER SYSTEMS TO BE MAINTAINED BY MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 36
14. PROJECT BENCHMARK: CONCRETE MARKER STAMPED "PIS MARKER #32", ELEVATION 138.12, LOCATED NORTHWEST CORNER NURSERY ROAD & N. BRISTOL GATE CIRCLE.



RESERVE TABLE

RESERVE	S.F.	AC.
RESERVE "A" RESTRICTED TO OPEN SPACE, DRAINAGE & UTILITIES	4,074 S.F.	0.0935 AC.
RESERVE "B" RESTRICTED TO OPEN SPACE, DRAINAGE & UTILITIES	8,029 S.F.	0.1843 AC.
TOTALS	12,103 S.F.	0.2779 AC.

BUILDING LINE NOTE:

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 Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

DRAINAGE NOTE:

1. NO DETENTION REQUIRED AS PER WOODLANDS LAND DEVELOPMENT COMPANY REGULATIONS.

HONEYCOMB RIDGE SUBDIVISION

BEING A SUBDIVISION OF 5.772 ACRES BEING A 2.5293 ACRE TRACT AND A 2.5723 ACRE TRACT BEING OUT OF THE FINDLEY TRACT CALLED 22.5 ACRES AS RECORDED IN VOL. 637, PG. 89-107, M.C.D.R. AND A 0.6832 ACRE TRACT BEING OUT OF LAND BY VIRTUE OF MEMORANDUM RECORDED UNDER CLERKS FILE NUMBER 9747722, M.C.O.P.R.P., AND BEING IN THE WALKER COUNTY SCHOOL LAND SURVEY, A-599, MONTGOMERY COUNTY, TEXAS

19 LOTS

2 RESERVES

JANUARY, 2014

OWNERS:

Tecno Properties, Inc
809-A Savannah Ave
McAllen, Texas 78503
PH: (833) 978-1252

SURVEYORS:

PRIME TEXAS
2417 NORTH FREEWAY
HOUSTON, TEXAS 77009
PH: (713) 864-2400

APPLICANTS:

RP & ASSOCIATES
11523 SPRINGSHIRE DRIVE
HOUSTON, TEXAS 77066
OFP: (713) 416-6894
FAX: (281) 889-6195

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, Terno Properties, Inc. acting by and through Javier Garcia Robles Gil, its president and Ana Catalina Garza, secretary, owners hereinafter referred to as Owners, of the property subdivided in the above and foregoing map of HONEYCOMB RIDGE SUBDIVISION, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as HONEYCOMB RIDGE SUBDIVISION, located in the Walker County, School Land Survey, A-599, Montgomery County, Texas, and dedicate to public use such streets, alleys, parks, and easements shown thereon; provided, 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 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional seven feet, six inches (7'-6") for fifteen feet (15'-0") perimeter ground easements or seven feet, six inches (7'-6") for fifteen feet (15'-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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") perimeter ground easements or eight feet (8'-0") for sixteen feet (16'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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

This is to certify that Terno Properties, Inc. Owners of the property subdivided in the above and foregoing map of HONEYCOMB RIDGE SUBDIVISION have completed 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 above hereon.

FURTHER, Owners, 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 gutters, ravines, ditches, 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 purposes of constructing and/or maintaining drainage work and/or structures.

FURTHER, Owners certify that 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).

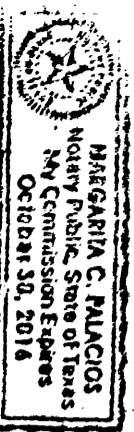
IN TESTIMONY WHEREOF, Terno Properties, Inc. has caused these presents to be signed by Javier Garcia Robles Gil, its President, hereinafter authorized, attested by its Secretary, Ana Catalina Garza, and its common seal hereunto affixed this 4th day of November, 2013.

By: Javier Garcia Robles Gil
Javier Garcia Robles Gil, President

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Javier Garcia Robles Gil, President and Ana Catalina Garza, Secretary of Terno Properties, Inc., 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 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 4 day of November, 2013.



Notary Public in and for
The State of Texas
My Commission Expires: 10/30/18

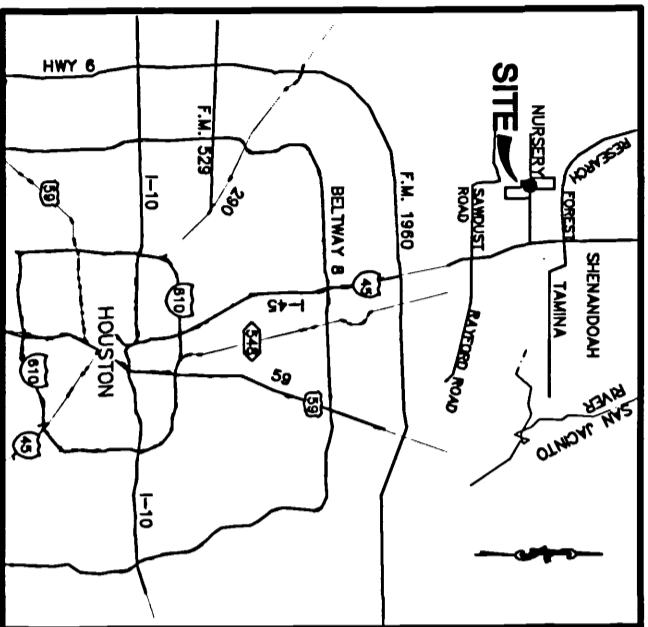
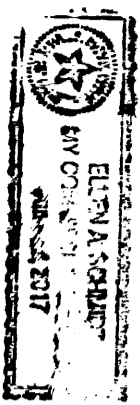
WE, The First National Bank, owners and holders of a lien against the property described in the plat known as Honeycomb Ridge Subdivision, said lien being evidenced by instrument of record in the Clerk's File No. 2013042932 and No. 201302822 of the O.R.O.C. of Montgomery County, Texas, do hereby in all things subordinate our interest in said property to the purpose and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared **DAVID A. DUBIGH**, Officer 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 corporation.

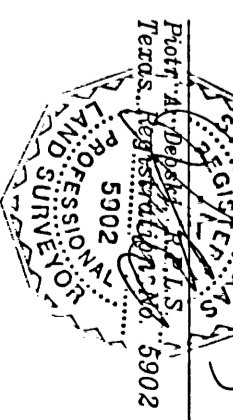
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of NOVEMBER, 2013.

Ellen A. Schmitt
Notary Public in and for
The State of Texas
My Commission Expires: 6.23.2017



THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Piotr A. Debicki, 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 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.



This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Honeycomb Ridge Subdivision 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 12 day of Nov, 2013.

By: Mark A. Kilmering, Chair of H. Spring Garza, Vice-Chairman

By: Martene L. Gafrik, Secretary



THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Mark J. Moorey, 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 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 the intercepting drainage artery or parent stream or any other area of subdivision within the watershed.

By: Mark J. Moorey, P.E.
Montgomery County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas this 7 day of April, 2014.

By: Mike Meador, Commissioner, Precinct 1

By: Craig Dell, Commissioner, Precinct 2

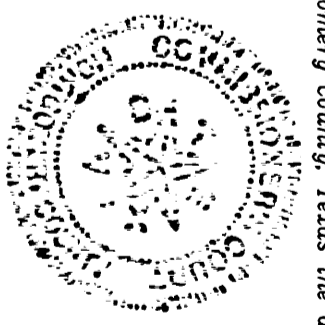
By: Jerry Noack, Commissioner, Precinct 3

By: Alan B. Sadler, County Judge

By: El Riharart, Commissioner, Precinct 4

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Mark Turnbull, Clerk of the County of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on April 7, 2014 at 9:30 o'clock, A.M. and duly recorded on April 8, 2014 at 1:44 o'clock, P.M. in Cabinet Z, Sheet 2856-2857 for said County.



By: Mark Turnbull, Clerk, County Court
Montgomery County, Texas
Deputy
Timone Phille

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas the day and date last above written.

HONEYCOMB RIDGE SUBDIVISION
BEING A SUBDIVISION OF 5.772 ACRES BEING A 2.6293 ACRE TRACT AND A 2.5723 ACRE TRACT BEING OUT OF THE FINDLEY TRACT CALLED 22.5 ACRES AS RECORDED IN VOL. 537, PG. 89-107, M.C.D.R. AND A 0.6832 ACRE TRACT BEING OUT OF LAND BY VIRTUE OF MEMORANDUM RECORDED UNDER CLERKS FILE NUMBER 9147722, M.C.O.P.R.P., BEING IN THE WALKER COUNTY SCHOOL LAND SURVEY, A-599, MONTGOMERY COUNTY, TEXAS

19 LOTS 2 RESERVES 2 BLOCKS 74th APR, 2014

OWNERS:
Terno Properties, Inc
809-A Schumann Ave
McAllen, Texas 78503
Ph: (332) 978-1252



APPLICANTS:
RP & ASSOCIATES
11523 SPRINGSHIRE DRIVE
HOUSTON, TEXAS 77066
OFF: (713) 416-6894
FAX: (281) 895-0195