

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

PEPPER HILL

A SUBDIVISION OF 61.92 ACRES OF LAND OUT OF THE RALEIGH ROGERS SURVEY, A-33, MONTGOMERY CO, TX.

36 LOTS 2 RESERVES

Owner & Developer: LAND, ART & HOMES, INC.
P. O. BOX 555
MONTGOMERY, TX. 77356
Douglas A Joslyn, President
Kathleen J Joslyn, Secretary

Prepared by: Case Surveying
P. O. Box 1409
Conroe, Texas
May 20, 1982

PRIVATE ROADS - NOT DEDICATED TO THE COUNTY

We, Douglas A. Joslyn and Kathleen J. Joslyn, President and Secretary, respectively of Land, Art & Homes, Inc., owner of the property subdivided in the above and foregoing map of PEPPER HILL, do hereby make subdivision of said property for and on behalf of said Land Art & Homes, Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as PEPPER HILL, located in the Raleigh Rogers Survey, A-33, Montgomery County, Texas, and on behalf of said Land, Art & Homes, Inc., and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon; and do hereby waive claim for damages occasioned by the establishment 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 never defend the title to the land so dedicated.

This is to certify that we, Douglas A. Joslyn and Kathleen J. Joslyn, President and Secretary respectively of Land, Art & Homes, Inc., owner of the property subdivided in the above and foregoing map of PEPPER HILL, have complied or will comply with all regulations hereinafter 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, Land, Art & Homes, Inc., do hereby dedicate forever to the public use of said streets (15) feet wide on each side of the centerline of any streets, alleys, 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 purpose of constructing and maintaining drainage works for structures.

FURTHER, we, 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, to shall be and exercise the option of Montgomery County, by Montgomery County Engineer or an authorized officer, by injunction, as follows:

1. That drainage of septic tanks into streets, alleys or other public ditches, either directly or indirectly, is strictly prohibited.

2. Drainage structures under private ownership 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 structures and shall be used for such purposes, unless otherwise noted.

FURTHER, we do hereby covenant and agree that those streets located within the boundaries of this plat shall be dedicated as private streets, and shall be established and maintained as private streets by the owner and assigns to property located within the boundaries of this plat and shall be available for the general use of said owners and to the public, including fire fighting equipment, police and emergency vehicles, and shall be available at all times and to hereby bind ourselves, our heirs, assigns to warrant and forever defend the title to the land so designated as private streets.

IN WITNESS WHEREOF, the Land, Art & Homes, Inc. has caused these presents to be signed by Douglas A. Joslyn, its President, thereunto authorized, attested by its Secretary, Kathleen J. Joslyn, and its common seal hereunto affixed this 20th day of September, 1982.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Joslyn, President, and Kathleen J. Joslyn, Secretary of the Land, Art & Homes, 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 30th day of September, 1982.

(SEAL) Jimmy Kilgus
Notary Public in and for
Montgomery County, Texas.

I, D. Slant, 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 the various as adopted by the Montgomery County Commissioners' Court.

I further certify that the plat of this subdivision complies with the requirements for internal subdivision drainage as indicated by the Montgomery County Commissioners' Court; however no certification is hereby given as to the effect of drainage from this subdivision on the intersecting drainage artery or parent stream, or on any other area or subdivision within the watershed.

COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS
This is the day of September, 1982.
Bo Casin Commissioner, Precinct 1
W.S. Alley Commissioner, Precinct 2
Butch Butler County Judge
William T. Coker Commissioner, Precinct 3
Robert Dallas Commissioner, Precinct 4

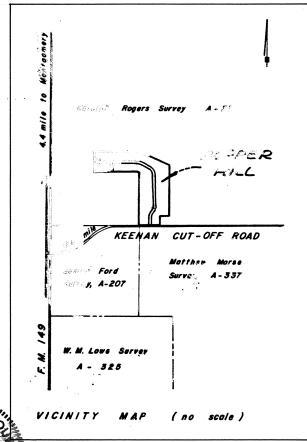
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instruments with its certificate of authentication was filed for registration in my office on September 24, 1982, at 10:00 o'clock P. M., and duly recorded on September 24, 1982, at 10:00 o'clock P. M., in Volume 11, Page 123-8 of records of said County.

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

This is to certify that I, Michael Case, a licensed Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron rods 5/8 inch in diameter and 3 feet long and that this plat correctly represents that survey made by me.

(SEAL) Michael Case
Texas Registration No. 1791



We, (1.) Hardy Rawls, Trustee, (2.) O. A. Gerloff, (3.) James E. Canion, Trustee, (4.) H. C. Jacobs et al, and (5.) Jack R. Creel, owners and holders of liens against the property described in the plat known as Pepper Hill, said liens being evidenced by instruments of record in (1.) Clerk's File No. 800965, (2.) V. S. No. 42, D/R, (3.) Clerk's File No. 812682 & 8204968, (4.) V. 754, pg. 288, D/R, (5.) V. 759, pg. 295, D/R, of the Real Property Records of Montgomery County, Texas, do hereby by all things subordinate to said plat said liens, and we hereby confirm that we are the present owners hereof, and we hereby have not assigned the same nor any part hereof.

Hardy Rawls Hardy Rawls
O. A. Gerloff O. A. Gerloff
James E. Canion James E. Canion
Jack R. Creel Jack R. Creel
H. C. Jacobs et al. H. C. Jacobs et al.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Hardy Rawls, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 1982.

(SEAL) Jimmy Kilgus
Notary Public in and for
Montgomery County, Texas.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared O. A. Gerloff, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 1982.

(SEAL) Jimmy Kilgus
Notary Public in and for
Montgomery County, Texas.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Jack R. Creel, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 1982.

(SEAL) Jimmy Kilgus
Notary Public in and for
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COUNTY OF MONTGOMERY

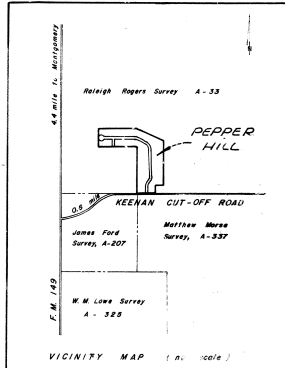
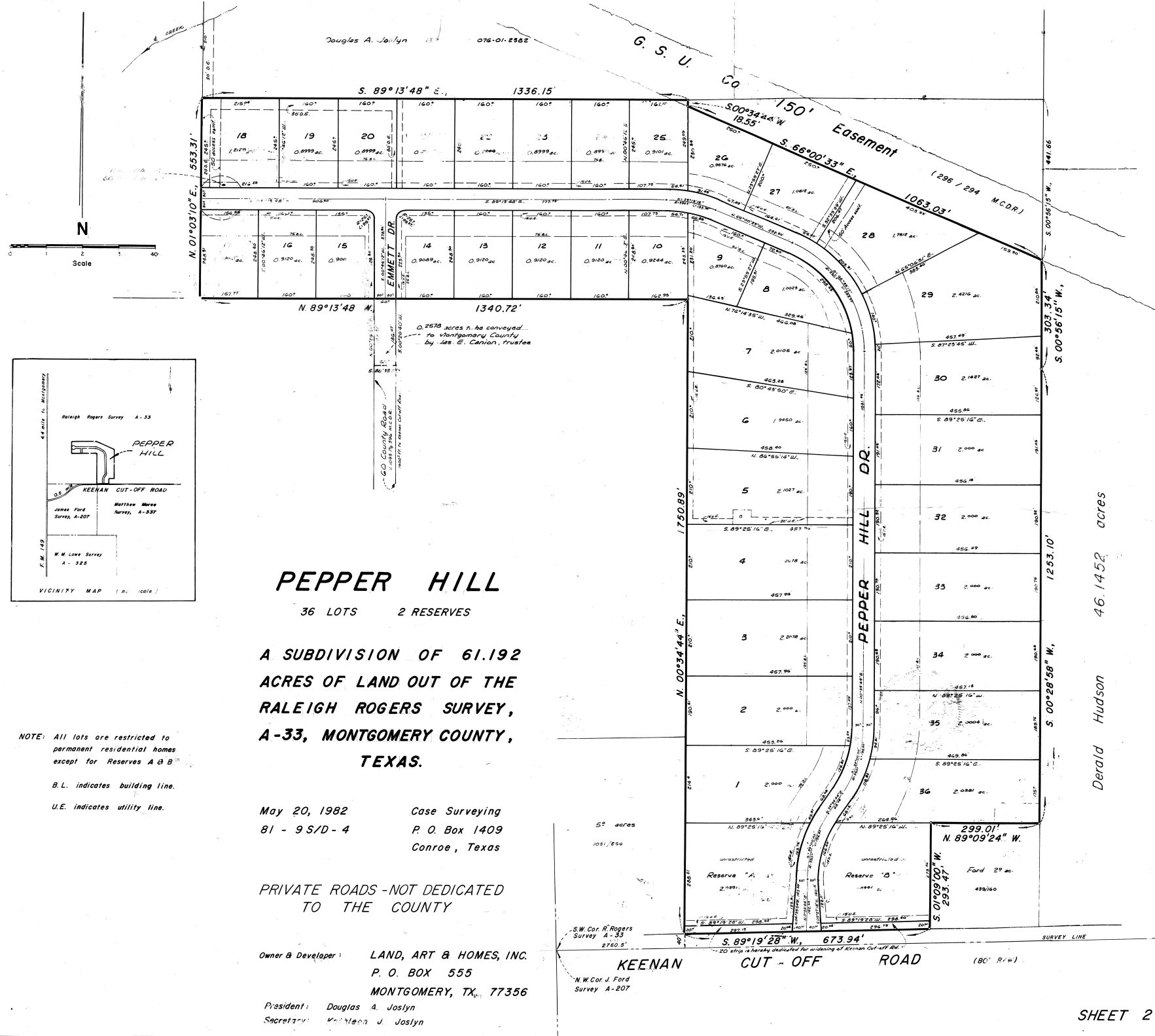
BEFORE ME, the undersigned authority, on this day personally appeared H. C. Jacobs et al, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 1982.

(SEAL) Jimmy Kilgus
Notary Public in and for
Montgomery County, Texas.



4253453
 8253853
 Cabinet
 Sheet
 62-B
 DWIGHT
 6-8



PEPPER HILL

36 LOTS 2 RESERVES

A SUBDIVISION OF 61.192
 ACRES OF LAND OUT OF THE
 RALEIGH ROGERS SURVEY,
 A-33, MONTGOMERY COUNTY,
 TEXAS.

NOTE: All lots are restricted to permanent residential homes except for Reserves A & B.
 B.L. indicates building line.
 U.E. indicates utility line.

May 20, 1982 Case Surveying
 81 - 9 S/D - 4 P. O. Box 1409
 Conroe, Texas

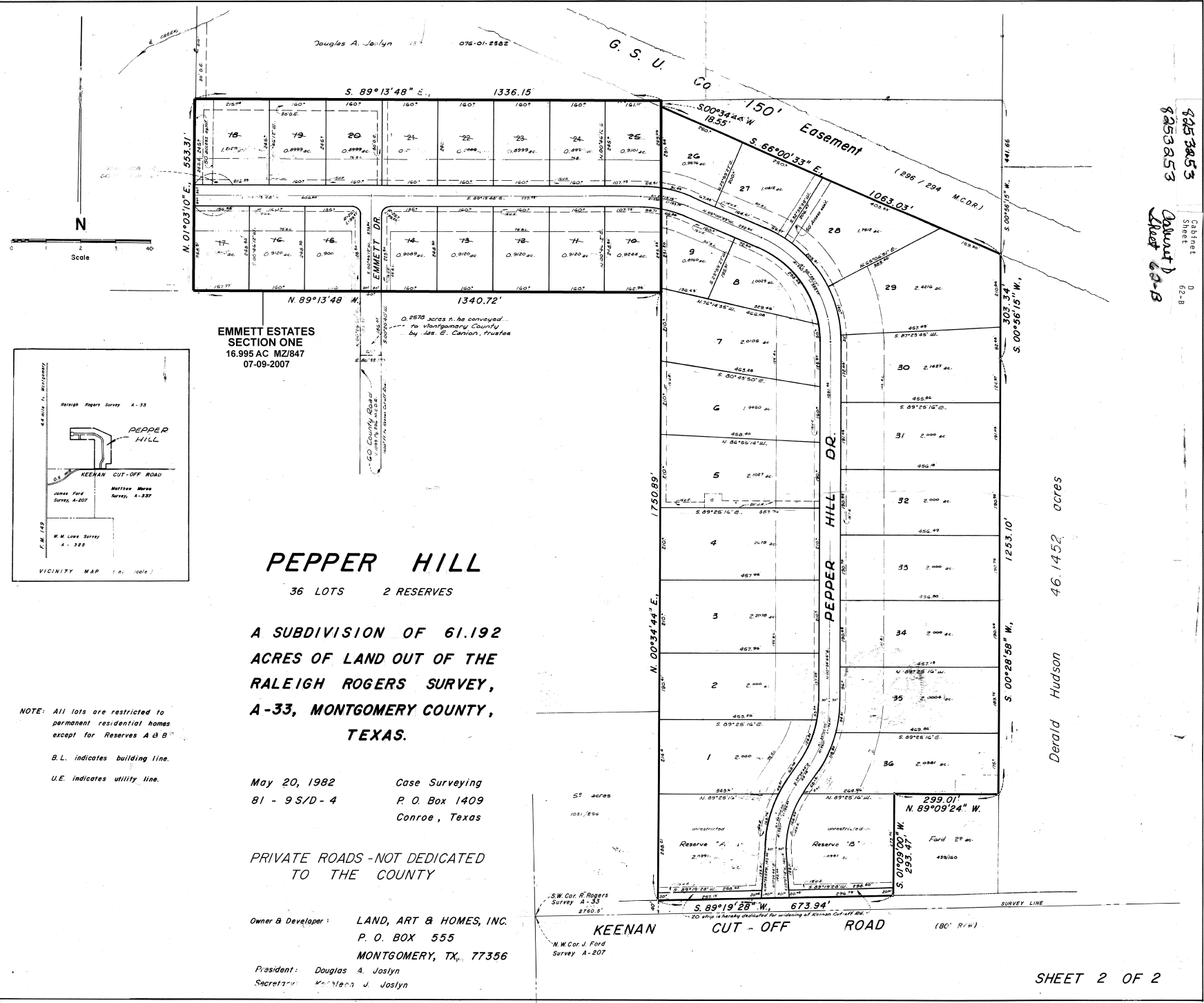
PRIVATE ROADS - NOT DEDICATED
 TO THE COUNTY

Owner & Developer: LAND, ART & HOMES, INC.
 P. O. BOX 555
 MONTGOMERY, TX, 77356

President: Douglas A. Joslyn
 Secretary: Kathleen J. Joslyn

Derald Hudson 46.1452 acres

8253853
 Cabinet
 Sheet
 62-B
 August 1983
 Sheet 62-B



EMMETT ESTATES
 SECTION ONE
 16.995 AC MZ/847
 07-09-2007

PEPPER HILL

36 LOTS 2 RESERVES

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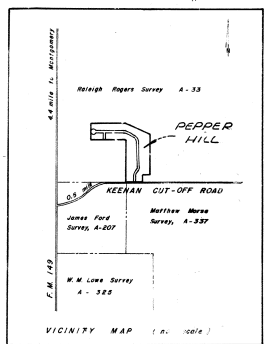
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 MONTGOMERY, TX, 77356

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Derald Hudson 46.1452 acres



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