THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I Mary Sue McGovern, owner of the property subdivided in the above and foregoing map of the McGovern Addition Section One, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as McGovern Addition Section One in the John B. Richards Survey, A-449, Montgomery County, Texas, 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 myself, my heirs and assign to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Mary Sue McGovern, 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, 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, I, 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 any 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 structures.

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 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, I 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.

WITNESS my hand in Conroe, Montgomery County, Texas, this 2nd day of September 2010

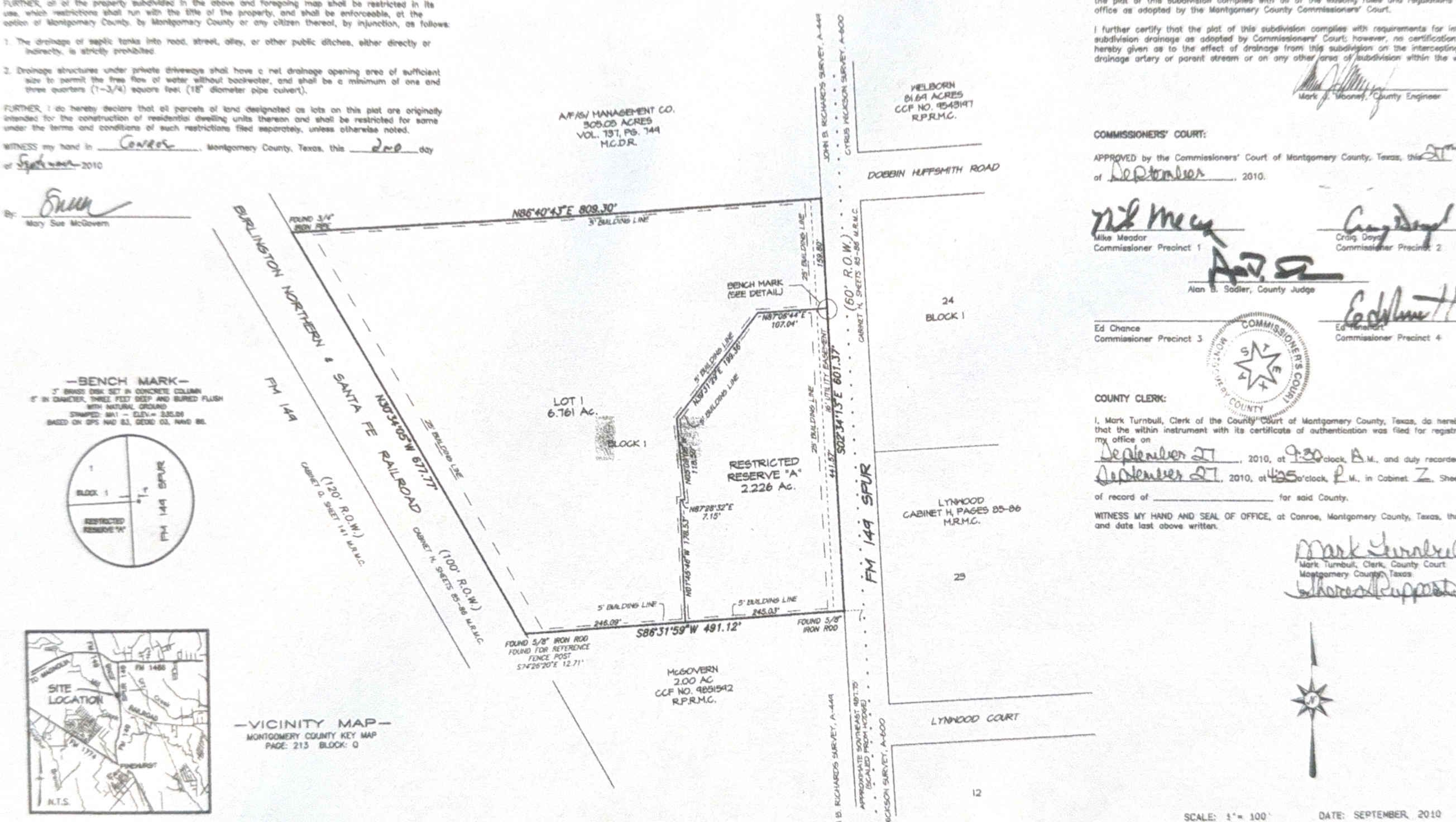
By: _____
Mary Sue McGovern

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Mary Sue McGovern, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2ND day of SEPTEMBER, 2010.

Notary Public in and for
the State of Texas



—BENCH MARK—
3" BRASS DISK SET IN CONCRETE COLUMN
8" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH
WITH NATURAL GROUND
STAMPED: MM1 — ELEV.= 335.06
BASED ON GPS NAD 83, GEOID 03, NAVD 88.

SITE
LOCATION
FM 1488
TO MAGNOLIA
FM 149
SPUR 149
RAILROAD
FM 1774
FM 2978
FM 1488
FM 2978
FM 1774
FM 2978
FM 1488
FM 2978
FM 1774
FM 2978
FM 1488
FM 2978