

STATE OF TEXAS
COUNTY OF HARRIS

Re: Rocky Creek Land Development, Inc., acting by and through Hubert Vestal, President, and Greg Buchanan, Sr. Vice President, respectively of the Rocky Creek Land Development, Inc., hereinafter referred to as the "Declarant", and the Owners of the 92.0559 acre tract described in the above and foregoing map of ROCKY CREEK ESTATES, do hereby make and establish said subdivision and development plan of said property for and on behalf of said Rocky Creek Land Development, Inc., according to all laws, regulations, restrictions and covenants of said map and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent easements), drains, ponds, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, 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 on 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 designed 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.

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 on additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") 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 designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby desire that all parcels of land designated on lots on this plat are original intended for the construction of single-family residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions, filed separately.

FURTHER, Owners do hereby consent and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any specific lands into any public or private street, permanent access easement, road or any other drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bays, creeks, gulches, rivers, draws, sloughs, or other natural drainage easements, and all other easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon and use said strip of land for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby consent and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby be restricted to keep such drainage ways and easements clear of trees, shrubs, buildings, structures, or other obstructions to the maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby consent and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat, and shall be subject to the general use of said streets and to the public for firefighters, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs and successors.

FURTHER, Owners certify and consent that they have complied with or will comply with the existing Harris County Road Law, Section 31-1, as amended by Chapter 61A, Acts of 1973, 63rd Legislature, and all other regulations in force on the date of this plat, and the Harris County Engineer and other regulations of Harris County.

IN WITNESS WHEREOF, Rocky Creek Land Development, Inc., has caused these presents to be signed by Hubert Vestal, President, thereunto authorized, attested by its 2007 Vice President, Greg Buchanan, this 10th day of May, 2007.

Rocky Creek Land Development

By: *Hubert Vestal*
Hubert Vestal
President

Attest: *Greg Buchanan*
Greg Buchanan
Sr. Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Hubert Vestal, President, and Greg Buchanan, Sr. Vice President of Rocky Creek Land Development, 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 herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of May, 2007.

Notary Public in and for the State of Texas
My Commission Expires
April 30, 2009

I, Louis W. Bergman, IV, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pins or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.



Notary Public in and for the State of Texas
My Commission Expires
April 30, 2009

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ROCKY CREEK ESTATES 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 10th day of May, 2007.

By: *Carol Ann Lewis*
Carol A. Lewis, Ph.D.
Chair

By: *Maria C. Caprice*
Mariana C. Caprice
Secretary

I, Beverly B. Kaufman, County Clerk of Harris County and ex officio clerk of Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of Harris County Commissioners' Court held on August 22, 2007 by an order entered into the minutes of the court.

Beverly B. Kaufman
County Clerk
of Harris County, Texas

By: *Dee B. Trautman*

I, Arthur L. Storey, Jr., County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court; and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

By: *Arthur L. Storey, Jr.*
Arthur L. Storey, Jr., P.E.
County Engineer

I, Beverly B. Kaufman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on August 22, 2007, at 12:58 p.m., and duly recorded on August 23, 2007, at 6:55 p.m., and at Film Code Number 615041 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.



Beverly B. Kaufman
County Clerk
of Harris County, Texas
EDWINA MARCK



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY IN THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

615041

FILM CODE

ROCKY CREEK ESTATES

THIS IS PAGE 1 OF 3 PAGES

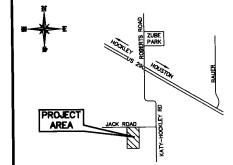
SCANNER KAS-4850W
KEY MAP

FILED

AUG 22 PM 12:58

County Clerk
HARRIS COUNTY, TEXAS

20070515582
60-22-005-81 416.00



SPRING, HARRIS COUNTY, TEXAS
VICINITY MAP
NOT-TO-SCALE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	89°22'28"	39.00	S 47°20'54" E	35.16
C2	25.00	90°11'30"	39.35	N 42°28'05" E	35.41
C3	25.00	89°48'30"	39.19	S 47°33'55" E	35.30
C4	25.00	42°50'00"	18.69	N 18°45'20" E	18.28
C5	25.00	10°31'50"	4.59	N 02°36'15" E	4.59
C6	25.00	32°18'19"	14.09	N 24°01'15" E	13.91
C7	25.00	42°50'00"	18.69	N 24°04'40" W	18.28
C8	25.00	28°16'35"	12.34	S 31°21'23" E	12.21
C9	25.00	14°33'25"	6.33	S 09°58'23" E	6.33
C10	25.00	53°07'40"	23.18	S 85°54'18" E	22.36
C11	25.00	89°48'30"	39.19	S 47°33'55" E	35.30
C12	25.00	90°11'30"	39.35	S 42°28'05" W	35.41
C13	25.00	42°50'00"	18.69	N 24°04'40" W	18.28
C14	25.00	29°59'31"	13.09	N 17°39'26" W	12.94
C15	25.00	29°59'35"	13.06	M 72°34'02" E	12.91
C16	25.00	33°28'38"	14.59	S 23°27'01" W	14.39
C17	25.00	09°23'22"	4.10	S 02°02'01" E	4.09
C18	25.00	42°50'00"	18.69	S 18°45'20" W	18.28
C19	25.00	89°48'30"	39.19	N 47°33'55" W	35.30
C20	25.00	42°50'00"	18.69	N 24°04'40" W	18.28
C21	25.00	42°50'00"	18.69	N 18°45'20" E	18.28
C22	25.00	90°00'00"	39.21	N 47°38'40" W	35.36
C23	25.00	80°11'30"	39.35	S 42°28'05" W	35.41
C24	25.00	90°37'32"	39.54	N 42°39'08" E	35.55

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°39'40" W	20.00
L2	N 02°39'40" W	20.00
L3	S 02°39'15" E	20.00
L4	N 02°39'40" W	20.01
L5	S 02°39'24" E	20.00
L6	N 02°39'40" W	14.11
L7	N 87°31'50" W	76.14
L8	S 02°39'40" E	10.00
L9	N 87°31'50" W	19.27

- ABBREVIATIONS
- FND - FOUND
 - H.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - R - IRON ROD
 - NO. - NUMBER
 - PC - PACE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - B.L. - BUILDING LINE
 - W.L. - WATER LINE EASEMENT
 - Pvt. - Private
 - Pub. - Public Utility Easement
 - PAC - Proposed Access Easement

GENERAL NOTES

- Boundaries were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane grid coordinates (NAD 83). Coordinates are derived using Trimble 4605 receivers and Post Processing against area CORS stations, and may be brought to surface by applying the following scale factor: 0.999999333.
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established in accordance with the applicable provisions of the Texas State Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- This plat requires compliance with landscaping requirements prior to the occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure".
- 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, and thereon a lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 160 square feet 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.
- This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

ROCKY CREEK ESTATES
92.0559 ACRES OR 4,009,956 SQUARE FEET OF LAND
SITUATED IN THE
ALEX GULLIVER SURVEY, A-287
HARRIS COUNTY, TEXAS
3 BLOCKS 88 LOTS 6 RESERVES

APRIL, 2007

Owner
Rocky Creek Land
Development, Inc.
505 North Bell, Suite 101
Houston, TX 77002
(281) 445-0001

Developer
U.S. Land Development Co.
505 North Bell, Suite 101
Houston, TX 77002
(281) 445-0001

Surveyor

Humble Surveying Company
1032 First Street, Suite C
Humble, Texas 77336
Phone (281) 446-0116 Fax (281) 446-6147

TAX CERTIFICATE
WALLER IND. SCHOOL DIST.
1918 Key Street
Waller, Texas 77484
(936) 931-3695

NO 4200

ACCOUNT NUMBER: 028700-001-002-100

PROPERTY OWNER:

ROCKY CREEK LAND DEVELOPMENT INC
5959 FM 2
NAVASOTA, TX 77868

PROPERTY DESCRIPTION:

A028700 A-287 ALEXANDER GULLIVER,
TRACT 1-2, ACRES 92.06

ACRES 92.060 MIN% .00000 TYPE

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION	FEES	TOTAL
2006	WALLER ISD				*	ALL PAID *
TOTAL SEQUENCE	0				*	ALL PAID *
	0				*	ALL PAID *
		TOTAL TAX:			*	NONE *
		UNPAID FEES:			*	NONE *
		INTEREST ON FEES:			*	NONE *
		COMMISSION:			*	ALL PAID *
		TOTAL DUE ==>			*	ALL PAID *

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2006 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.
TAXES PAID FOR YEAR 2006 13336.30

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.
(SECTION 23.55, STATE PROPERTY TAX CODE).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 02/27/2007

Fee Paid: \$.00

Mike Marcus
Tax Assessor & Collector

By:



Paul Bettencourt
Harris County Tax Assessor - Collector

No. 333289
February 26, 2007

Tax Certificate

Account 042-157-000-0014
ROCKY CREEK LAND DEV INC
TRS 1A-1 & 1A-1A-1
ABST 287 A GULLIVER
92.1700 AC

I hereby certify that the tax records of Harris County show taxes paid through 2006 on the above referenced
account. An exception to this would be when there is a change in land use or a change in exemption status
during the year. This certificate does not cover exceptions.

FEE \$10.00

Paul Bettencourt

By:

Marga Hernandez

RAK014 printed on 02/27/2007 @ 09:16:03:08

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OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

615043
FILM CODE

ROCKY CREEK ESTATES

THIS IS PAGE 3 OF 3 PAGES

SCANNER KM-4850w