

EXHIBIT A



DEVELOPMENT CHRONOLOGY

GRIMES COUNTY Road and Bridge Department

The following is an example of a basic chronological order of a typical subdivision development. It is not intended to replace or supersede the specific provisions of the listed rules and regulations.

General Information Sheet of Proposed Development – Developer provides information for location and contact.
Pre-Development Discussion – Determines what type of development is forthcoming and what platting requirements are required.

Preliminary Submission: Development Application
Preliminary Plat
Fees
Drainage Plan if applicable

Preliminary Plat Review

Preliminary Plat Results

Preliminary Plat Presented to Commissioners' Court

Authorization to Proceed to Final Plat

Final Plat Submission with all required documents/attachments:

- Tax certificate (original)
- Title Information
- Easement Coordination (If applicable)
- Restrictive Covenants (If applicable)
- Plans and Specifications for Water and Wastewater Facilities with Engineer's Certification (If applicable)
- Plans and Specifications for Roadway and Drainage (if creating access)
- Security (Bond or Letter of credit)
 - Roads and Drainage (if creating access)
 - Water and Sewer Facilities
- Warranty (maintenance period)
- Environmental OSSF (Compliance Letter)
- 911 Addressing (Road name approval)
- County Attorney (Approval of Security)
- Approval by Development Coordinator
- Fees

Final Plat Review – Correct any deficiencies

Final Plat presented to Commissioners Court for approval

Record Final Plat – County Clerk's Office

Lot sales and transactions commence

Written Notification to Road and Bridge Administrator -- of road construction beginning date

Construction of improvements begin with periodic construction reviews made by County's Representative(s)

Written Notification to Environmental Department -- of water and sewer facilities construction (if not previously completed)

Written notice of completion of construction of roads/drainage and water/sewer services

Final inspection of Improvements made by county or County's Representative(s)

Remedial work (if required)

Re-inspect (if required)

Final Acceptance of Water and Sewer Service Facilities

Release of Security for Water and Sewer Service Facilities

Initial acceptance by Commissioners' Court of road and drainage to begin (1) one year maintenance period

Security Reduction

Re-seal -Third course treatment prior to end of (1) year maintenance period

Notify Road and Bridge Dept. for final inspection (10th Month (estimate) of (1) one year maintenance)

Inspection by County's Representative

Remedial work (If necessary)

Re-Inspect (If necessary)

Final acceptance of Roads into County Road Network for Maintenance – Commissioners' Court approval

Release of Security for Roads and Drainage

EXHIBIT B

DEDICATIONS, CERTIFICATIONS, ACKNOWLEDGMENTS

THE FOLLOWING IS THE FORM OF DEDICATION
TO BE UTILIZED ON SUBDIVISION AND RE-SUBDIVISION PLATS

CHOOSE THE APPROPRIATE FORM FOR THE DEVELOPMENT PLATTED WHERE APPLICABLE.

1. OWNER DEDICATION

A. DEDICATION FOR INDIVIDUAL(S)

THE STATE OF TEXAS §
COUNTY OF _____ §

I (or We), (name of owner or names of owners), owner (or owners) of the property subdivided in the above and foregoing map of the (name of subdivision), do hereby make subdivision of said property, according to lines streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as (name of subdivision) in the (name of survey), Grimes 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 (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

(The following paragraph is to be used when the subdivision is outside the corporate limits of any city and within Grimes County;)

This is to certify that I (or we), (name(s) of owner(s)), have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners' Court of Grimes County."

(The following paragraph is required for overhead lines in easements;)

"There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide for a plant twenty (20) feet above the ground upward, located adjacent to all easements shown hereon."

(The following paragraphs are to be used when the subdivision is outside the corporate limits of any city and in Grimes County;)

"FURTHER, I (or we), do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Grimes 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 structure".

"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 Grimes County, by Grimes 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."

(The following paragraph is to be used when applicable for all residential subdivisions:)

"FURTHER, I (or 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 manufactured housing subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

WITNESS my hand (or our hands) in _____, Grimes County, Texas, this ____ day of _____, 20_____.

(Signature of owner)

(Printed name of owner)

(Signature of owner(s))

(Printed name of owner(s))

***** Note: All owner(s) signature(s) shall be acknowledged by a Notary Public. *****

B. DEDICATION FOR CORPORATIONS

THE STATE OF TEXAS §
COUNTY OF _____ §

We, *(name of President)* and *(name of Secretary)*, President and Secretary, respectively of *(name of company)*, owner of the property subdivided in the above and foregoing map of *(name of subdivision)*, do hereby make subdivision of said property for and on behalf of said *(name of company)* according to the lines, streets, lots, alleys, parks, building lines and easements thereon and designate said subdivision as *(name of subdivision)*, located in the *(name of survey)*, Grimes County, Texas, and on behalf of said *(name of 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.

(The following paragraph is to be used when the subdivision is outside the corporate limits of any city and within Grimes County:)

"This is to certify that we, *(name of President)* and *(name of Secretary)*, president and secretary, respectively of *(name of company)* owner of the property subdivided in the above and foregoing map of *(name of subdivision)* have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioners' Court of Grimes County, Texas."

(The following paragraph is required for overhead lines in easements:)

"There is also dedicated for utilities an obstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon."

(The following paragraphs are to be used when the subdivision is outside the city limits of any city and within Grimes County:)

"FURTHER we, (name of company), do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Grimes 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, all of the property subdivided in the above and foregoing map shall be restricted in its uses, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Grimes County, by Grimes 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.

(The following paragraph is to be used when applicable for all residential subdivisions:)

"FURTHER, I (or 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 manufactured housing subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

IN TESTIMONY WHEREOF, the (name of company) has caused these presents to be signed by (name of President) its President, thereunto authorized, attested by its Secretary, (name of Secretary), and its common seal hereunto affixed this _____ day of _____ 20__.

(Name of Company)

By: _____
(Signature of Company President)

(Printed name of Company President)

ATTEST: _____
(Signature of Company Secretary)

(Printed name of Company Secretary)

***** Note: All owner(s) signature(s) shall be acknowledged by a Notary Public *****

C. ALTERNATIVE PARAGRAPHS TO BE USED AS APPROPRIATE AND AS FOLLOWS:

1. When private roads/streets are established within the plat.

FURTHER, I (or we) do 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, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind myself (or ourselves), (or our) heirs and assigns to

warrant and forever defend the title to the land so designed and established as private streets.

2. When plat indicates building setback lines and public utility easements are to be established in adjacent acreage owned by the developer.

FURTHER, I (or we) do hereby certify that I am (or we are) the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of (name of subdivision) where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

2. LIEN HOLDER ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

Holders of all liens against the property being platted must be made a part of the final plat or prepared as separate instruments which shall be filed for record with the plat.

I (or we), (name(s) of mortgagor(s)) owner(s) and holder(s) of a lien(s) against the property described in the plat known as (name of plat) said lien(s) being evidenced by instrument of record in Volume ____ Page ____, of the Official Records of Grimes County, Texas, do hereby in all things subordinate to said plat said lien(s), and I (or we) hereby confirm that I am (or we are) the present owner(s) of said lien(s), and have not assigned the same nor any part thereof.

By: _____ (Signature of Lien Holder)

_____ (Printed name of Lien Holder)

*** Note: All lien holder(s) signature(s) shall be acknowledged by a Notary Public ***

3. NOTARY PUBLIC ACKNOWLEDGMENT

A. ACKNOWLEDGMENT FOR INDIVIDUAL(S)

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20__ by _____.

NOTARY PUBLIC, STATE OF TEXAS

_____ Notary Signature

_____ Notary Printed name

_____ Notary Commission Expires

(Seal)

B. ACKNOWLEDGMENT FOR CORPORATIONS

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____ by _____.

NOTARY PUBLIC, STATE OF TEXAS

Notary Signature

Notary Printed name

Notary Commission Expiration

(Seal)

4. SURVEYOR'S ACKNOWLEDGMENT

This is to certify that I, (name of surveyor) a Registered Professional Land Surveyor of the State of Texas, Registration No. _____ have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and that all easements as appear of record in the office of the County Clerk of Grimes County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked with iron rods of minimum 5/8 inch diameter and thirty (30) inches long, and that this plat correctly represents that survey made by me.

(Surveyor Signature)

(Seal)

(Texas Registration No.)

5. INCORPORATED CITY ACKNOWLEDGMENT

(The following paragraph is to be used when the subdivision is inside the corporate limits of any city or within any city's extraterritorial jurisdiction. Any specific city's declaration may vary some what:)

"This is to certify that the City Commission (or Council) of the City of _____ Texas, has approved this plat and subdivision of (name of subdivision) as shown hereon."

"IN TESTIMONY WHEREOF, witness the official signature of the Mayor and Secretary of the City Commission (or Council) of the City of _____ Texas, this _____ day of _____ 20____."

City Secretary

Printed name

City Mayor

Printed name

6. COMMISSIONERS' COURT ACKNOWLEDGMENT

(The following paragraph is to be used when the subdivision is outside any city limits and within Grimes County:)

"APPROVED by the Commissioners' Court of Grimes County, Texas, this _____ day of _____, 20____."

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 3

Commissioner, Precinct 2

Commissioner, Precinct 4

7. COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF GRIMES §

I, _____, Clerk of the County Court of Grimes County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, at _____ o'clock, __m, and duly recorded on the _____ day of _____, 20____, at _____ o'clock, __m, in plat cabinet _____ sheet _____ of record in the Plat Records of Grimes County, Texas.

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

Clerk of the County Court
Grimes County, Texas

8. DIRECTIONS FOR PROPER DEDICATION EXECUTION

All plats submitted for approval, and recording, shall have original signatures in black ink. Each signature shall have, immediately under it in legible lettering or typing in black ink, the name corresponding to the original signature. All corporate, legal, license and registration seals shall be affixed and darkened in such as manner as to be legible.

9. NOTATION FOR ALL PLATS

"No road, street or passageway set aside in this Plat shall be maintained by Grimes County, Texas in the absence of an express Order of the Commissioners' Court entered of record in the minutes of the Commissioners' Court of Grimes County, Texas specifically accepting such road, street or passageway for county maintenance."

10. NOTATION FOR ALL PLATS CONTAINING PRIVATE ROADS

"This subdivision contains private roads which are not intended to ever become public roads. State law prohibits Grimes County from maintaining private roads. Private roads will never be maintained by Grimes County, Texas."

EXHIBIT C

Sample Variance Request

Landowner Name

Address

City, State Zip

Phone

Date

Grimes County
County Representative
P.O. Box 593
Anderson, TX 77830

Dear County Representative:

I am currently working on selling approximately 5.0 acres of my 15.0 acres in the A.A. Sample Survey, A-123. This division fronts Sample Rd., in Precinct 5, and is outside the ETJ of any city limits. To the best of my knowledge this property has not been granted a variance of this nature prior to my request, of which I do understand it is my responsibility to determine.

The division of the subject property will meet or exceed the minimum requirement (60') of road frontage by having approximately 120 feet on Sampler Rd.; water shall be supplied by well systems since the availability of community water is not present [1]; and shall be serviced by an on site sewage system. This property does not lie in any flood hazard area [2]. I have attached a drawing to better explain my division.

Instead of submitting a formal plat which would create a financial burden [3], I am requesting a variance from the Subdivision Platting Requirements to allow me to sell this portion by metes and bounds rather than the formal subdivision platting process. I do understand that any further division of said tract would require me to follow the Subdivision Rules and Regulations as set forth by Commissioners' Court. Once this variance has been granted, my surveyor will be allowed to process my request meeting the above-mentioned requirements.

Sincerely,

Landowner Signature

[1] List community water supply Company if it is in the area and available.

[2] List and show any flood hazard areas if applicable.

[3] Briefly explain reason for variance request.

EXHIBIT D



GENERAL INFORMATION SHEET
GRIMES COUNTY

Date: _____ Pct. _____ Commissioner: _____

Property Address/Location: _____

Acreage: _____

Legal Description: _____

Applicant/Representative: _____

Developer: _____

Address: _____

Phone Numbers: _____

Representative: _____

If applicable

Phone Number: _____

Primary contact: _____

Email Address: _____

Brief description of proposed development and/or division

This is a notification and contact list for a proposed land development within Grimes County.

This is not a Plat Application and does not commit the Applicant to file any future documents should he/she decide not to develop.

EXHIBIT E



LETTER OF APPROVAL

911 ADDRESSING DATABASE
MAINTENANCE COORDINATOR'S OFFICE
Subdivision ROAD Name(s)

I, _____ of the 911 Addressing Database Maintenance Coordinator's Office do hereby confirm and approve that the subdivision with the proposed name of _____ proposing the road name(s) listed below, located in Precinct _____, does not create any duplication nor substantially conflict with any existing road within Grimes County.

Date Acknowledged: _____

By: _____

Print Name

Signature: _____

Title: _____

EXHIBIT F



LETTER OF APPROVAL
ENVIRONMENTAL DEPARTMENT

I, _____ of the Environmental Department do hereby confirm the Plat, for the proposed development listed below, has been reviewed, and meets the current requirements for **On-Site-Sewage-Facilities (OSSF)** as set forth by the Texas Commission on Environmental Quality (TCEQ) and Grimes County.

Subdivision _____ Precinct _____

Date Acknowledged: _____

By: _____

Print Name

Signature: _____

Title: _____

EXHIBIT G



LETTER OF APPROVAL
COUNTY'S REPRESENTATIVE

I, _____, the County's Representative, do hereby approve the name of the proposed development and confirm that the Plat for the proposed development listed below has been reviewed and meets the current subdivision regulations of Grimes County and any governing state statutes.

Subdivision _____ Precinct _____

Date Acknowledged: _____

By: _____

Print Name

Signature: _____

Title: _____

EXHIBIT H



LETTER OF APPROVAL
COUNTY ATTORNEY'S OFFICE

I, _____ of the COUNTY ATTORNEY'S Office do hereby confirm and acknowledge that the security document(s), title information, covenants or restrictions (when applicable), for the proposed subdivision: _____ located in Precinct _____, have been received and reviewed as required by the Subdivision Rules and Regulations of Grimes County.

Date Acknowledged: _____

By: _____

Print Name

Signature: _____

Title: _____

EXHIBIT I



**DEVELOPMENT APPLICATION
GRIMES COUNTY'S REPRESENTATIVE**

1010 Hwy. 90 South
Anderson, TX 77830
Phone (936) 873-4404
Fax (936) 873-9909

Proposed (or existing) Name of Subdivision: _____

Landowner(s) Name: _____

Landowner(s) Representative: _____

Address: _____	List City ETJ or Nonc: _____	Property ID	R#	Place <input type="checkbox"/> next to plat type
Property Location: _____ _____ _____ Phone Number: _____ Fax #: _____ Email: _____		Preliminary Plat		<input type="checkbox"/>
		Amending Plat		<input type="checkbox"/>
		Re-Plat		<input type="checkbox"/>
		Consolidation		<input type="checkbox"/>
		Final Plat		<input type="checkbox"/>
		Master Planned Community		<input type="checkbox"/>

Total Acreage	_____	Community water availability	Yes	No
Number of Sections	_____	Private Water System	Yes	No
Number of Blocks/Lots	_____	Private Sewage Facilities	Yes	No
Average Lot size	_____	Property Taxes Current	Yes	No
Residential Lots	_____	Covenants/Rostrictions	Yes	No
Reserve acreage	_____	Infrastructure Development Plan (Mobile Home Rental Comm.)	Yes	No
Roads Required	_____	Located in 100 yr Flood Plane	Yes	No
Amount of Road(s) (length)	_____	Residual Acreage	_____	

New Road(s) to access State? YES or NO If Yes answer→ _____ **What State Road?** _____

New Road(s) to access County? YES or NO If Yes answer→ _____ **What County Road?** _____

Surveyor name, address and phone number: _____

_____ **Engineer name, address and phone number:** _____

I acknowledge, by my signature below, that I have the legal authority to make this application and have read and understand the Subdivision Rules and Regulations of Grimes County and all that apply. I understand and agree I am responsible for all fees associated with this application and with this development. I understand this is only an application and does not constitute an approval until it has been approved in a scheduled Commissioners Court session, of which I must submit a plat a minimum of 15 working days prior to being placed on an agenda.

Date _____ **Signature** _____

EXHIBIT J

EXHIBIT K



PRELIMINARY PLAT AUTHORIZATION/DENIAL

The plat for the Subdivision/Development named _____ was reviewed and authorization to proceed to Final Plat. This authorization is not a formal acceptance by Commissioners' Court but is only authorization to proceed to FINAL PLAT preparation which must be approved by the votes of Commissioners' Court.

Reviewed by: _____

Date: _____

An outline of discrepancies noted for correction on the preliminary plat is listed below (see preliminary plat mark-up);

OR

The plat for the Subdivision/Development named _____ was reviewed and not authorized to proceed to Final Plat. Outlines of the reasons are listed below (See preliminary plat mark-up);

This is only a denial of a preliminary plat and corrections should be made and a preliminary plat re-submitted.

Reviewed by: _____

Date: _____

EXHIBIT L



Final Plat Checklist

This checklist may or may not contain all requirements for a final plat; it is a basic checklist. This form shall not release developer/representative for completing plat to the full extent necessary or required.

1. Subdivision name	Design standards;
2. Developer name	1. Circulation/pattern
3. Developer address	2. R.O.W. Width
4. Engineer/surveyor name	3. Maximum curvature
5. Engineer/surveyor address	4. Offsets
6. Scale	5. Intersections
7. North points.	6. Cul-de-sac length and width
8. Key map	7. Temporary turnarounds
9. Legal description	8. Provisional Reserves
10. Title information	9. Road/Street Names
11. Easement consent	10. Block Length
12. Drainage easements	11. Lot shape/access/frontage
13. Certifications, dedications, covenants	12. Lot size
14. Lots, blocks, streets, roads	13. Setback lines
15. Total area and lots	14. Restrictive covenants
16. Setback lines	15. Easements
17. Street names	16. Utilities Plan
18. Lot and or block numbers	17. Water/Sewer Plan
19. Dimensions	
20. Curve data	
21. Lot shape	*Plat Notations
22. Water courses/easements	
23. Pipelines	
24. Boundaries	
25. Corner ties	
26. Extension information	
27. Plat copies	
28. Plat originals	
29. Tax certification	
30. Filing fees	
31. Covenants	
32. Land use	
33. Drainage plan	
34. On-site sewage facilities	
35. Securities / bonds	
36. Staking on ground	

****Note-** All of the above-referenced requirements shall be submitted to the County's Representative along with copies of receipts for any fees paid to the County Clerk.

EXHIBIT M



FINAL PLAT APPROVAL/DENIAL

The Final plat for the Subdivision/Development named _____ was reviewed and **APPROVED**.

Reviewed by: _____

Date: _____

.....

The Final plat for the Subdivision/Development named _____ was reviewed and **DENIED**. The reasons for such denial are as follows:

This form shall satisfy the requirements of Texas Local Government Code §232.076.

Reviewed by: _____

Date: _____

EXHIBIT N

CONSTRUCTION AND MAINTENANCE BOND
WITH SURETY

STATE OF TEXAS §
COUNTY OF GRIMES §

That _____ of _____ County, Texas, hereinafter called the Principal, and _____, a Corporation existing under and by virtue of the laws of the State of _____ and authorized to do an indemnifying business in the State of Texas, acting herein by and through the signatory agent and attorney in fact, and whose Principal office is located in the City of _____, State of _____, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State, is _____, residing in the City of _____ at _____ hereinafter called the Surety, are held and firmly bound unto _____, County Judge of Grimes County, Texas or his/her successors in office, in the full sum of _____ dollars (\$) current lawful money of the United States of America, to be paid to County Judge of Grimes County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns and legal representatives, jointly and severally, by these presents.

WHEREAS the said Principal is the owner of the following subdivision(s):

located in Grimes County, Texas, as per Plat Cabinet No. _____ Plat Records of Grimes County, Texas; and WHEREAS, the Commissioners' Court of Grimes County, Texas, has promulgated certain rules, regulations and requirements relating to subdivisions in Grimes County, Texas, and all revisions and additions as may be adopted by separate action prior to the date of this bond; same being made a part hereof for all purposes, as though fully set out herein, wherein it is provided, among other things, that the owner of a subdivision will construct the roads and streets therein shown in accordance with the specifications set out therein and maintain such roads and streets for a period of not less than one (1) year following the completion and initial acceptance thereof.

It is further stipulated and understood that the approval of the map or plat of the above subdivision(s) is conditioned upon and subject to the strict compliance by the Principal herein with the aforesaid specifications, including all deletions, additions, changes or modifications of any kind or character, such and it is understood by the Principal that the approval of said map or plat of the above subdivision(s) was obtained only by the undertaking of the Principal to so comply with the said regulations and specifications, and that without such undertaking such approval would have not been granted.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bonded Principal, his, their, or its heirs, executors, administrators, successors, assigns and legal representatives and each and every one of them to do in all things well and truly observe, perform, fulfill, keep and comply with all and singular the rules, regulations, requirements and specifications above referred to, including any deletions, additions, changes or modifications of any kind or character, in the construction and maintenance of all roads and streets in the above named subdivision(s), and that upon approval of the construction of said roads or streets by the County, upon the expiration of one (1) year thereafter, the time required for proper maintenance thereof, and the approval of such maintenance by the County, then this obligation to be void and of no force and effect. In no event shall the obligations created hereby be for a period of time less than two (2) years.

The Principal and the Surety hereon each agree, bind and obligate himself and themselves to pay to the County Judge of Grimes County, State of Texas, for the use and benefit of Grimes County, all loss or damages to it occasioned by reason of failure of the Principal to comply strictly with requirements and

specifications above referred to relating to the construction of roads and streets in the above named subdivision(s), and further agree, bind and obligate themselves to save and keep harmless the County of Grimes from any and all damages, expenses and claims of every kind and character which the County of Grimes may suffer, directly or indirectly, as a result of the Principal's failure to comply with the rules, regulations and specifications relating to the construction and maintenance of the roads and streets in the above named subdivision(s).

The word "Principal" when used herein means Principal or Principals whether an individual, individuals, partnership, corporation, or other legal entity having the capacity to contract. The words "Roads" or "Streets" used herein mean each and every road or street in said subdivision(s). The word "Maintenance" as used herein means all needful, necessary and proper care and repair for a period of one (1) year from the completion of the roads or streets and the approval thereof by the County. The word "Surety" when used herein means Surety or Sureties and it is understood by the parties that any and all liabilities of any kind or character assumed or imposed upon the Principal by the terms hereof extends in full force and vigor to each and every Surety jointly and severally.

In the event of suit hereunder, such suit shall be brought in Grimes County, Texas.

Executed this _____ day of _____, A.D., 20_____.

ATTEST:

Secretary

Principal

Address: _____

Surety

Address: _____

APPROVED this _____ day of _____, 20_____.

County Judge of Grimes County, Texas

EXHIBIT O

Sample Notice of CONSTRUCTION BEGINNING

Landowner Name
Address
City, State Zip
Phone

DATE

Grimes County
County Representative
P.O. Box 593
Anderson, TX 77830

Dear County Representative:

This written notification is being sent in accordance with the Grimes County Subdivision Rules and Regulations to inform you that construction of XYZ Development shall begin on January 12, 2012.

We intend to communicate all phases of construction and are listing contact numbers below.

Sincerely,

Developer Signature

[1] Developer (123) 456-7890
[2] Engineer (234) 567-8901

EXHIBIT P

Sample Notice of CONSTRUCTION COMPLETE

Landowner Name

Address

City, State Zip

Phone

DATE

Grimes County
County Representative
P.O. Box 593
Anderson, TX 77830

Dear County Representative:

This written notification is being sent in accordance with the Grimes County Subdivision Rules and Regulations to inform you that construction of XYZ Development is approaching completion. We are requesting a Final Inspection of all improvements to satisfy the requirements and thus have the road improvements placed into the one year maintenance period.

Please contact myself at the number listed below.

Sincerely,

Developer Signature

[1] Developer (123) 456-7890

[2] Engineer (234) 567-8901

EXHIBIT Q

Sample Notice of MAINTENANCE PERIOD ENDING

Landowner Name
Address
City, State Zip
Phone

DATE

Grimes County
County Representative
P.O. Box 593
Anderson, TX 77830

Dear County Representative:

This written notification is being sent in accordance with the Grimes County Subdivision Rules and Regulations to inform you that THE MAINTENANCE PERIOD FOR XYZ Development is approaching. We are in the tenth month and request an inspection prior to the end of this phase. We are requesting a Final Inspection of all improvements to satisfy the requirements and thus have the road improvements placed into the COUNTY ROAD SYSTEM.

Please contact myself at the number listed below.

Sincerely,

Developer Signature

[1] Developer (123) 456-7890
[2] Engineer (234) 567-8901