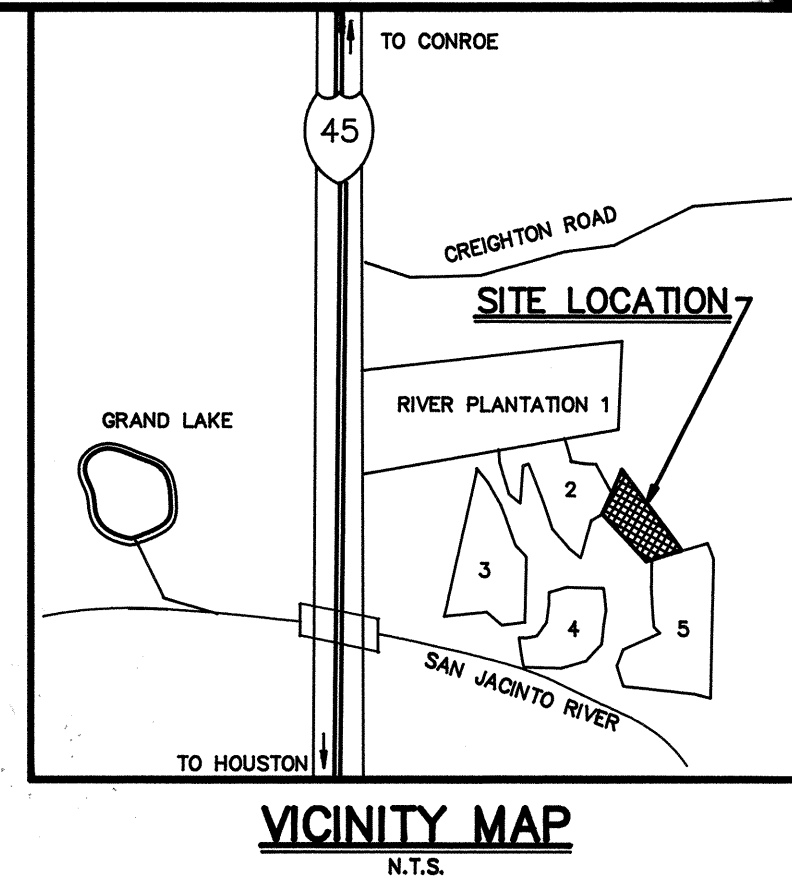
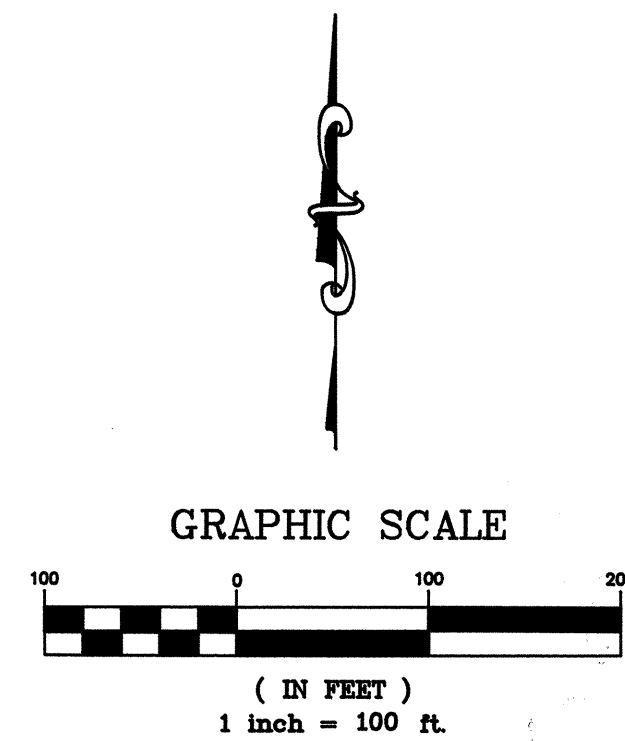
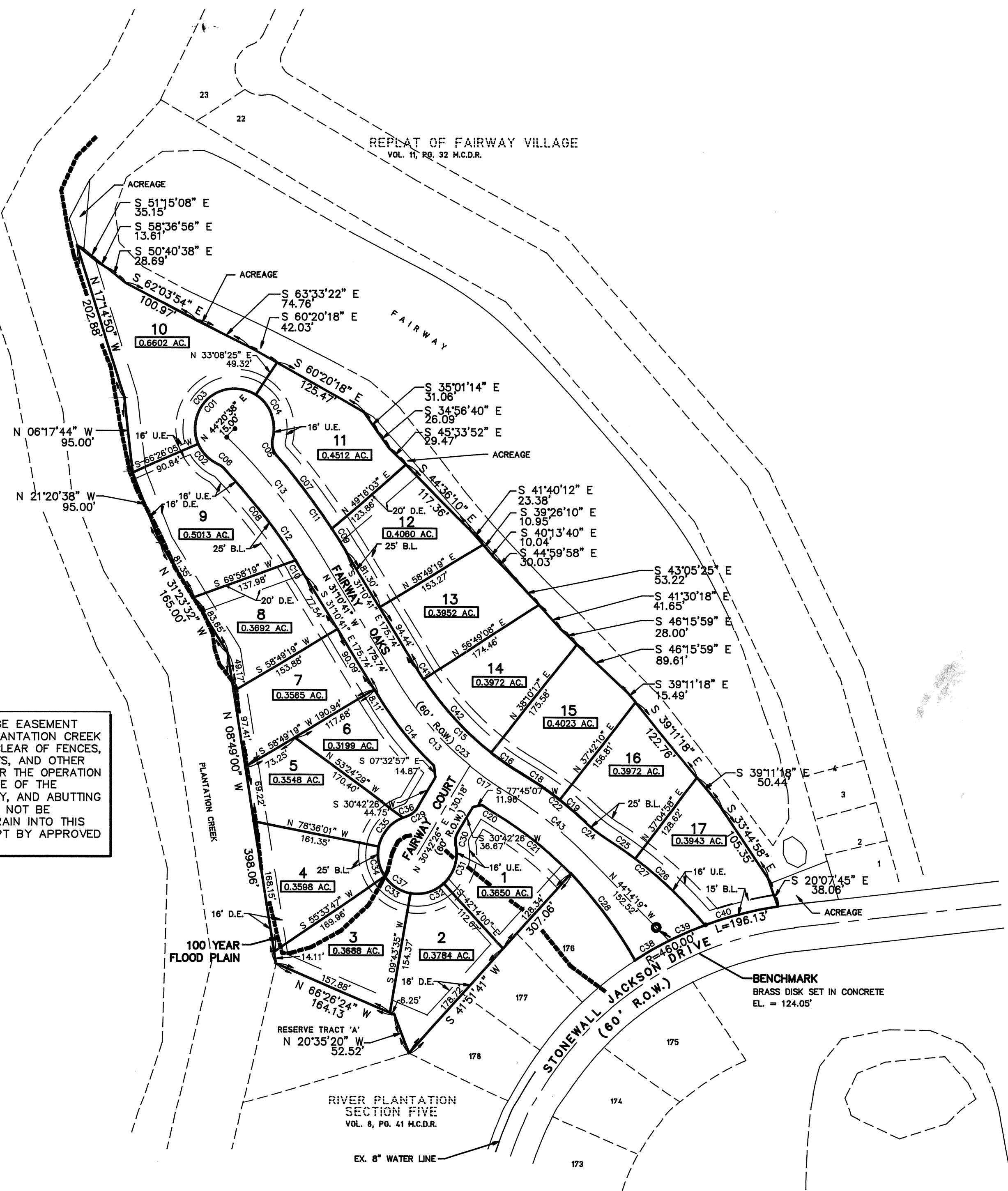


THE 16' DRAINAGE EASEMENT ADJACENT TO PLANTATION CREEK SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY APPROVED MEANS.

NOTES

1. U.E. INDICATES "UTILITY EASEMENT"
2. B.L. INDICATES "BUILDING LINE"
3. D.E. INDICATES "DRAINAGE EASEMENT"
4. R.O.W. INDICATES "RIGHT OF WAY"
5. THE LOCATION OF THE 100 YEAR FLOOD PLAIN LINE SHOWN HEREON DOES NOT MATCH THE LOCATION OF THE LINE SHOWN ON THE FEMA FIRM COMMUNITY PANEL NO. 480483 0170 D REVISED JUNE 18, 1987. THE LINE SHOWN HEREON IS BASED ON AN ON THE GROUND TOPOGRAPHIC SURVEY OF THE 100-YEAR FLOOD PLAIN ELEVATION OF 121.5 FEET OBTAINED FROM SAID FEMA FIRM MAP. THE 100-YEAR FLOOD PLAIN LINE ON SAID FEMA FIRM MAP DOES NOT INCLUDE ANY PROPERTY COVERED BY THIS SUBDIVISION.
6. ALL LOTS ARE FOR RESIDENTIAL USE
7. ROADWAY DRAINAGE IS TO BE OPEN DITCH.

File # 9430202 Cab. H Sheet 18 B



CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C01	50.00'	226.95'	76.57'	S 64°27'09" W	260°03'47"
C02	50.00'	36.65'	35.84'	S 44°34'42" E	42°00'06"
C03	50.00'	127.97'	95.79'	S 49°44'29" W	146°38'15"
C04	50.00'	62.33'	58.37'	N 21°13'41" W	71°25'27"
C05	25.00'	24.25'	23.31'	S 13°18'30" E	55°35'05"
C06	25.00'	9.63'	9.57'	N 54°32'42" W	22°04'05"
C07	817.30'	115.35'	115.26'	N 37°03'26" W	08°05'12"
C08	757.30'	147.21'	146.98'	N 37°56'32" W	11°08'15"
C09	817.30'	35.46'	35.46'	N 31°46'15" W	02°29'10"
C10	757.30'	24.73'	24.73'	N 31°26'17" W	01°52'15"
C11	817.30'	150.81'	150.60'	N 35°48'52" W	10°34'22"
C12	757.30'	171.93'	171.57'	N 37°00'24" W	13°00'30"
C13	787.30'	206.19'	205.60'	N 38°01'06" W	15°00'20"
C13	419.78'	140.14'	139.49'	S 40°44'22" E	19°07'44"
C14	449.78'	114.95'	114.64'	S 38°29'49" E	14°38'37"
C15	389.78'	188.17'	186.34'	S 45°00'19" E	27°39'39"
C16	389.78'	47.67'	47.64'	S 55°19'56" E	07°00'26"
C17	419.78'	62.51'	62.45'	S 54°34'11" E	06°31'55"
C18	510.00'	58.20'	58.17'	N 55°33'59" W	06°32'18"
C19	510.00'	43.01'	43.00'	N 49°52'53" W	04°49'55"
C20	449.78'	23.26'	23.26'	S 57°21'15" E	02°57'48"
C21	450.00'	119.30'	118.95'	N 51°14'27" W	15°11'22"
C22	510.00'	101.21'	101.04'	N 53°08'02" W	11°22'13"
C23	419.78'	202.65'	200.69'	S 45°00'19" E	27°39'38"
C24	210.00'	36.36'	36.32'	S 52°25'34" E	09°55'17"
C25	535.00'	41.74'	41.73'	N 55°08'07" W	04°28'11"
C26	535.00'	122.15'	121.88'	N 48°22'35" W	13°04'53"
C27	535.00'	163.89'	163.24'	N 48°36'41" W	17°33'04"
C28	550.00'	137.18'	136.81'	N 38°30'07" W	14°17'19"
C29	25.00'	18.68'	18.25'	N 52°06'57" E	42°49'01"
C30	25.00'	18.69'	18.26'	S 09°17'11" W	42°50'30"
C31	50.00'	52.27'	49.93'	N 17°48'58" E	59°54'04"
C32	50.00'	45.34'	43.81'	N 73°44'47" E	51°57'35"
C33	50.00'	40.00'	38.94'	S 57°21'19" E	45°50'12"
C34	50.00'	40.00'	38.94'	S 11°31'07" E	45°50'12"
C35	50.00'	49.85'	47.81'	S 39°57'35" W	57°07'12"
C36	50.00'	4.37'	4.37'	S 71°01'19" W	05°00'17"
C37	50.00'	231.83'	73.34'	S 59°18'18" E	265°39'31"
C38	460.00'	50.00'	49.98'	S 60°01'04" W	06°13'40"
C39	460.00'	50.00'	49.98'	S 66°14'44" W	06°13'40"
C40	460.00'	96.13'	95.95'	S 75°20'45" W	11°58'21"
C41	389.78'	13.65'	13.65'	S 32°10'41" E	02°00'23"
C42	389.78'	126.85'	126.29'	S 42°30'18" E	18°38'51"
C43	480.00'	122.29'	121.96'	N 51°32'14" W	14°35'50"

FAIRWAY ESTATES

BEING 8.5147 ACRES (370,904 SQ. FT.)
OUT OF THE C.B. STEWART SURVEY, A-476

MONTGOMERY COUNTY, TEXAS
17 - LOTS 1 - BLOCK
MARCH 1994

OWNER: MARWICK GROUP, INC.
9 TEE RIVER PLANTATION RD.
CONROE, TEXAS 77302

Sitch ENGINEERING CORP.

"THE SITE TECHNOLOGY GROUP"

2202 TIMBERLOCH PLACE SUITE 100
THE WOODLANDS, TEXAS 77380

OFF. # (713) 363-4039 FAX # (713) 292-8851

SITECH JOB # 136-025

THE STATE OF TEXAS :
COUNTY OF MONTGOMERY :

WE, BRUCE JOHNSON AND PATRICK JOHNSON, PRESIDENT AND SECRETARY RESPECTIVELY OF MARWICK GROUP, INC., NINE TEE RIVER PLANTATION DRIVE, CONROE, TEXAS 77302, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF FAIRWAY ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MARWICK GROUP, INC., ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS FAIRWAY ESTATES LOCATED IN THE C.B. STEWART SURVEY, A-476, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MARWICK GROUP, INC.; 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 HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, BRUCE JOHNSON AND PATRICK JOHNSON, PRESIDENT AND SECRETARY RESPECTIVELY OF MARWICK GROUP, INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF FAIRWAY ESTATES, HAVE COMPLIED 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 BUILDING SET BACK LINES, IF NOT SHOWN OTHERWISE, OF TEN (10) FEET ON REAR LOT LINES AND FIVE (5) FEET ON SIDE LOT LINES.

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, MARWICK GROUP, INC. DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP, A MINIMUM OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSED 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/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 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).

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THE 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.

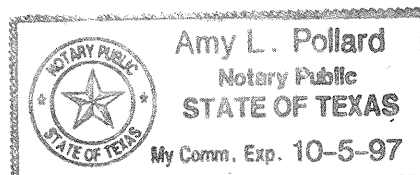
IN TESTIMONY WHEREOF, MARWICK GROUP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRUCE JOHNSON, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, PATRICK JOHNSON, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 30th DAY OF March, 1994

BY: Bruce Johnson
BRUCE JOHNSON
PRESIDENT

ATTESTED:
Patrick Johnson
PATRICK JOHNSON
SECRETARY

THE STATE OF TEXAS :
COUNTY OF Montgomery :

Before me, the undersigned authority, on this day personally appeared Bruce Johnson, President, of the Marwick Group, Inc. known 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.



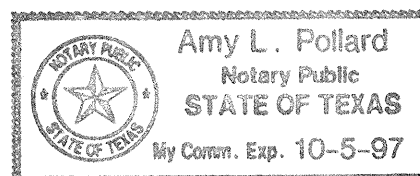
Given under my hand and seal of office, this
30th day of March, 1994

Amy L. Pollard
(PRINT NAME)

NOTARY PUBLIC IN AND FOR
Montgomery COUNTY, TEXAS
MY COMMISSION EXPIRES: 10/5/97

THE STATE OF TEXAS :
COUNTY OF Montgomery :

Before me, the undersigned authority, on this day personally appeared Patrick Johnson, Secretary, of the Marwick Group, Inc. known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose 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 March, 1994

Amy L. Pollard
(PRINT NAME)

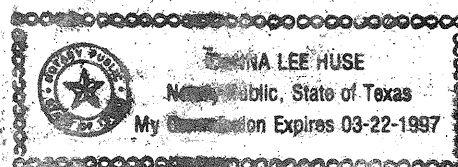
NOTARY PUBLIC IN AND FOR
Montgomery COUNTY, TEXAS
MY COMMISSION EXPIRES: 10/5/97

We, L & N Consultants, Inc., owner and holder of a lien against the property described in the plat known as FAIRWAY ESTATES, said lien being evidenced by instrument of record in CF NO. 9366299 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

BY: Leigh Martin
LEIGH MARTIN
L & N CONSULTANTS
1420 VICEROY DR.
DALLAS, TEXAS 75235

THE STATE OF TEXAS :
COUNTY OF DALLAS :

Before me, the undersigned authority, on this day personally appeared Leigh Martin, VICE PRESIDENT, of L & N Consultants, Inc., known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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
day of MARCH, 1994

Danna Lee Huse
(PRINT NAME)

NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: 3/22/97

"This is to certify that I, Charles Brandt, a registered professional surveyor of the State of Texas, have platted 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" Dia. x 3' long); and that this plat correctly represents a survey made by me.



Charles Brandt
CHARLES O. BRANDT, R.P.L.S. No. 4344
2202 TIMBERLOCH PLACE #118
THE WOODLANDS, TEXAS 77380
(713) 363-4039

I, DON BLANTON, COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATION OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT.

I, FURTHER CERTIFY 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 ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATER SHED.

Don Blanton
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS THIS 23rd DAY OF May, 1994.

Mike Meador
MIKE MEADOR
COMMISSIONER, PCT. 1

Malcolm Purvis
MALCOLM PURVIS
COMMISSIONER, PCT. 2

Alan Sadler
ALAN SADLER
COUNTY JUDGE

Ed Chance
ED CHANCE
COMMISSIONER, PCT. 3

Charles Hayden
CHARLES HAYDEN
COMMISSIONER, PCT. 4

STATE OF TEXAS :
COUNTY OF MONTGOMERY :

I, ROY HARRIS, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON May 23, 1994, AT 9:30 O'CLOCK A.M. AND DULY RECORDED ON June 1, 1994, AT 9:19 O'CLOCK A.M. IN CABINET H, SHEET 18B OF RECORD OF Maps FOR SAID COUNTY. 19A

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.



Roy Harris
ROY HARRIS, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: Roy Harris
Deputy

"THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CONROE, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION, AS SHOWN HEREON."

"IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CONROE, TEXAS, THIS 21 DAY OF April, 1994.

Chairman
CHAIRMAN

Secretary
SECRETARY

FAIRWAY ESTATES

BEING 8.5147 ACRES (370,904 SQ. FT)
OUT OF THE C.B. STEWART SURVEY, A-476
MONTGOMERY COUNTY, TEXAS
17 - LOTS 1 - BLOCK
MARCH 1994

OWNER: MARWICK GROUP, INC.
9 TEE RIVER PLANTATION RD.
CONROE, TEXAS 77302

Sitech ENGINEERING CORP.

"THE SITE TECHNOLOGY GROUP"

2202 TIMBERLOCH PLACE SUITE 100
THE WOODLANDS, TEXAS 77380
OFF. # (713) 363-4039 FAX # (713) 292-6851
SITECH JOB # 136-025

File # 9430202

Cab. H Sheet 19A