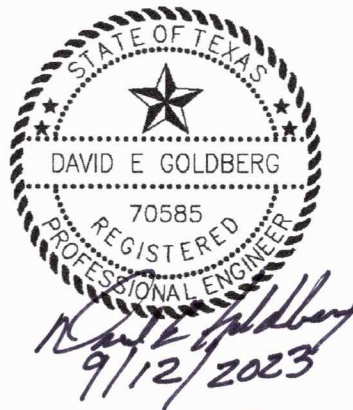


NORTHCREST RANCH
MONTGOMERY COUNTY, TEXAS

DRAINAGE EVALUATION STUDY

SERVING

NORTHCREST RANCH SECTIONS 1, 2, AND 3



J.A. Costanza & Associates Engineering, Inc.
TBPE FIRM No. F-652
4301 Center Street
Deer Park, Texas 77536
(281) 930-9339

September 11, 2023
JAC Project No. N005-2036

Northcrest Ranch Drainage Sections One, Two and Three

1. INTRODUCTION

J.A. Costanza & Associates Engineering, Inc., (JAC) was contracted by the Northcrest Ranch Property Owners Association (the POA) to provide Engineering Services related to existing drainage conditions within the three sections of Northcrest Ranch. Upon determining the state of the existing conditions, JAC will make recommendations to rectify apparent deficiencies and/or increase the effectiveness of the storm water collection and conveyance system.

2. PROJECT LOCATION

Northcrest Ranch consists of three (3) sections of large lot single-family development located adjacent to State Highway 242 (S.H. 242), approximately 2 miles west of Interstate Highway 69 (IH 69), also known as U.S. 59, in Montgomery County, Texas. Section One (1) is a recorded 420-acre subdivision with 98 single-family lots and 3 reserves, located north of S.H. 242 with access via Northcrest Boulevard. Section Two (2) is a recorded 681.985-acre subdivision with 165 single-family lots and 4 reserves, located south of S.H. 242 with access via Majestic Forest Drive and Northcrest Trail. Section Three (3) is a recorded 712.571-acre subdivision with 252 single-family lots and 2 reserves, located south of S.H. 242 with access via Mossy Oaks Drive and Wild Forest Drive.

3. PROJECT SCOPE

The following scope of work was agreed upon prior to beginning the project:

- Acquire existing construction plans of Northcrest Ranch from government agencies, including subdivision plans, subdivision plats, existing topography, and highway plans, where available.
- Research and review plans for original design concepts versus existing field conditions.
- Prepare an overall map indicating existing drainage conditions (one overall map for each section of Northcrest Ranch).
- Each overall map will outline the approximate location of existing swales, channels and other conveyance structures, including roadside ditches and intersection pipe sizes, as necessary.
- Detention facilities including inflow and outflow structures will be shown along with the observed or determined direction of flow.

- Provide recommendations for drainage improvements at locations which will create the greatest impact while considering the overall cost to the Northcrest Ranch Property Owners Association.

4. Observations and Recommendations by Section

Per the scope of work, subdivision plans and plats were acquired and reviewed prior to beginning any on-site visual inspection of the existing channels, swales, ponds, culverts and other structures. A portion of the existing plans for the current SH 242 project adjacent to Northcrest Ranch were also obtained and reviewed.

With the use of the aforementioned documents, and a thorough visual inspection of the three sections of Northcrest Ranch, an overall map was produced, along with pictures of the swales, ponds, culverts, and other pertinent information. Google Earth was also used to aid in the determination of the general flow patterns.

An overall reflection of all three sections of the Northcrest Ranch Subdivision has been provided as Google Earth KMZ. This file highlights the approximate location of drainage swales, roadside ditches, pipe sizes at street crossings, intersections, and detention facilities. Each location is represented by a “pin” at each location, with a picture and approximate direction the camera is facing. Each picture includes a brief description, the approximate direction, pipe size (if relevant), and other necessary information.

Also provided is an overall drawing of the three Sections by combining the recorded plats. This drawing depicts the three platted sections, including lots lines, street right-of-way lines, restricted and unrestricted reserves, easements, etc. Included on the combined drawing are flow arrows depicting flow direction of the roadside ditches, swales and detention facilities as well as the flow entering and exiting the subdivision sections.

The subdivision plat for Section One and Section Three identify and show major drainage easements on the face of the plats. Section Two does not include drainage easements for outfall swales/ditches on the face of the plat. Section One plat also includes a general note dedicating a (26') Twenty Six foot wide utility and drainage easement lying (13') thirteen feet on either side of all side and rear lot lines. All easements may not be depicted on the aforementioned drawing or shown on the recorded plat , but are referenced in the notes found on the face of each plat.

Recommendations common to all three sections:

It was observed throughout the three existing sections of the Northcrest Ranch Subdivision that there has been silt buildup in the roadside ditches. Montgomery County Precinct No. 4 (Pct. 4) has been in the subdivision recently desilting certain roadside ditches that residents have reported. As a continuation of that, it is recommended that Pct. 4 be contacted to desilt certain problem areas and clear driveway culverts. Pct. 4 is responsible for roadside ditches and roads within the development, so a close working relationship with Commissioner Gray and his staff is important.

The outfall channels within each section, other than roadside ditches, are the responsibility of the residents of Northcrest Ranch and POA. Cleaning and regularly maintaining them are important to all of the residents, since drainage impacts the lives of every land owner.

Northcrest Ranch Section One (Notes, Observations, Photos and Recommendations)

The following easement information was obtained from the recorded plat of Northcrest Ranch, Section One; Cabinet K, Sheet 55, M.R.M.C.

- There is a dedicated (16') Sixteen Foot Utility Easement along both sides of all streets.
- There is a dedicated (26') Twenty Six foot utility and Drainage easement lying (13') Thirteen feet on either side of all side and rear lot lines unless otherwise shown.
- There is a (25') building line along all side and rear lot lines unless otherwise shown.
- All streets are (60') Sixty Foot right of ways.
- The (50') Fifty Foot U.E.-D.E. lies (25') Twenty Five Feet on either side of the lot line.

The following pictures include information and recommendations pertaining to Northcrest Ranch, Section One. The information found herein represents improvements which will create the most benefit to the immediate area,

It is recommended a close look at both the prepared overall drawing as well as the KMZ files be taken. The KMZ files can be viewed through the use of Google Earth. Both of these should provide valuable information for both current and future needs.

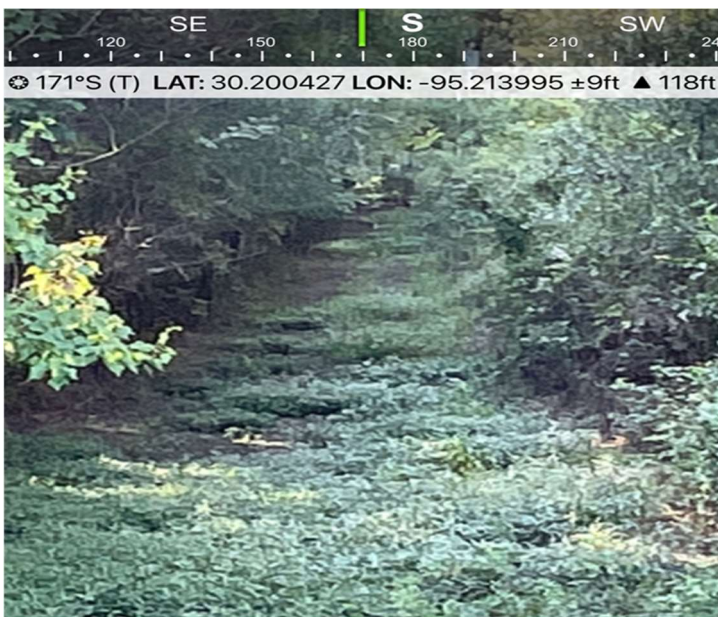
NOTE:

There is an existing swale that exists near the common rear property line of Lots 1-5 Block One and Lots 53-48, Block Two that drains areas from the north and west. The swale flows to the south and to the east with the common property line of lots 5 and 6 before entering the four 36 inch HDPE pipe leading to detention pond "B". It should be noted the 50 foot utility and drainage easement shown on the plat appears 25 feet each side of Lots 4 and 5, Block One, while the swale follows Lots 5 and 6, as stated above.

Detention Pond "A" Outfall Ditch (Reserve "C")



Detention Pond "A" outfall pipe (d/s) end. Shown above include five (5) - 36" HDPE and Two (2) - 36" HDPE pipe draining the roadside ditches on the Northerly side of the Northcrest Forest Circle.
(Recommendation) Daylight the roadside ditches between culverts and desilting the area in front of the outfall Pipe.

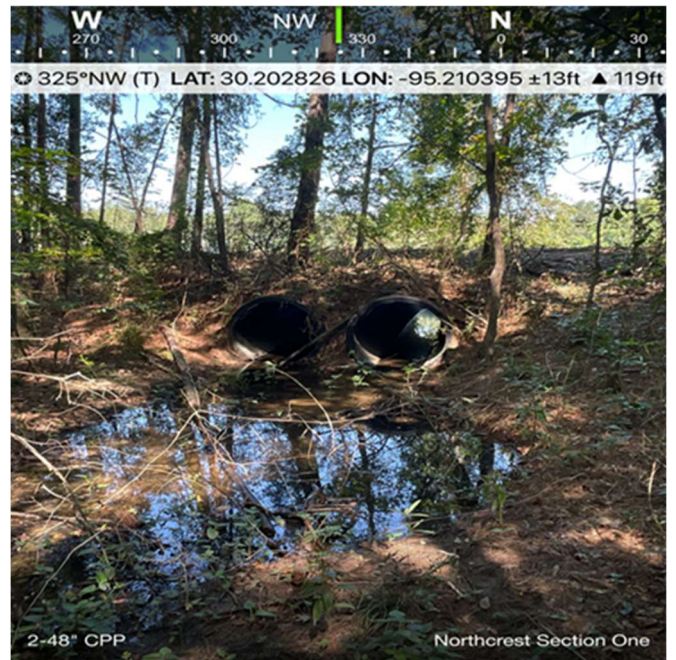


Pond "A" outfall ditch between Lots 37 and 38, Block 1, Section One. The ditch shown above drains Pond "A" and the roadside ditches along Northcrest Circle.
(Recommendation) The ditch appears to have adequate capacity; however desilting and keeping the ditch clean of debris will help maintain the needed capacity.

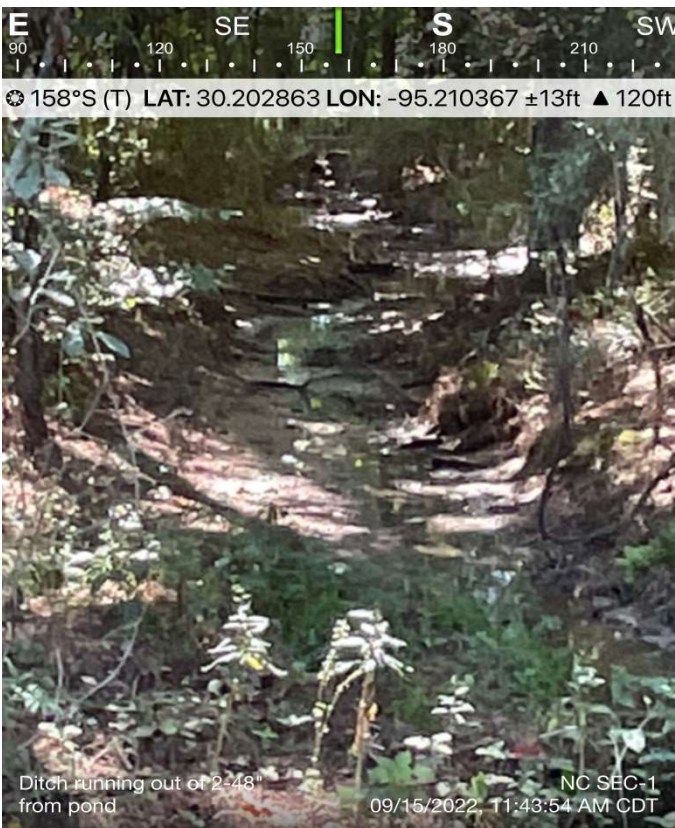
Detention Pond "B" Outfall (Reserve "B")



The above picture shows the detention pond outfall pipe. The two (2) HDPE pipe are covered in vegetation and debris and should be cleaned periodically.



The above picture indicates that the two (2) - 48" HDPE pipes are clear on the downstream side.



Shown above is the outfall ditch draining in a southeasterly direction away from the detention pond. The ditch meanders through the wooded areas of Lots 30 and 31, Block 1, and does not appear to stay within the platted easement.

Mustang Ln/Rodeo Dr. Intersection

Upstream side of 3-24" HDPE pipe



RECOMMENDATION: Clean entrance to the 3-24" HDPE Pipe to regain the full capacity of the existing pipe. Daylight and reshape the roadside ditch in order to assure positive flow and gain storage.

Small swale running East/West from Mustang



RECOMMENDATION: See the overall drawing for recommendations.

Downstream side of 3-24" HDPE pipe



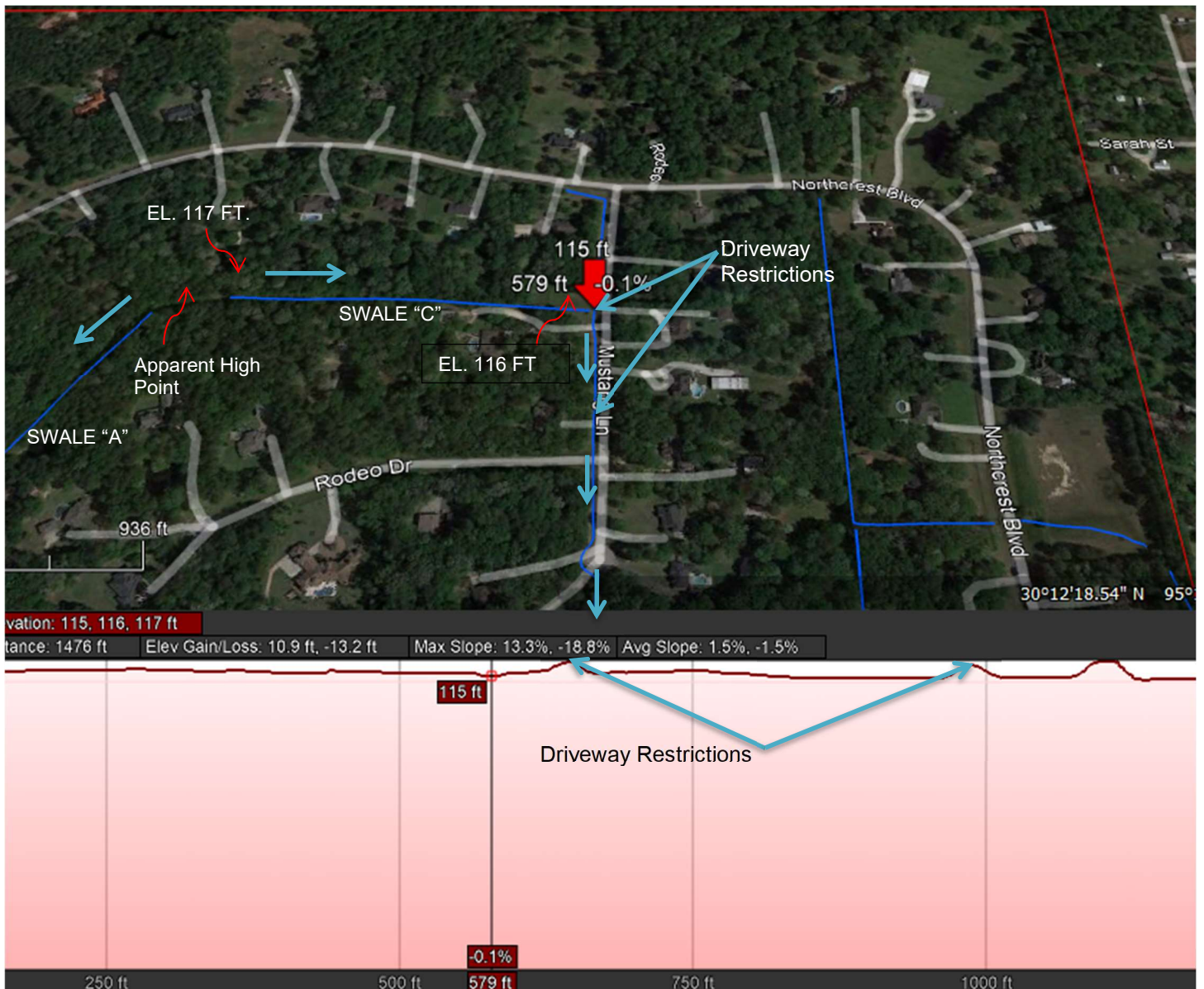
RECOMMENDATION: Clean the silt from around the 3-24" HDPE Pipe to regain the full capacity of the existing pipe and to maintain positive flow.

Swale heading west away from the NW corner of Pond "A"



RECOMMENDATION: See the overall drawing for recommendations.

Mustang Lane roadside ditch (West Side) and East/West swale



The above depicts the elevation difference in the small swale behind Lots 29-33 and the roadside ditch along the west side of Mustang Ln. **NOTE:** The elevations are only approximate and have not been determined by an actual on the ground survey.

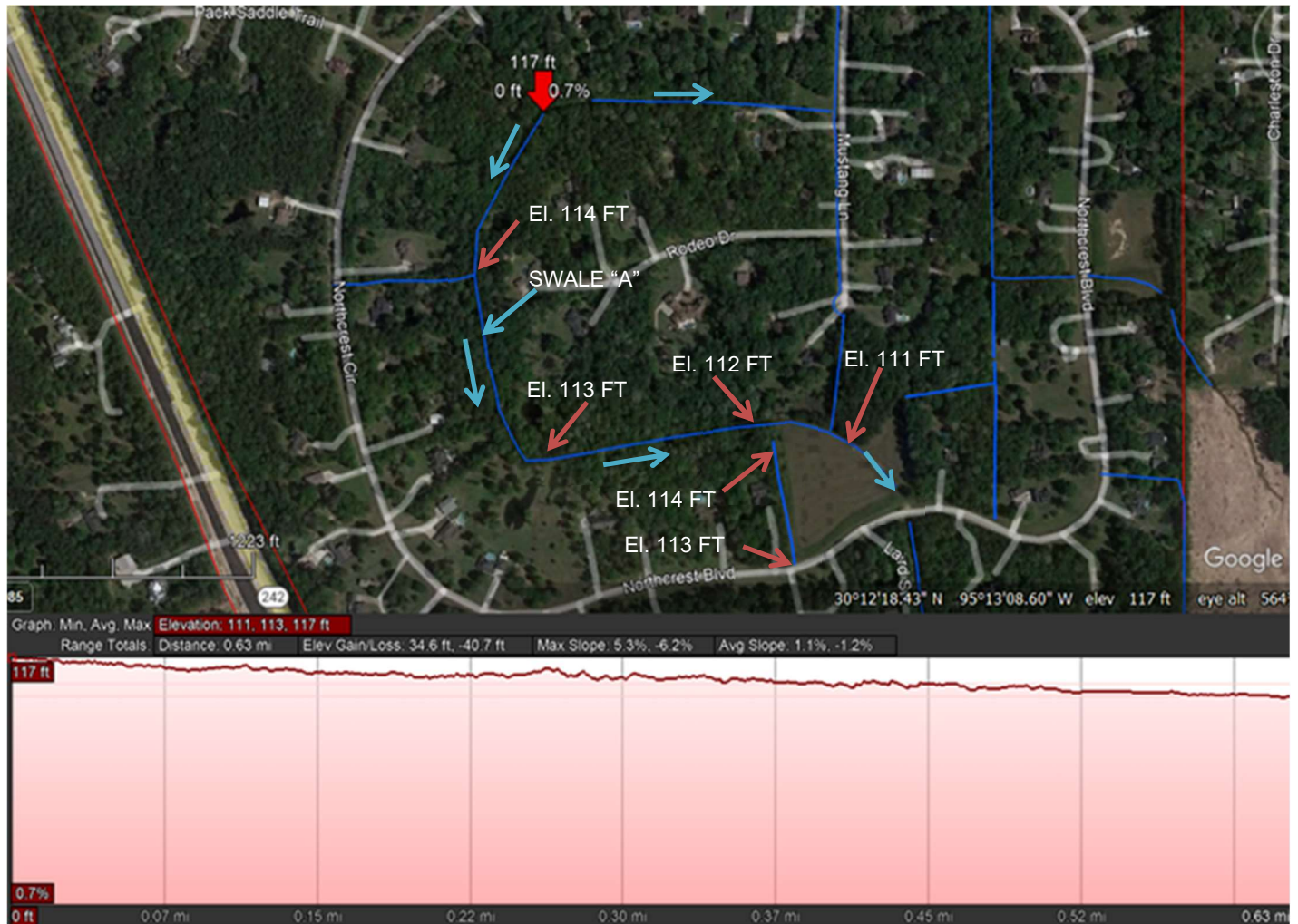
RECOMMENDATION:

Since there appears to be an apparent high point near the west end of the Swale "C" above, and approximately two (2) feet of fall to the roadside ditch, it is recommended the swale be reshaped in order to utilize the maximum depth possible while maintaining a 3:1 maximum side slope and a 5 ft. bottom.

The roadside ditch as shown above is restricted by two driveways (17114 and 17120 Mustang Lane) with inadequately sized culverts based on visual inspection during a heavy rain event and the current flow amount. Changing the configuration of Swale "A" and Swale "C" will insure the flow from the area is directed in the proper direction. Completing the above swale reconfiguration and daylighting the

roadside ditch will aid in determining if additional culverts under the aforementioned driveways is necessary.

Swale Behind Lots 12 – 27, Block 2, To Detention Pond “C”



The above depicts the elevation difference in the swale begins near the most Southerly intersection of Lots 27 and 28, Block 2. The above referenced swale “A” is currently in a relatively natural state and appears to be within a fifty (50) foot Utility and Drainage Easement. **NOTE:** The elevations are only approximate and have not been determined by an actual on the ground survey.

RECOMMENDATION:

Although Swale “A” appears to lie within an existing 50 ft. easement, the swale is silted in, somewhat natural and overgrown with vegetation. It is recommended the swale be reshaped in order to utilize the maximum depth possible while maintaining a 3:1 maximum side slope and a 5 ft. bottom. There is approximately six (6) feet of fall between the high point and the detention pond outfall pipe to the Southeast. Utilizing the 50 FT. Drainage easement and the elevation difference will not only increase the capacity of the swale; but may reduce the need for additional work along Mustang Lane.

It should be noted that by completing the improvements to Swale “A” and “C” as shown here and in the prior recommendations will not change the flow characteristics of the drainage area nor will it add or reduce the current flow to the detention pond.

Northcrest Forest Section Two (Notes, Observations and Recommendations)

The following easement information was obtained from the recorded plat of Northcrest Ranch, Section Two; Cabinet L, Sheet 83, M.R.M.C.

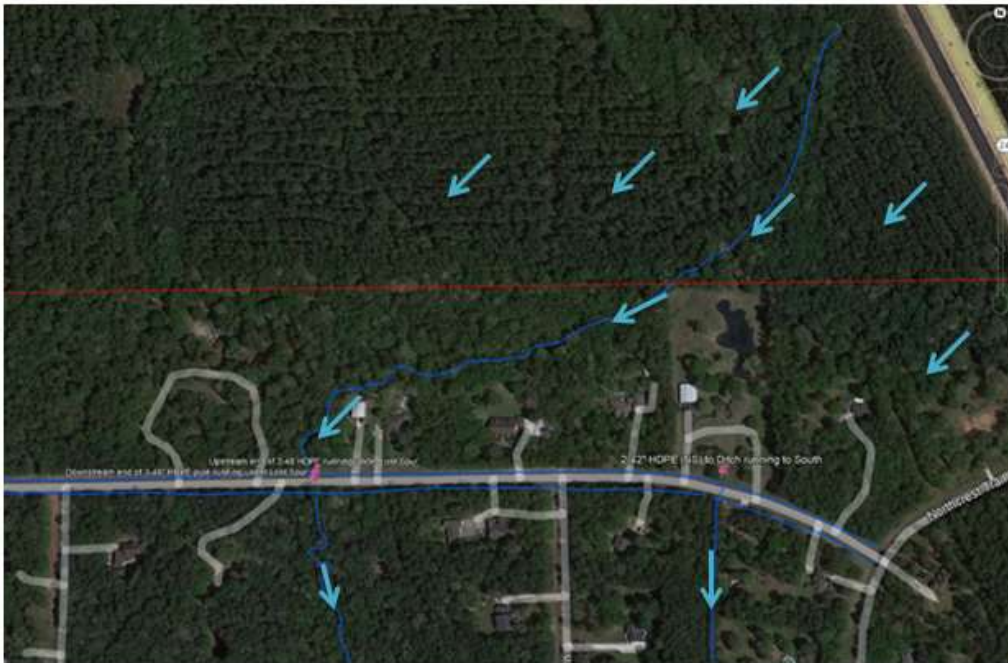
- There is a dedicated (16') Sixteen Foot Utility Easement along both sides of all streets.
- There is a dedicated (26') Twenty Six foot utility and Drainage easement lying (13') Thirteen feet on either side of all side and rear lot lines unless otherwise shown.
- There is a (25') building line along all side and rear lot lines unless otherwise shown.
- All streets are (60') Sixty Foot right of ways.
- There is a (50') Fifty Foot Multi-Purpose easement along S.H.242.
- All Cul-De-Sac Radii are (60') Sixty Feet.
- Cul-De-Sac Radii are (60') Sixty Feet.

The following pictures include information and recommendations pertaining to Northcrest Forest, Section Two. The information found herein represents improvements which will create the most benefit to the immediate area,

It is recommended a close look at both the prepared overall drawing as well as the KMZ files be taken. The KMZ files can be viewed through the use of Google Earth. Both of these should provide valuable information for both current and future needs.

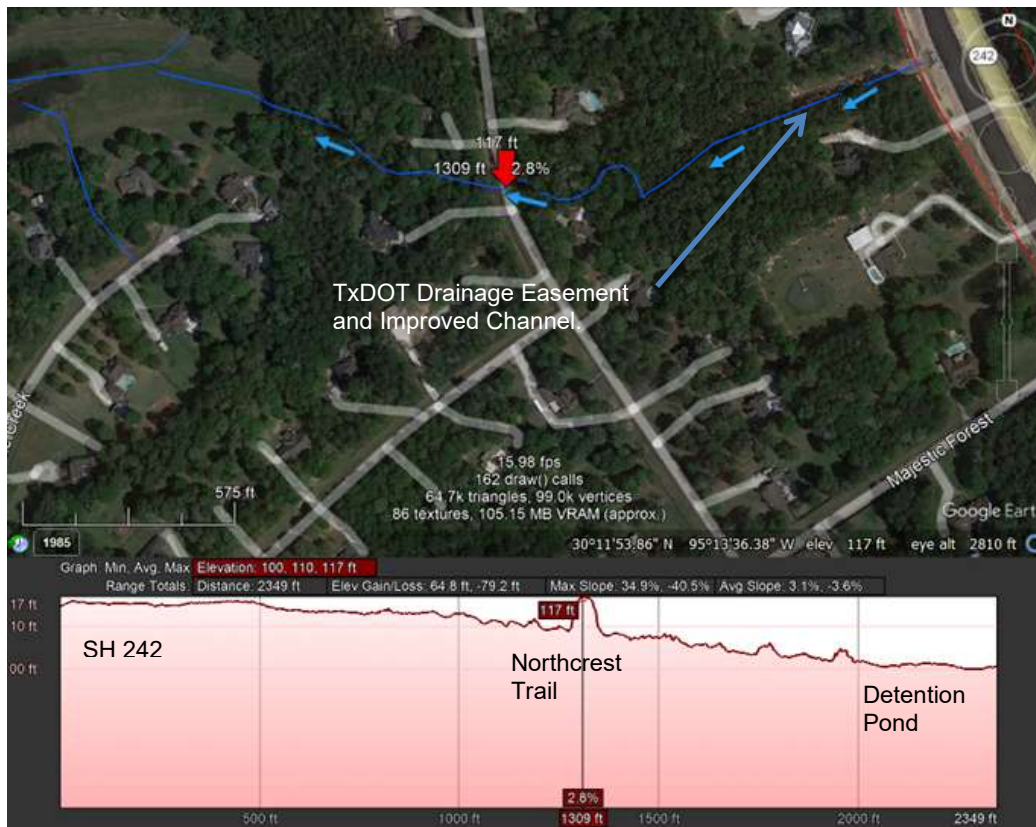
It should be noted that Section Two is lacking the existence of drainage easements for outfall swales/ditches similar to that of Section One and Three. The Notes shown on sheet 1 of 2, of the section two recorded plat dedicates a (26') Twenty Six foot utility and drainage easement lying (13') thirteen feet on either side of all side and rear lot lines; however an easement of this size is typically meant to direct lot drainage toward the roadside ditches.

Natural Swale Draining Vacant Land North of Section Two and West of S.H. 242



The natural swale shown above is not an outfall for SH. 242, and only captures the natural drainage as shown by the arrows. The TxDOT plan set for SH 242 shows the drainage area on the west side at or near the right-of-way line, and does not appear to drain to the subject swale,

West of S.H. 242 West of S.H. 242



The TxDOT plan set for SH 242 indicates a drainage area on the west side at or near the right-of-way line; however there is approximately 27 acres of drainage area being drained from within the R.O.W. and a portion of the adjacent property on the northeast side of SH 242. The TxDOT Drainage easement is shown on the TxDOT R.O.W. drawings and appears to be the outfall channel for the aforementioned drainage area. A 100 – year water surface was not located for the outfall channel; however the 100-year water surface elevation of 114.22 ft. is shown near Station 1095+00. This is only slightly higher than the proposed elevation of the outfall channel of 113.40 ft. and the intersection of the 3 – RCB crossing under SH242 near Station 1094+05.

Northcrest Forest Section Three (Notes, Observations and Recommendations)

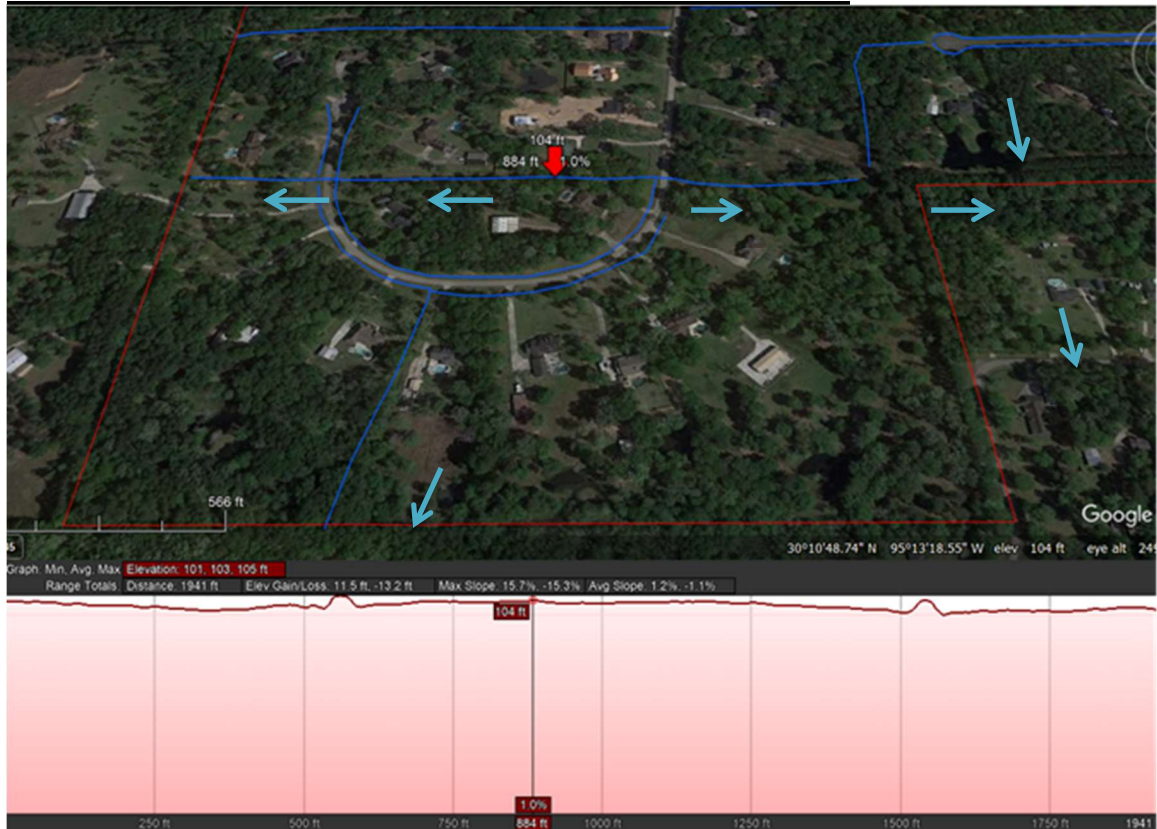
The following easement information was obtained from the recorded plat of Northcrest Ranch, Section Three.

- There is a dedicated (16') Sixteen Foot Utility Easement along both sides of all streets.
- There is a dedicated (26') Twenty Six foot utility easement along all perimeter lot lines and a (26') Twenty Six foot utility easement lying (13') Thirteen feet on either side of all side and rear lot lines unless otherwise shown.
- There is a (25') Twenty Five Foot building line along all side and rear lot lines unless otherwise shown.
- There is a (75') Twenty Five Foot building line along the front of all lots in Block 5.
- Lots 1 and 15 of Block 5 Shall front on Whitetail Crossing and will have a (50') Fifty foot Building Line dedicated along Misty Lake Circle.
- All streets are (60') Sixty Foot right of ways.
- All Cul-De-Sac Radii are (60') Sixty Feet.

The following pictures include information and recommendations pertaining to Northcrest Forest, Section Three. The information found herein represents improvements which will create the most benefit to the immediate area,

It is recommended a close look at both the prepared overall drawing as well as the KMZ files be taken. The KMZ files can be viewed through the use of Google Earth. Both of these should provide valuable information for both current and future needs.

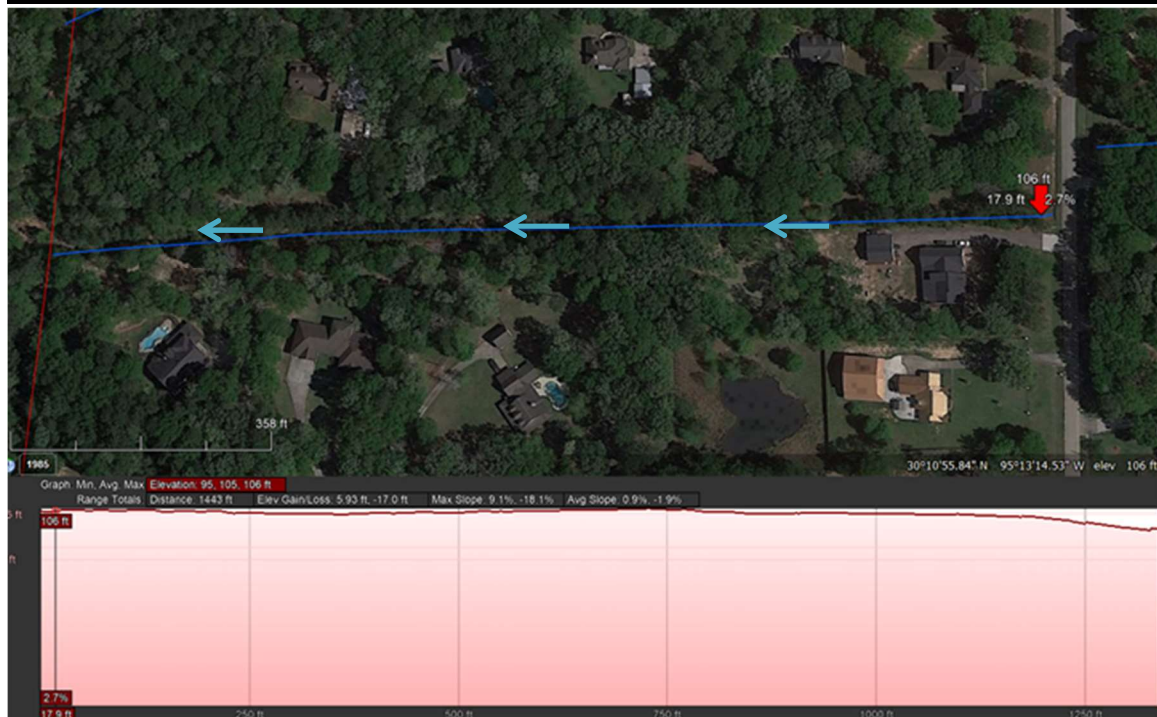
East – West Swale at the lower end of Wild Forest Drive



Recommendation:

The swale shown above appears to have a high point near the middle of the swale and drains in both directions. It is recommended that the swale be cleaned and regraded to create positive drainage between the culverts at each intersection with Wild Forest Drive.

East – West Swale between Wild Forest and West Property Line, South of Roberts Rd.



Recommendation:

The swale shown above would benefit from cleaning and regrading from Wild Forest Dr. to the channel at the West property line.

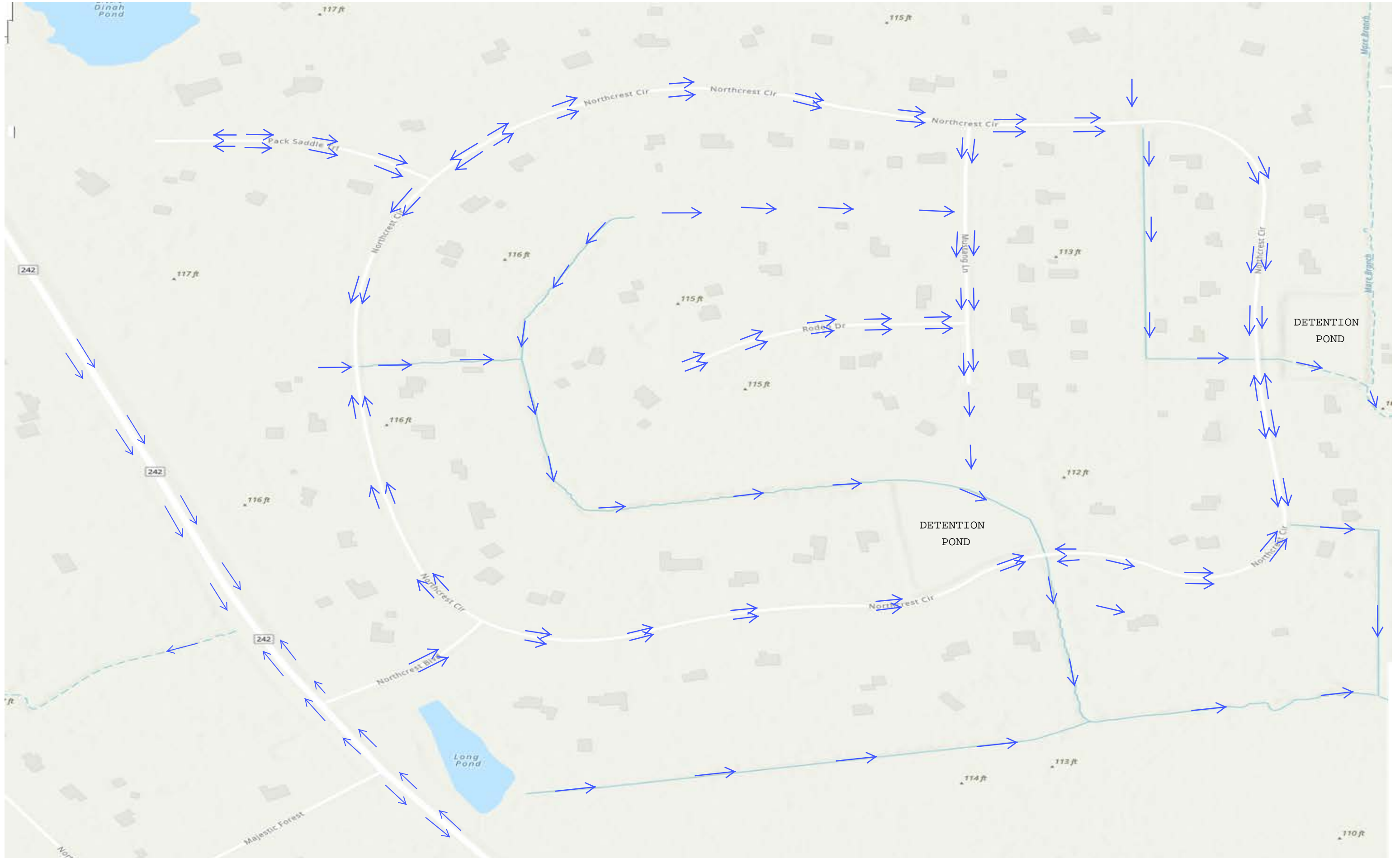
Six 24 inch RCP Crossing Wild Forest Drive and Two Small Gabion Structures, South of Roberts Rd



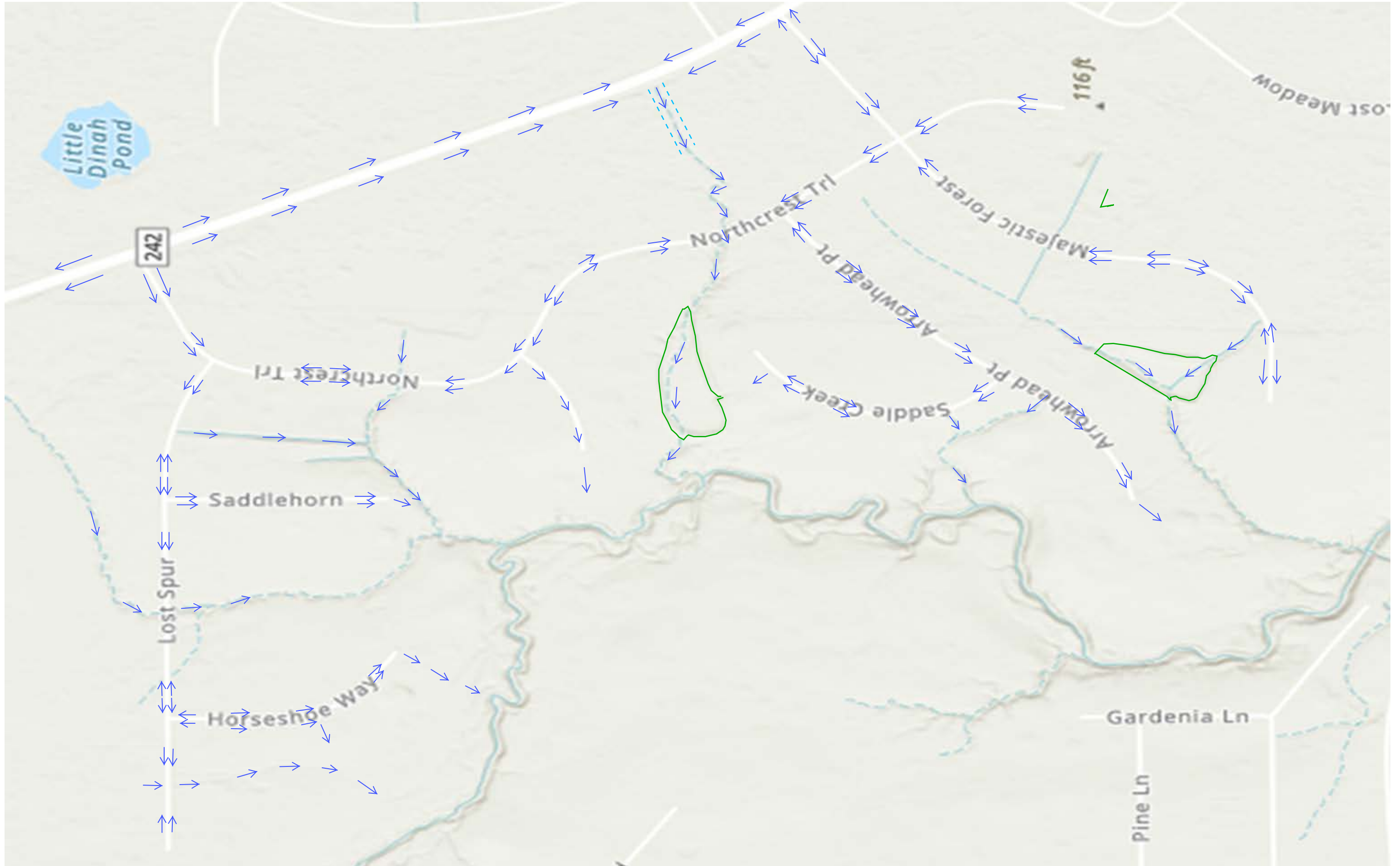
Recommendation:

The Gabions were not placed as part of the original signed construction drawings; however if they are to stay in place, it is recommended to lower the top of each gabion to an elevation no higher than twelve inches above the invert of the highest 24 inch RCP pictured.

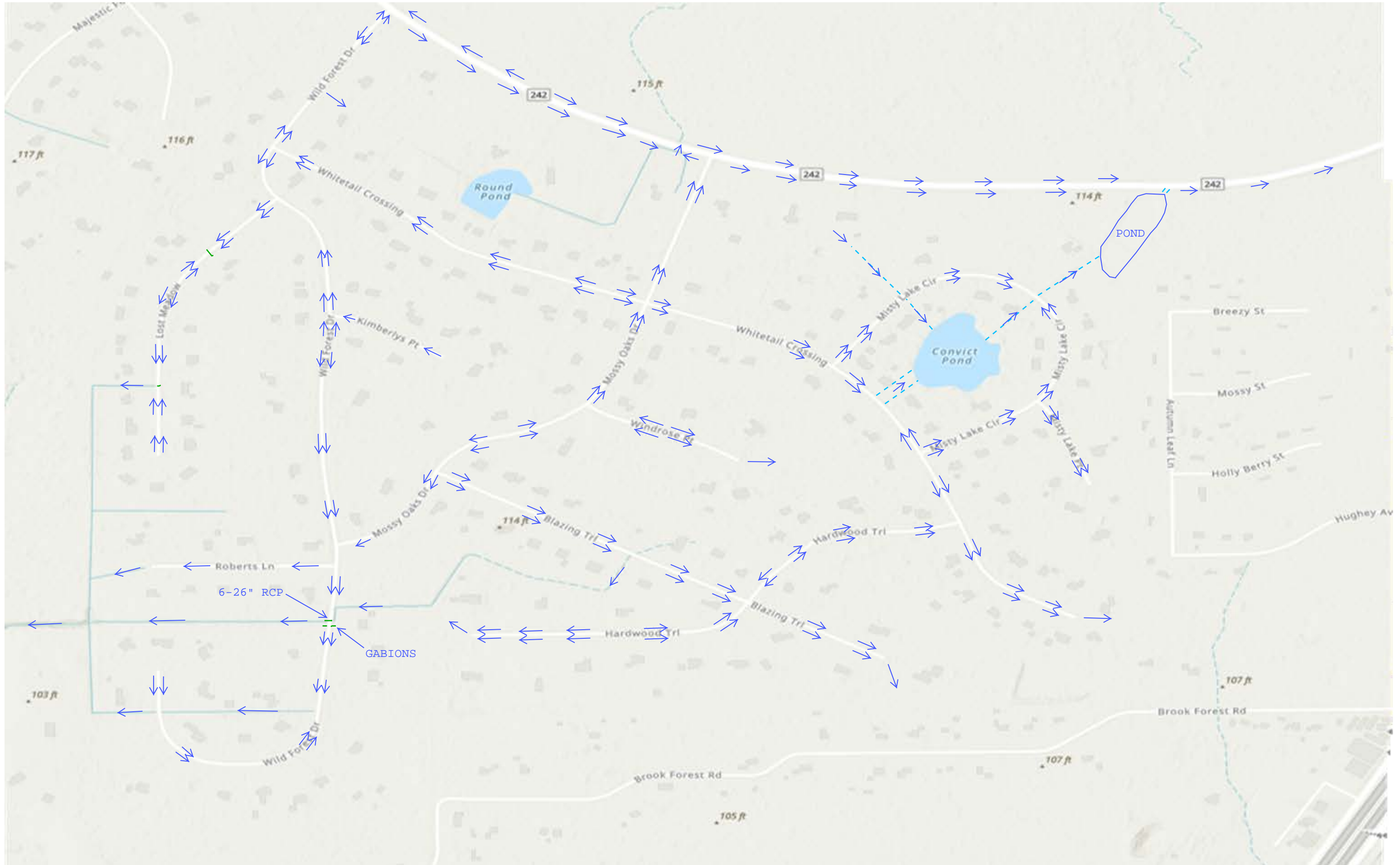
NORTHCREST FOREST SECTION ONE
FLOW PATTERNS OBSERVED AND PER PLANS

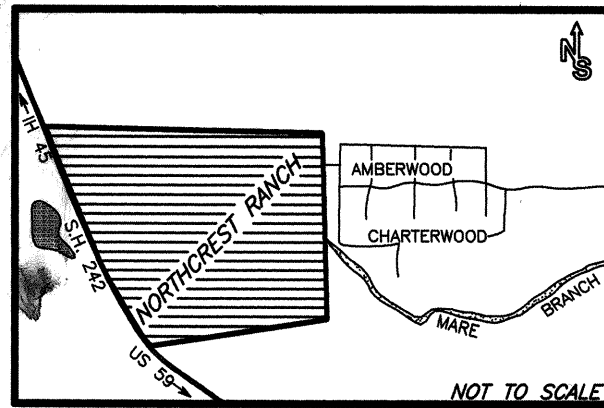


NORTHCREST FOREST SECTION TWO
FLOW PATTERNS OBSERVED AND PER PLANS

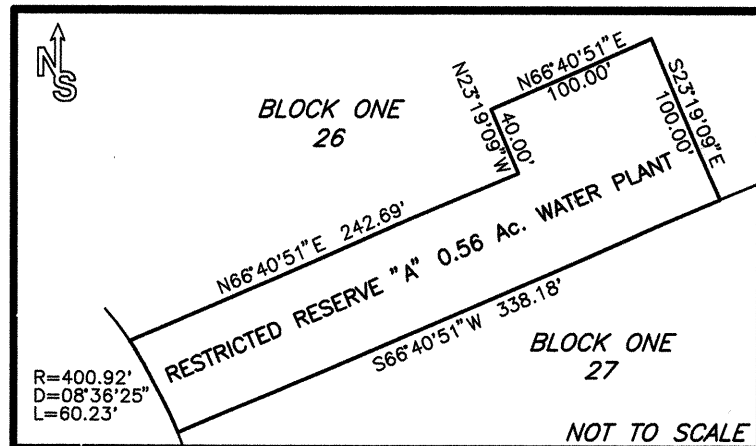


NORTHCREST FOREST SECTION THREE
FLOW PATTERNS OBSERVED AND PER PLANS

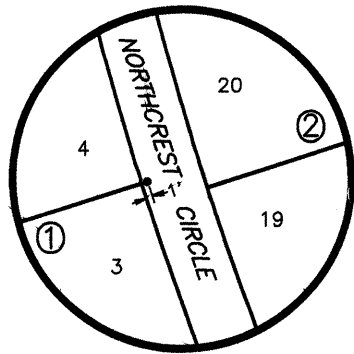




—VICINITY MAP—
MONTGOMERY COUNTY KEY MAP PAGE: 222-Q,R,U,V



—RESERVE "A" DETAIL—



—BENCH MARK—
3" BRASS DISK SET IN CONCRETE
ELEVATION = 117.70

NOTES:

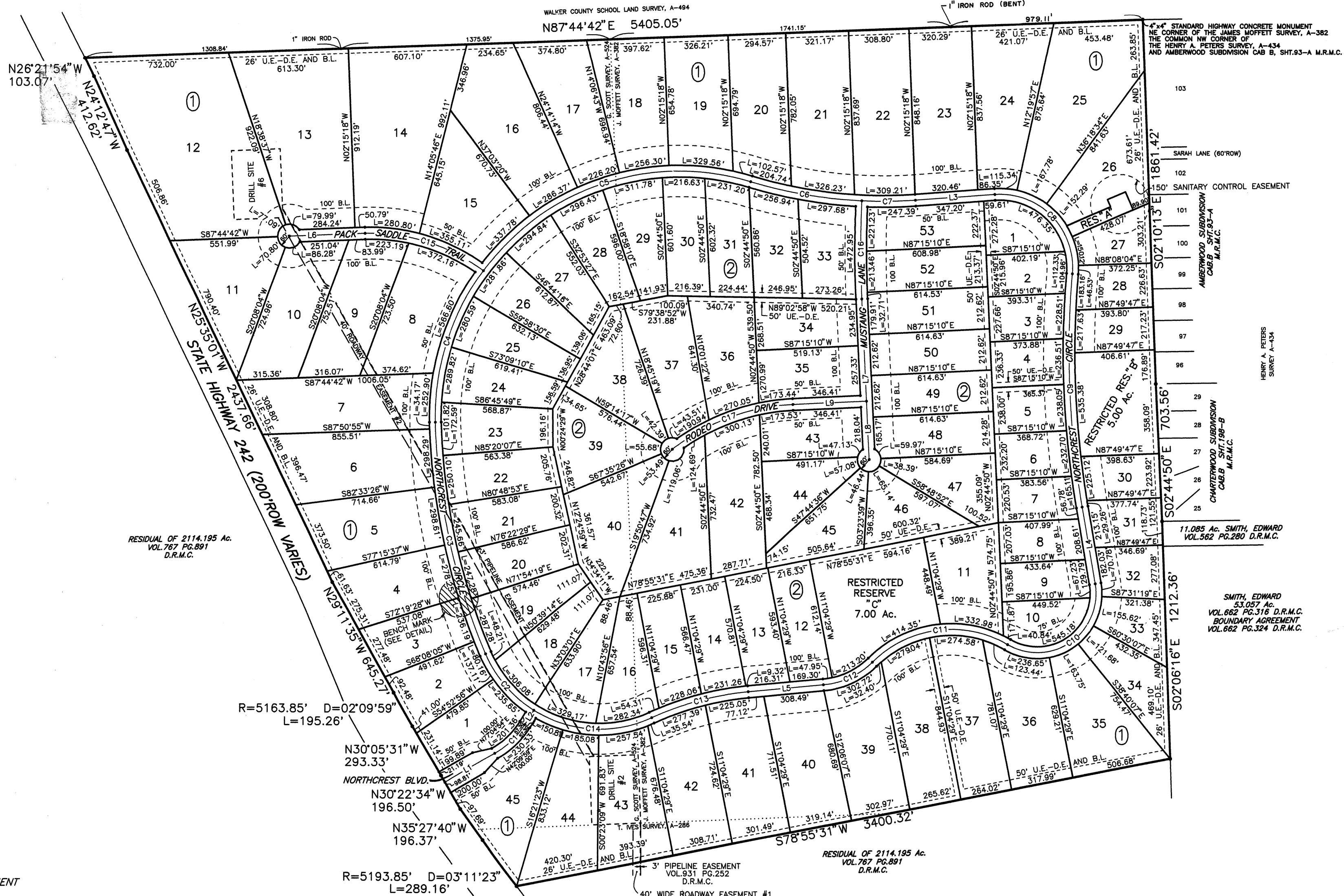
- 1) THERE IS HEREBY DEDICATED A (16') SIXTEEN FOOT UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
- 2) THERE IS HEREBY DEDICATED A (26') TWENTY-SIX FOOT UTILITY AND DRAINAGE EASEMENT LYING (13') THIRTEEN FEET ON EITHER SIDE OF ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN.
- 3) U.E.—D.E. AND B.L. DENOTES A UTILITY EASEMENT, DRAINAGE EASEMENT AND BUILDING LINE.
- 4) THERE IS A (25') TWENTY-FIVE FOOT BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN.
- 5) ALL STREETS ARE (60') SIXTY FOOT RIGHT-OF-WAYS.
- 6) ALL RESERVES ARE RESTRICTED FOR THE USE OF COMMON AREAS UNLESS OTHERWISE NOTED.
- 7) THE (50') FIFTY FOOT U.E.—D.E. LIES (25') TWENTY-FIVE FEET ON EITHER SIDE OF THE LOT LINE.
- 8) DRILL SITE #2 AS PER VOL.845 PG.4 D.R.M.C.
- 9) 40' WIDE ROADWAY EASEMENT #2 AS PER VOL.845 PG.9 D.R.M.C.
- 10) DRILL SITE #6 AS PER VOL.845 PG.7 D.R.M.C.
- 11) 3' PIPELINE EASEMENT AS PER VOL.845 PG.10 D.R.M.C. UNLESS OTHERWISE NOTED.
- 12) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA PANELS 48339C 0759 F AND 48339C 0580 F EFFECTIVE DATE DECEMBER 19, 1996.

—CENTERLINE DATA—

SEGMENT	BEARING	ARC/DISTANCE	RADIUS	DELTA
L1	N59°37'26"E	295.39'	---	---
L2	N31°57'32"E	86.62'	---	---
L3	N85°50'59"E	406.81'	---	---
L4	S09°48'38"E	395.19'	---	---
L5	S84°40'47"W	385.61'	---	---
L6	S87°44'42"W	386.99'	---	---
L7	S02°44'50"E	322.28'	---	---
L8	S02°44'50"E	300.00'	---	---
L9	S87°15'10"W	378.41'	---	---
C1	---	215.84'	447.02'	27°39'54"
C2	---	384.57'	634.00'	34°45'14"
C3	---	1214.29'	3200.00'	21°44'30"
C4	---	830.06'	1250.00'	38°02'50"
C5	---	1531.59'	1250.00'	70°12'10"
C6	---	577.14'	2338.29'	14°08'30"
C7	---	273.98'	2338.29'	06°42'46"
C8	---	640.48'	370.92'	98°56'04"
C9	---	1198.19'	4703.89'	14°35'41"
C10	---	680.45'	300.00'	129°57'20"
C11	---	748.82'	570.81'	75°09'48"
C12	---	281.93'	408.91'	39°41'18"
C13	---	512.89'	1500.00'	19°35'00"
C14	---	629.21'	634.00'	56°51'45"
C15	---	645.29'	953.95'	38°45'24"
C16	---	499.99'	5395.09'	05°18'35"
C17	---	668.35'	1068.38'	35°50'33"

CHAMPION PAPER & FIBRE CO.
1900 AC-47
VOL.311 PG.353
D.R.M.C.

WALKER COUNTY SCHOOL LAND SURVEY, A-494



SCALE: 1"=400' DATE: DECEMBER 1997

FINAL PLAT OF
NORTHCREST RANCH
SECTION ONE

98 RESIDENTIAL LOTS * 2 BLOCKS * 3 RESERVES

A SUBDIVISION OF 420.000 ACRES
IN THE GEORGE SCOTT SURVEY, A-524
THE JAMES MOFFETT SURVEY, A-382
AND THE THOMAS IVES SURVEY, A-286
MONTGOMERY COUNTY, TEXAS

OWNER: LIPAR GROUP INC.
6910 F.M. 1488 #5
MAGNOLIA, TEXAS 77355

File # 9782450 Cab. K Sheet 55

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Thomas E. Lipar, President, of Lipar Group, Inc., Trustee, owner of the property subdivided in the above and foregoing map of Northcrest Ranch Section One, does hereby make subdivision of said property for and on behalf of said Lipar Group, Inc., Trustee, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Northcrest Ranch Section One, located in the George Scott Survey, A-524, the James Moffett Survey, A-382, and the Thomas Ives Survey, A-286 Montgomery County, Texas, and on behalf of said Lipar Group, Inc., Trustee, 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 does hereby bind Lipar Group, Inc., Trustee, and its successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Thomas E. Lipar, President, of Lipar Group, Inc., Trustee, owner of the property subdivided in the above and foregoing map of Northcrest Ranch Section One, 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.

Further, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements, 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 shown hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

Further, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 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 shown hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

Further, Lipar Group, Inc., Trustee does 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 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 the 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, Lipar Group, Inc. does 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.

IN TESTIMONY WHEREOF, Lipar Group, Inc., Trustee, has caused these presents to be signed by Thomas E. Lipar, its President, thereunto authorized, and its common seal hereunto affixed this

10th day of November, 1997.

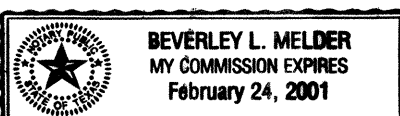
LIPAR GROUP INC.

BY: Thomas E. Lipar
Thomas E. Lipar, President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Lipar, President, of Lipar Group, Inc., Trustee, known to me 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 10th day of November, 1997.



Beverly L. Melder
Notary Public in and for
Montgomery County, Texas

OWNER: LIPAR GROUP INC.
6910 F.M. 1488 #5
MAGNOLIA, TEXAS 77355

File # 9782450 Cab. K Sheet 56

We, Bland McReynolds, individually and as Trustee, and Adolph O. Susholtz, owners and holders of liens against the property described in the plat known as Northcrest Ranch, Section One, said liens being evidenced by instruments recorded under County Clerk's File No. 9770119 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Bland McReynolds
Bland McReynolds

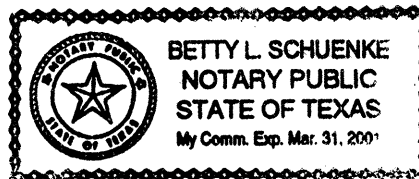
By: Adolph O. Susholtz
Adolph O. Susholtz

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day

of November, 1997.



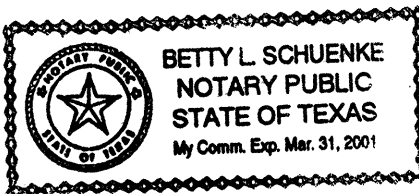
Betty L. Schuenke Notary
Public in and for Harris
County, Texas

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day

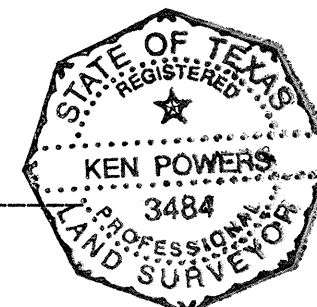
of November, 1997.



Betty L. Schuenke Notary
Public in and for Harris
County, Texas

This is to certify that I, Ken Powers, a licensed 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 of minimum 5/8" diameter and 3' long, and that this plat correctly represents that survey made by me.

Ken Powers
Ken Powers, R.P.L.S.
Texas Registration No. 3484



I, J. D. Blanton, 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 this office as adopted by the Montgomery County Commissioners' Court.

I further certify that 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 watershed.

J.D. Blanton
J.D. Blanton, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this

22 day of December, 1997.

Mike Meador
Mike Meador
Commissioner Precinct 1

Malcolm Purvis
Malcolm Purvis
Commissioner Precinct 2

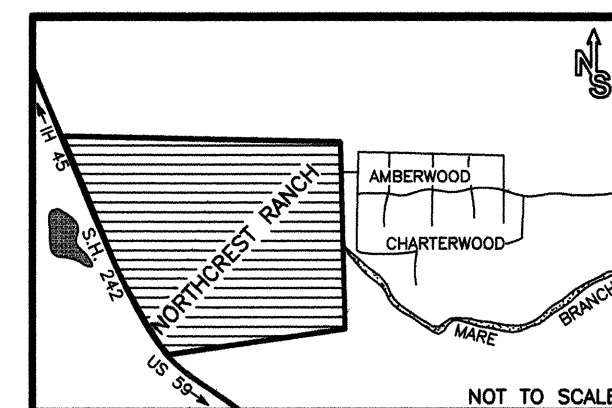
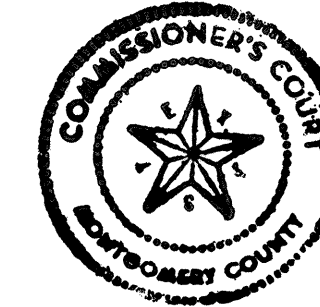
Ed Chance
Ed Chance
Commissioner Precinct 3

Jim Simmons
Jim Simmons
Commissioner Precinct 4

Alan B. Sadler
Alan B. Sadler, County Judge

STATE OF TEXAS:
COUNTY OF MONTGOMERY:
I, Mark Turnbull, 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 December 22, 1997, at 9:30 o'clock, A.M., and duly recorded on December 23, 1997, at 2:16 o'clock, P.M., in Cabinet K, Sheet 55-56 of record of Maps for said County.
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

Mark Turnbull, Clerk, County Court
Montgomery County, Texas
By: Mark Marshall Deputy

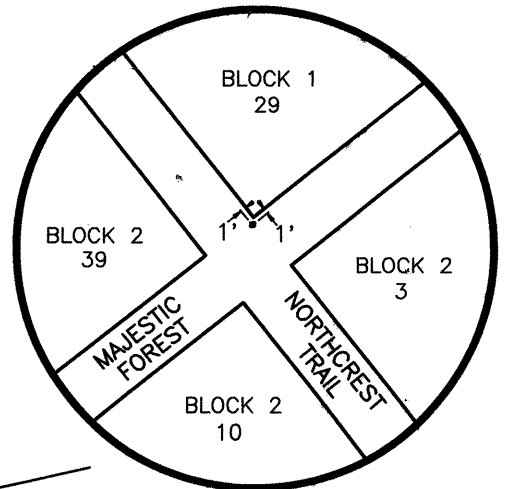
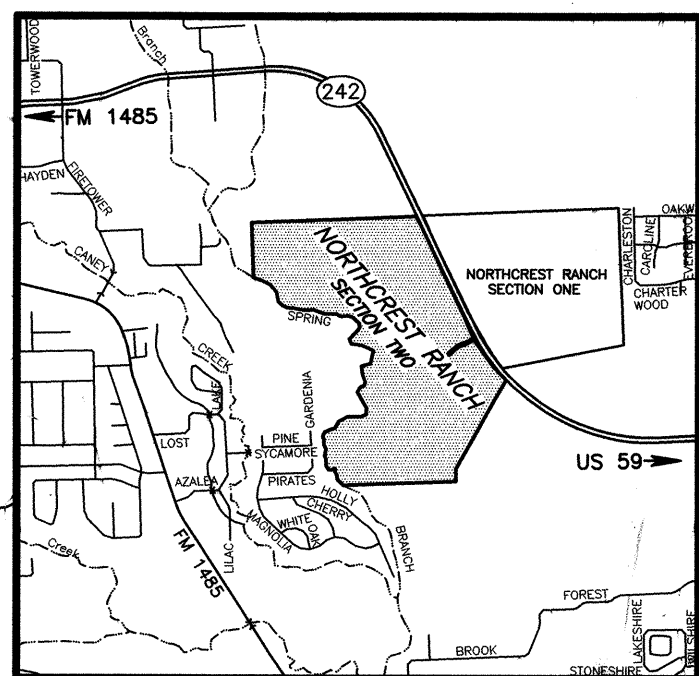
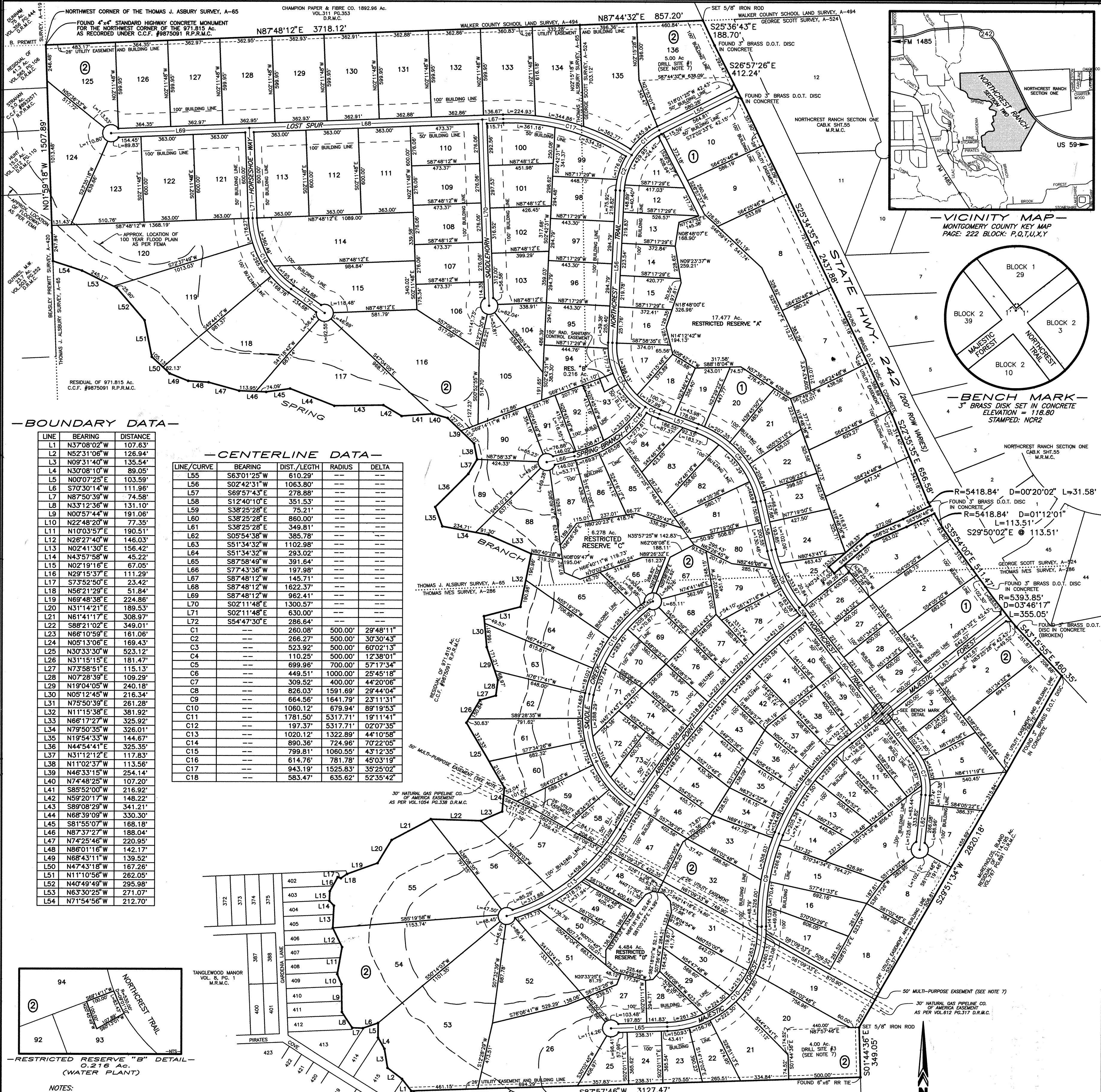


-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP PAGE: 222-Q,R,U,V

NORTHCREST RANCH SECTION ONE

FILED FOR RECORD
97 DEC 23 PM 2:16
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

DEPUTY
POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

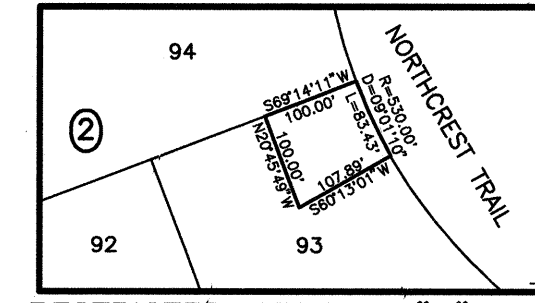


-BOUNDARY DATA-

LINE	BEARING	DISTANCE
L1	N37°08'02"W	107.63'
L2	N52°31'06"W	126.94'
L3	N09°31'40"W	135.54'
L4	N30°08'10"W	89.05'
L5	N00°07'25"E	103.59'
L6	S70°30'14"W	111.98'
L7	N87°50'30"W	74.58'
L8	N37°12'36"W	131.10'
L9	N00°57'44"W	191.08'
L10	N22°48'20"W	77.35'
L11	N10°03'57"E	190.51'
L12	N26°27'40"W	146.03'
L13	N02°41'30"E	156.42'
L14	N43°57'58"W	45.22'
L15	N02°19'18"E	67.05'
L16	N29°15'37"E	111.29'
L17	S73°52'50"E	23.42'
L18	N56°21'29"E	51.84'
L19	N69°48'38"E	224.86'
L20	N31°14'21"E	189.53'
L21	N61°41'17"E	308.97'
L22	S88°21'02"E	349.01'
L23	N68°10'59"E	161.06'
L24	N05°13'06"E	169.43'
L25	N30°33'30"W	523.12'
L26	N31°15'15"E	181.47'
L27	N73°58'51"E	115.13'
L28	N07°28'39"E	109.29'
L29	N19°04'05"W	240.18'
L30	N05°12'45"W	216.34'
L31	N75°50'39"E	261.28'
L32	N11°15'38"E	381.92'
L33	N66°17'27"W	325.92'
L34	N79°50'35"W	326.01'
L35	N19°54'33"W	144.67'
L36	N44°54'41"E	325.35'
L37	N31°12'12"E	117.83'
L38	N11°02'37"W	113.58'
L39	N46°33'15"W	254.14'
L40	N74°48'25"W	107.20'
L41	S85°52'00"W	216.92'
L42	N59°20'17"W	148.22'
L43	S89°08'29"W	341.21'
L44	N68°39'09"W	330.30'
L45	S81°55'07"W	168.18'
L46	N87°37'27"W	188.04'
L47	N74°25'46"W	220.95'
L48	N86°01'16"W	142.17'
L49	N68°43'11"W	139.52'
L50	N47°43'18"W	167.26'
L51	N11°10'56"W	262.05'
L52	N40°49'49"W	295.98'
L53	N63°30'25"W	271.07'
L54	N71°54'56"W	212.70'

-CENTERLINE DATA-

LINE/CURVE	BEARING	DIST./LENGH	RADIUS	DELTA
L55	S63°01'25"W	610.29'	---	---
L56	S02°42'31"W	1063.80'	---	---
L57	S69°57'43"E	278.88'	---	---
L58	S12°40'10"E	351.53'	---	---
L59	S38°25'28"E	75.21'	---	---
L60	S38°25'28"E	860.00'	---	---
L61	S38°25'28"E	349.81'	---	---
L62	S05°54'38"W	385.78'	---	---
L63	S51°34'32"W	1102.98'	---	---
L64	S51°34'32"W	293.02'	---	---
L65	S87°58'49"W	391.64'	---	---
L66	S77°43'36"W	197.98'	---	---
L67	S87°48'12"W	145.71'	---	---
L68	S87°48'12"W	1622.37'	---	---
L69	S87°48'12"W	962.41'	---	---
L70	S02°11'48"E	1300.57'	---	---
L71	S02°11'48"E	630.00'	---	---
L72	S54°47'30"E	286.44'	---	---
C1	---	280.08'	500.00'	29°48'11"
C2	---	286.27'	500.00'	30°30'43"
C3	---	523.92'	500.00'	60°02'13"
C4	---	110.25'	500.00'	12°38'01"
C5	---	699.98'	700.00'	57°17'34"
C6	---	449.51'	1000.00'	25°45'18"
C7	---	309.52'	400.00'	44°20'06"
C8	---	826.03'	1591.69'	29°44'04"
C9	---	664.56'	1641.79'	23°11'31"
C10	---	1060.12'	679.94'	89°19'53"
C11	---	1781.50'	5317.71'	19°11'41"
C12	---	197.37'	5317.71'	02°07'35"
C13	---	1020.12'	1322.89'	44°10'58"
C14	---	890.36'	724.96'	70°22'05"
C15	---	799.81'	1060.55'	43°12'35"
C16	---	614.76'	781.78'	45°03'19"
C17	---	943.19'	1525.83'	35°25'02"
C18	---	583.47'	635.62'	52°35'42"



- NOTES:**
1. THERE IS HEREBY DEDICATED A (16') SIXTEEN FOOT UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
 2. THERE IS HEREBY DEDICATED A (26') TWENTY-SIX FOOT UTILITY EASEMENT LYING (13') THIRTEEN FEET EITHER SIDE OF ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN.
 3. THERE IS A (25') TWENTY-FIVE FOOT BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN.
 4. ALL RESERVES ARE RESTRICTED FOR THE USE OF COMMON AREAS UNLESS OTHERWISE NOTED.
 5. RESERVE "B" IS RESTRICTED FOR USE AS A WATER PLANT.
 6. THERE IS A (50') FIFTY FOOT MULTI-PURPOSE EASEMENT ALONG S.H. 242.
 7. DRILL SITES AND MULTI-PURPOSE EASEMENTS ARE AS PER C.C.F. #9808255 R.P.R.M.C.
 8. ALL STREETS ARE (60') SIXTY FOOT RIGHT-OF-WAYS.
 9. ALL CUL-DE-SAC RADI ARE (60') SIXTY FEET.
 10. A PORTION OF THIS TRACT LIES IN ZONE "AE" AND IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANEL No.48339C 0580 F, EFFECTIVE DATE DECEMBER 19, 1996.
 11. NO CONSTRUCTION OR FENCING OF ANY TYPE IS PERMITTED IN THE FLOODWAY WITHOUT APPROVAL OF THE MONTGOMERY COUNTY ENGINEER.

SCALE: 1"=400' DATE: OCTOBER 1998

**FINAL PLAT
NORTHCREST RANCH
SECTION TWO**

165 RESIDENTIAL LOTS * 2 BLOCKS * 4 RESERVES

**A SUBDIVISION OF 681.985 ACRES OF LAND
IN THE THOMAS J. ALSBURY SURVEY, A-65
THE GEORGE SCOTT SURVEY, A-524
AND THE THOMAS IVES SURVEY, A-286
OUT OF 971.815 AC. AS RECORDED UNDER
C.C.F. #9875091 OF THE REAL PROPERTY RECORDS OF
MONTGOMERY COUNTY, TEXAS**

FILED FOR RECORD
 98 NOV 30 PM 4:06
 MARK TURNBULL, CO. CLERK
 MONTGOMERY COUNTY, TEXAS
 DEPUTY



THE STATE OF TEXAS:
 COUNTY OF MONTGOMERY:

I, Thomas E. Lipar, Vice President, of Texas Lipar Corp., owner of the property subdivided in the above and foregoing map of Northcrest Ranch Section Two, does hereby make subdivision of said property for and on behalf of said Texas Lipar Corp., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Northcrest Ranch Section Two, located in the George Scott Survey, A-524, the Thomas J. Alsbury Survey, A-65, and the Thomas Ives Survey, A-286, Montgomery County, Texas, and on behalf of said Texas Lipar Corp., 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 does hereby bind Texas Lipar Corp., and its successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Thomas E. Lipar, Vice President, of Texas Lipar Corp., owner of the property subdivided in the above and foregoing map of Northcrest Ranch Section Two, have compiled or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas.

Further, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 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 shown hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

Further, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 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 shown hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

Further, Texas Lipar Corp., does 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 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 the 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, Texas Lipar Corp., does 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.

IN TESTIMONY WHEREOF, Texas Lipar Corp., has caused these presents to be signed by Thomas E. Lipar, its Vice President, thereunto authorized, and its common seal hereunto affixed this 21st day of October, 1998.

TEXAS LIPAR CORP.
 BY: Thomas E. Lipar
 Thomas E. Lipar, Vice President

I, Ken Powers, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

Ken Powers
 Ken Powers, R.P.L.S.
 Texas Registration No. 3484

I, Mark J. Mooney, 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 this office as adopted by the Montgomery County Commissioners' Court.

I further certify that 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 watershed.

Mark J. Mooney
 Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this _____ day of _____, 1998.

Mike Meador
 Mike Meador
 Commissioner Precinct 1

Malcolm Purvis
 Malcolm Purvis
 Commissioner Precinct 2

Alan B. Sadler
 Alan B. Sadler, County Judge

Ed Chance
 Ed Chance
 Commissioner Precinct 3

Jim Simmons
 Jim Simmons
 Commissioner Precinct 4



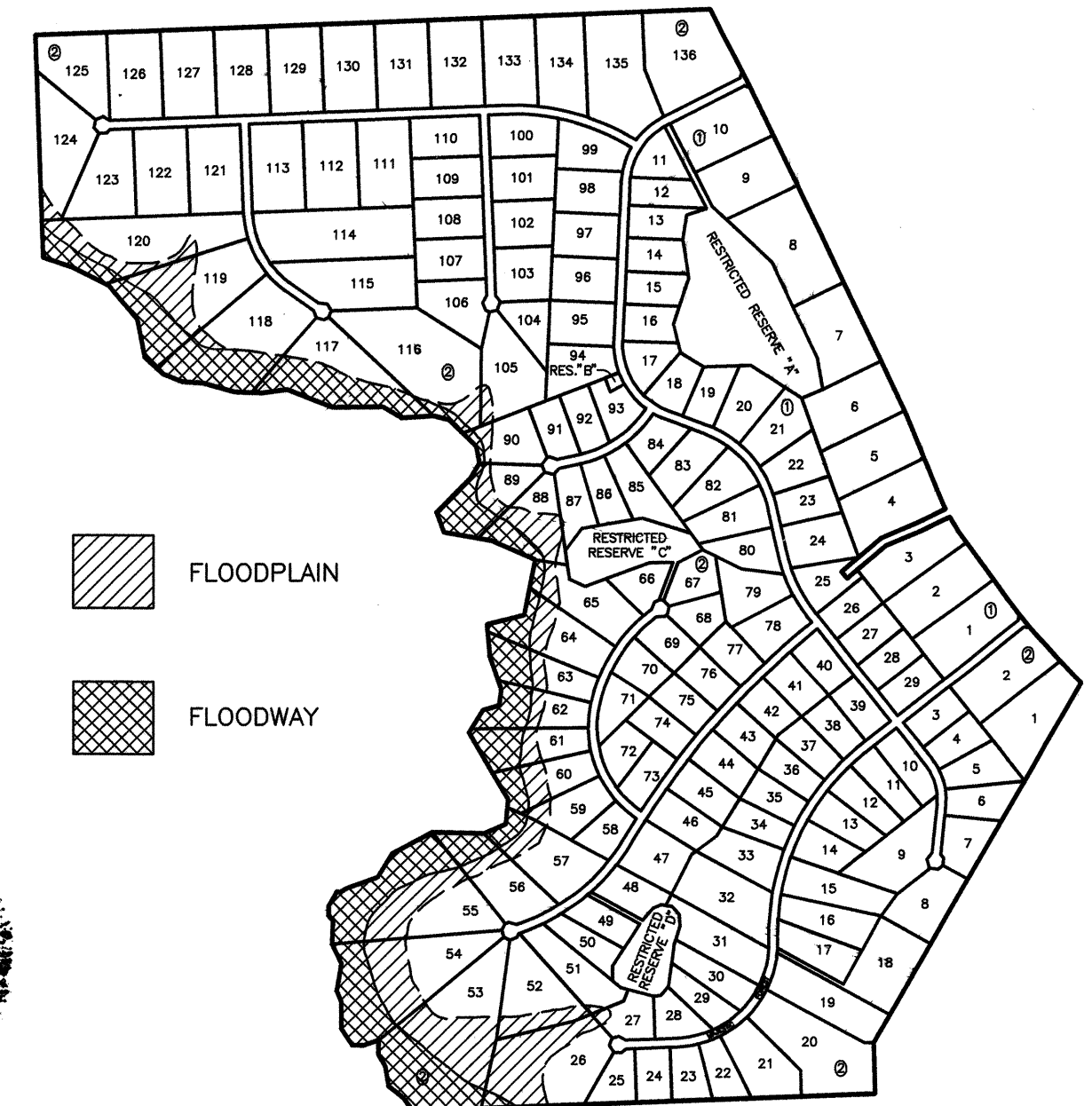
STATE OF TEXAS:
 COUNTY OF MONTGOMERY:

I, Mark Turnbull, 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

November 23, 1998, at _____ o'clock, A.M., and duly recorded on November 30, 1998, at 4:06 o'clock, P.M., in Cabinet L, Sheet B3 B4 of record of _____ for said County.

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

Mark Turnbull
 Mark Turnbull, Clerk, County Court
 Montgomery County, Texas
 By: John J. Thurston Deputy



FLOODPLAIN
 FLOODWAY

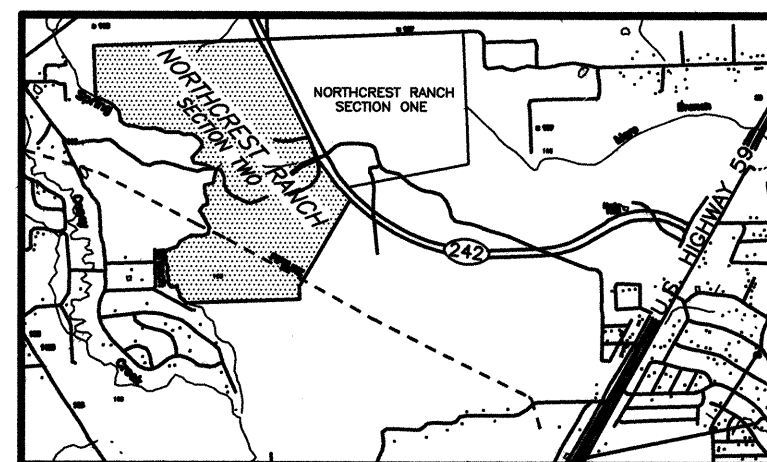
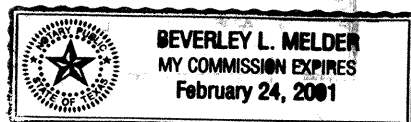
—FLOODPLAIN AND FLOODWAY DETAIL—
 —NTS—

THE STATE OF TEXAS:
 COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Lipar, Vice President, of Texas Lipar Corp., known to me 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 21st day of October, 1998.

Beverly L. Melder
 Beverly L. Melder
 Notary Public in and for
 Montgomery County, Texas



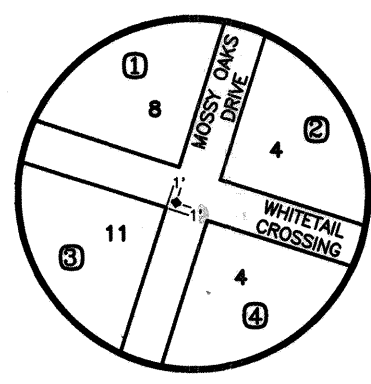
—VICINITY MAP—
 MONTGOMERY COUNTY KEY MAP PAGE: 222 BLOCK: Q,R,U,V

**NORTHCREST RANCH
 SECTION TWO**

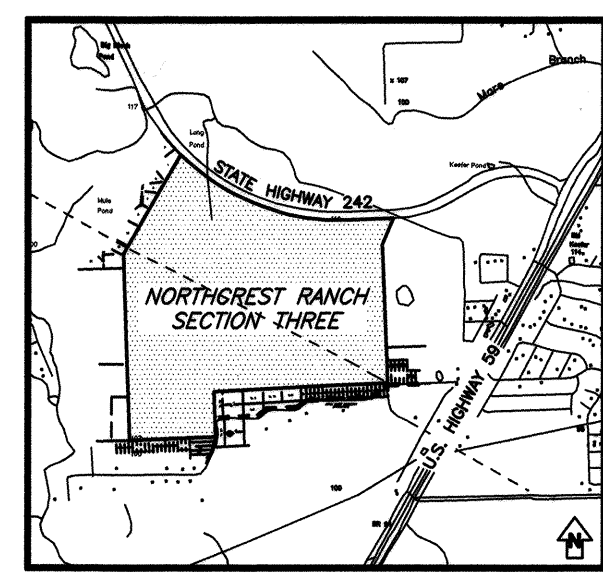
OWNER: TEXAS LIPAR CORP.
 6870 F.M. 1488
 MAGNOLIA, TEXAS 77354

File No. 9894506 Cabinet L Sheet B4

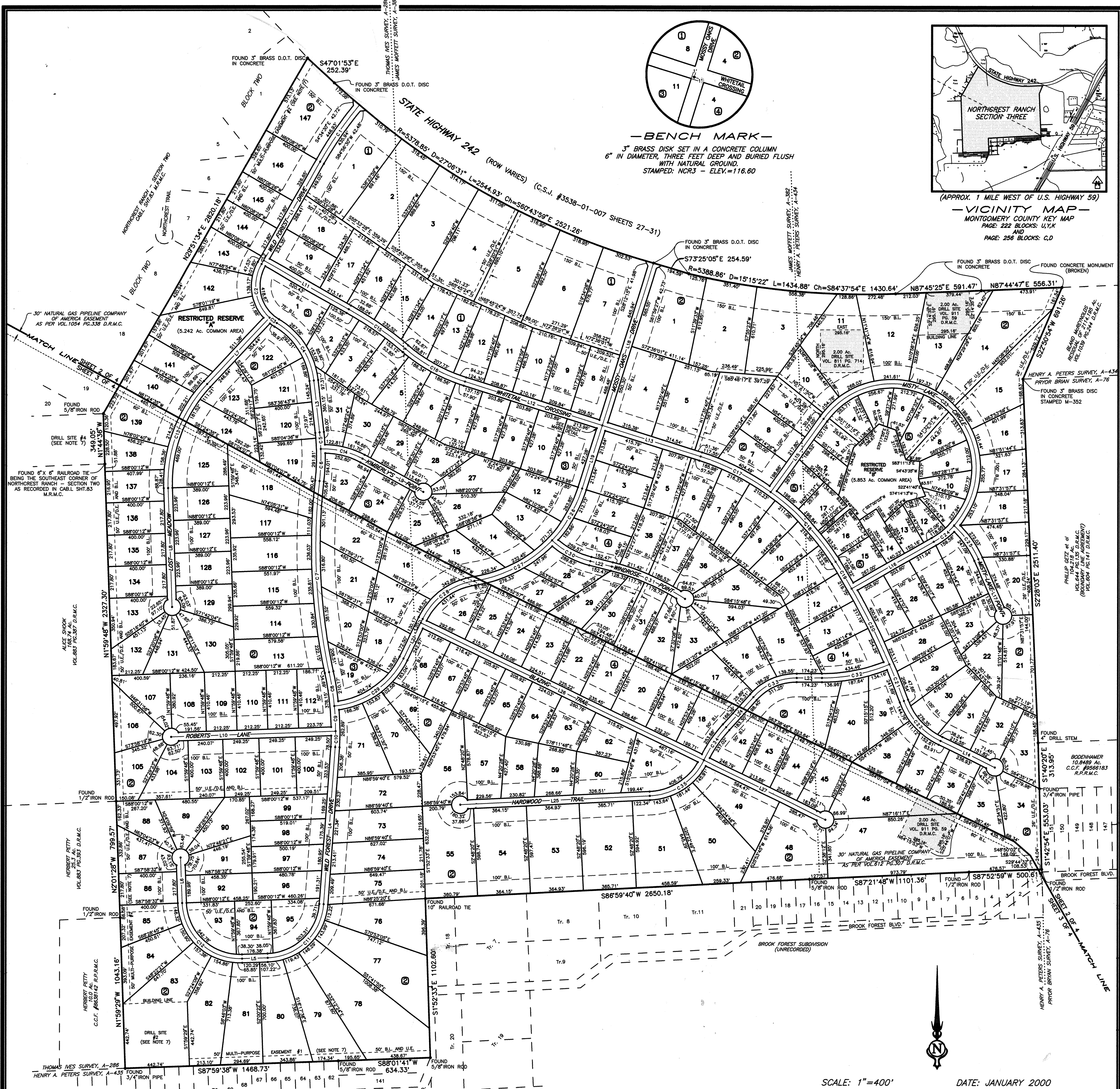
POWERS ENGINEERING
 3706 W. DAVIS - CONROE, TEXAS 77304



—BENCH MARK—
 3" BRASS DISK SET IN A CONCRETE COLUMN
 6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH
 WITH NATURAL GROUND.
 STAMPED: NCR3 - ELEV.=116.60



(APPROX. 1 MILE WEST OF U.S. HIGHWAY 59)
 —VICINITY MAP—
 MONTGOMERY COUNTY KEY MAP
 PAGE: 222 BLOCKS: U,Y,K
 AND
 PAGE: 256 BLOCKS: C,D



- NOTES:
1. THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
 2. THERE IS HEREBY DEDICATED A TWENTY-SIX FOOT (26') UTILITY EASEMENT ALONG ALL PERIMETER LOT LINES AND A TWENTY-SIX FOOT (26') UTILITY EASEMENT LYING THIRTEEN FEET (13') EITHER SIDE OF ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
 3. THERE IS HEREBY DEDICATED A TWENTY-FIVE FOOT (25') BUILDING LINE ALONG THE SIDE AND REAR OF ALL LOTS UNLESS OTHERWISE SHOWN OR NOTED.
 4. THERE IS HEREBY DEDICATED A SEVENTY-FIVE FOOT (75') BUILDING LINE ALONG THE FRONT OF ALL LOTS IN BLOCK 5.
 5. LOTS 1 AND 15 OF BLOCK 5 SHALL FRONT ON WHITE LAKES CROSSING AND WILL HAVE A FIFTY-FOOT (50') BUILDING LINE DEDICATED ALONG MISTY LAKE CIRCLE.
 6. ALL RESERVES ARE RESTRICTED FOR THE USE OF COMMON AREAS UNLESS OTHERWISE SHOWN OR NOTED.
 7. DRILL SITES AND MULTI-PURPOSE EASEMENTS ARE AS PER C.C.F. #9808255 R.P.R.M.C.
 8. ALL STREETS ARE SIXTY-FOOT (60') RIGHT-OF-WAYS.
 9. ALL CUL-DE-SAC RADII ARE SIXTY FEET (60').
 10. THIS TRACT IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANELS 48339C 0587 F, 48339C0579 F, AND 48339C0580 F, EFFECTIVE DATE DECEMBER 19, 1996.

—CENTERLINE DATA—

LINE/CURVE	BEARING/CHORD	DIST/ARC	RADIUS	DELTA
L1	S29°15'47"W	778.78	---	---
L2	S29°15'47"W	30.00	---	---
L3	S08°23'17"E	360.15	---	---
L4	S04°09'43"W	1080.50	---	---
L5	S72°24'29"E	176.38	---	---
L6	N02°01'28"W	312.78	---	---
L7	S42°29'35"E	628.71	---	---
L8	S01°39'42"E	816.48	---	---
L9	S81°29'45"E	477.45	---	---
L10	S88°00'12"W	1133.30	---	---
L11	S07°58'55"W	176.38	---	---
L12	S72°24'29"E	992.80	---	---
L13	S72°24'29"E	176.38	---	---
L14	S84°17'50"E	418.33	---	---
L15	N38°49'34"E	623.45	---	---
L16	S07°58'55"W	651.36	---	---
L17	S23°45'29"E	428.44	---	---
L18	S17°23'59"W	1175.32	---	---
L19	S17°23'59"W	407.28	---	---
L20	S23°45'29"E	30.00	---	---
L21	S03°43'45"W	272.87	---	---
L22	S79°48'25"E	195.47	---	---
L23	N90°00'00"W	174.23	---	---
L24	S41°58'00"W	651.36	---	---
L25	S87°11'40"W	1281.95	---	---
L26	S84°08'18"E	2188.89	---	---
L27	S84°08'18"E	836.94	---	---
L28	---	471.35	2574.53	10°29'23"
L29	---	462.45	300.00	76°51'42"
L30	---	62.74	300.00	11°45'27"
L31	---	488.92	533.89	52°38'48"
C9	---	115.86	1514.89	42°32'59"
C10	---	220.48	1514.89	82°20'29"
C11	---	1323.31	4088.00	18°32'49"
C12	---	237.40	2000.00	6°48'03"
C13	---	178.11	2000.00	9°02'43"
C14	---	288.28	560.21	30°30'25"
C15	---	472.71	2500.00	10°39'32"
C16	---	472.72	1187.50	22°48'43"
C17	---	542.54	1711.28	18°09'35"
C18	---	658.18	1711.28	22°02'19"
C19	---	214.88	5092.14	2°28'07"
C20	---	684.11	5092.14	6°24'00"
C21	---	272.50	5092.14	3°04'19"
C22	---	385.38	500.00	44°09'39"
C23	---	189.19	500.00	186°36'29"
C24	---	180.87	580.68	178°05'11"
C25	---	288.83	693.07	23°32'38"
C26	---	412.77	925.00	25°40'03"
C27	---	614.92	925.00	38°05'19"
C28	---	480.42	478.38	58°21'18"
C29	---	604.41	580.49	58°41'42"
C30	---	304.24	602.40	28°38'17"
C31	---	553.74	1897.72	15°41'17"
C32	---	476.71	1176.92	23°12'27"
C33	---	338.49	400.00	48°11'59"
C34	---	278.35	921.89	15°54'12"
C35	---	488.92	438.29	61°17'58"

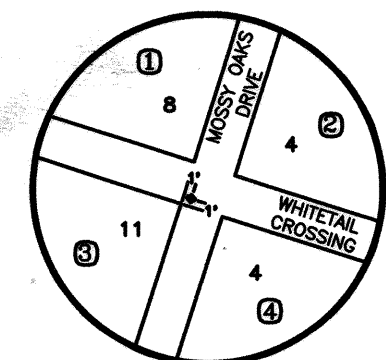
SCALE: 1"=400'
 DATE: JANUARY 2000

FINAL PLAT
NORTHCREST RANCH
SECTION THREE
 252 RESIDENTIAL LOTS * 5 BLOCKS * 2 RESERVES
 A SUBDIVISION OF 712.571 ACRES OF LAND
 IN THE THOMAS IVES SURVEY, A-286
 AND THE HENRY A. PETERS SURVEY, A-382
 AND THE HENRY A. PETERS SURVEY, A-434
 OUT OF THE RESIDUAL OF 2114.195 Ac.
 AS RECORDED IN VOL.767, Pg.891 OF THE
 DEED RECORDS OF
 MONTGOMERY COUNTY, TEXAS

FOUND 3" BRASS D.O.T. DISC IN CONCRETE S47°01'53"E 252.39'

FOUND 3" BRASS D.O.T. DISC IN CONCRETE

STATE HIGHWAY 242 (ROW VARIES) (C.S.J. #3538-01-007 SHEETS 27-31)
R=5378.85' D=27°08'31" L=2544.93' Ch=S60°43'59"E 2521.26'



-BENCH MARK-

3" BRASS DISK SET IN A CONCRETE COLUMN 6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH WITH NATURAL GROUND.
STAMPED: NCR3 - ELEV.=116.60

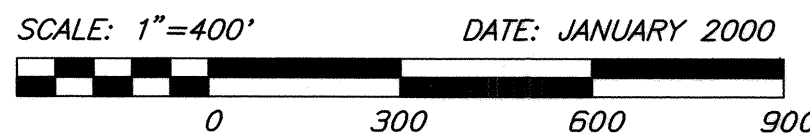
NOTES:

1. THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
2. THERE IS HEREBY DEDICATED A TWENTY-SIX FOOT (26') UTILITY EASEMENT ALONG ALL PERIMETER LOT LINES AND A TWENTY-SIX FOOT (26') UTILITY EASEMENT LYING THIRTEEN FEET (13') EITHER SIDE OF ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
3. THERE IS HEREBY DEDICATED A TWENTY-FIVE FOOT (25') BUILDING LINE ALONG THE SIDE AND REAR OF ALL LOTS UNLESS OTHERWISE SHOWN OR NOTED.
4. THERE IS HEREBY DEDICATED A SEVENTY-FIVE FOOT (75') BUILDING LINE ALONG THE FRONT OF ALL LOTS IN BLOCK 5.
5. LOTS 1 AND 15 OF BLOCK 5 SHALL FRONT ON WHITETAIL CROSSING AND WILL HAVE A FIFTY-FOOT (50') BUILDING LINE DEDICATED ALONG MISTY LAKE CIRCLE.
6. ALL RESERVES ARE RESTRICTED FOR THE USE OF COMMON AREAS UNLESS OTHERWISE SHOWN OR NOTED.
7. DRILL SITES AND MULTI-PURPOSE EASEMENTS ARE AS PER C.C.F. #9808255 R.P.R.M.C.
8. ALL STREETS ARE SIXTY-FOOT (60') RIGHT-OF-WAYS.
9. ALL CUL-DE-SAC RADII ARE SIXTY FEET (60').
10. THIS TRACT IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANELS 48339C 0587 F, 48339C0579 F, AND 48339C0580 F, EFFECTIVE DATE DECEMBER 19, 1996.



-CENTERLINE DATA-

LINE/CURVE	BEARING	DIST/ARC	RADIUS	DELTA
L1	S29°51'34"W	779.78'	---	---
L2	S29°51'34"W	30.00'	---	---
L3	S06°23'17"E	360.15'	---	---
L7	S42°59'52"W	629.71'	---	---
L9	S61°29'45"E	477.45'	---	---
L11	S60°08'26"E	675.82'	---	---
L12	S72°24'20"E	992.80'	---	---
L13	S72°24'20"E	711.18'	---	---
L14	S64°17'50"E	416.33'	---	---
L15	N35°45'34"E	623.45'	---	---
L16	S60°12'53"W	651.36'	---	---
L17	S23°45'20"E	428.44'	---	---
L18	S17°23'59"W	1175.32'	---	---
L19	S17°35'40"W	457.28'	---	---
L22	S75°46'28"E	152.47'	---	---
L23	N90°00'00"W	174.23'	---	---
L24	S41°48'05"W	281.69'	---	---
C1	---	471.35'	2574.53'	10°29'23"
C2	---	402.45'	300.00'	76°51'42"
C3	---	62.74'	300.00'	11°58'57"
C4	---	489.92'	533.69'	52°35'48"
C5	---	115.96'	1514.89'	4°23'09"
C6	---	220.48'	1514.89'	8°20'20"
C14	---	298.28'	560.21'	30°30'24"
C15	---	477.71'	2595.09'	10°32'49"
C16	---	472.72'	1187.30'	22°48'43"
C17	---	542.54'	1711.28'	18°09'53"
C18	---	658.18'	1711.28'	22°02'12"
C19	---	214.96'	5092.14'	2°25'07"
C20	---	584.61'	5092.14'	6°34'40"
C21	---	272.95'	5092.14'	3°04'16"
C22	---	385.38'	500.00'	44°09'39"
C23	---	1891.15'	580.66'	186°36'29"
C24	---	180.87'	580.66'	17°50'51"
C25	---	288.83'	693.07'	23°52'38"
C26	---	412.77'	925.00'	25°34'03"
C27	---	614.92'	925.00'	38°05'19"
C30	---	304.24'	602.40'	28°56'12"
C31	---	553.74'	1697.70'	18°41'17"
C32	---	476.71'	1176.92'	23°12'27"
C33	---	336.49'	400.00'	48°11'55"



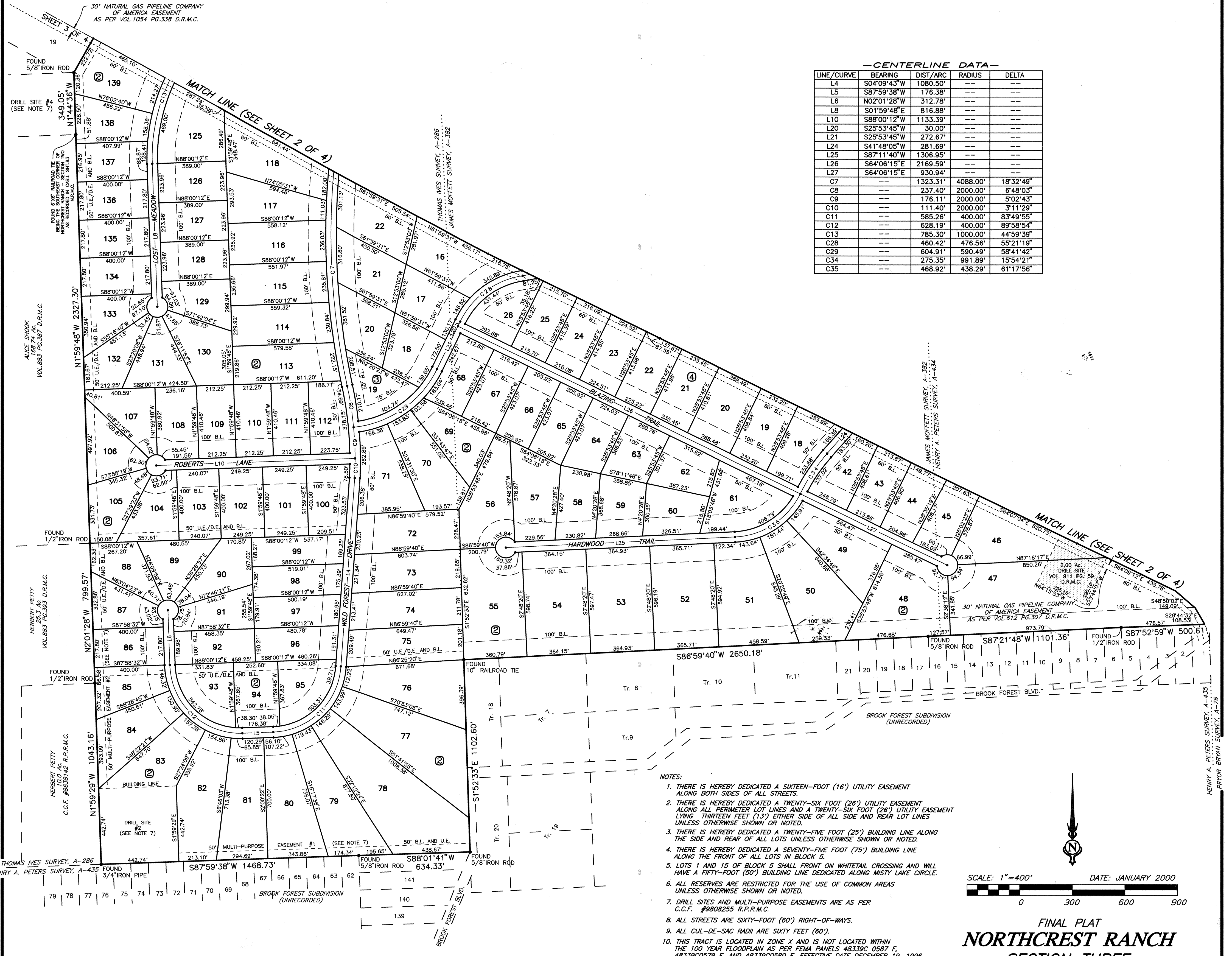
FINAL PLAT
NORTHCREST RANCH
SECTION THREE

OWNER: TX LIPAR, L.L.C. d/b/a LIPAR DEVELOPMENT, L.L.C.
6870 F.M. 1488
MAGNOLIA, TEXAS 77354

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

File No. 2000-006897

Cub. N sheet 88



-CENTERLINE DATA-

LINE/CURVE	BEARING	DIST/ARC	RADIUS	DELTA
L4	S04°09'43"W	1080.50'	---	---
L5	S87°59'38"W	176.38'	---	---
L6	N02°01'28"W	312.78'	---	---
L8	S01°59'48"E	816.88'	---	---
L10	S88°00'12"W	1133.39'	---	---
L20	S25°53'45"W	30.00'	---	---
L21	S25°53'45"W	272.67'	---	---
L24	S41°48'05"W	281.69'	---	---
L25	S87°11'40"W	1306.95'	---	---
L26	S64°06'15"E	2169.59'	---	---
L27	S64°06'15"E	930.94'	---	---
C7	---	1323.31'	4088.00'	18°32'49"
C8	---	237.40'	2000.00'	6°48'03"
C9	---	176.11'	2000.00'	5°02'43"
C10	---	111.40'	2000.00'	3°11'29"
C11	---	585.26'	400.00'	8°34'55"
C12	---	628.19'	400.00'	89°58'54"
C13	---	785.30'	1000.00'	44°59'39"
C28	---	460.42'	476.56'	55°21'19"
C29	---	604.91'	590.49'	58°41'42"
C34	---	275.35'	991.89'	15°54'21"
C35	---	468.92'	438.29'	61°17'56"

- NOTES:
1. THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
 2. THERE IS HEREBY DEDICATED A TWENTY-SIX FOOT (26') UTILITY EASEMENT ALONG ALL PERIMETER LOT LINES AND A TWENTY-SIX FOOT (26') UTILITY EASEMENT LYING THIRTEEN FEET (13') EITHER SIDE OF ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
 3. THERE IS HEREBY DEDICATED A TWENTY-FIVE FOOT (25') BUILDING LINE ALONG THE SIDE AND REAR OF ALL LOTS UNLESS OTHERWISE SHOWN OR NOTED.
 4. THERE IS HEREBY DEDICATED A SEVENTY-FIVE FOOT (75') BUILDING LINE ALONG THE FRONT OF ALL LOTS IN BLOCK 5.
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 10. THIS TRACT IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANELS 48339C 0587 F, 48339C0579 F, AND 48339C0580 F, EFFECTIVE DATE DECEMBER 19, 1996.

OWNER: TX LIPAR, L.L.C. d/b/a LIPAR DEVELOPMENT, L.L.C.
6870 F.M. 1488
MAGNOLIA, TEXAS 77354

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

File No. 2000-006897 Cab. N Sheet 89

SHEET 3 OF 4

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Thomas E. Lipar, Authorized Agent of TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., owner of the property subdivided in the above and foregoing map of Northcrest Ranch Section Three, do hereby make subdivision of said property for and on behalf of said TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Northcrest Ranch Section Three, located in the James Moffett Survey, A-382, the Henry A. Peters Survey, A-434, and the Thomas Ives Survey, A-286, Montgomery County, Texas, and on behalf of said TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., 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 TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., and its successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Thomas E. Lipar, Authorized Agent of TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., owner of the property subdivided in the above and foregoing map of Northcrest Ranch Section Three, 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 for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all utility easements shown hereon.

Further, TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., does 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 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 the 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, TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., does 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.

IN TESTIMONY WHEREOF, TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., has caused these presents to be signed by Thomas E. Lipar, its Authorized Agent, thereunto authorized, and its common seal hereunto affixed this 1st day of December, 1999.

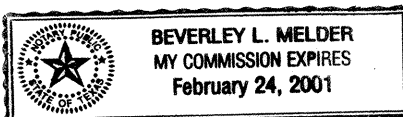
TX LIPAR, L.L.C. d/b/a
Lipar Development, L.L.C.

BY: Thomas E. Lipar
Thomas E. Lipar, Authorized Agent

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Lipar, Authorized Agent of TX LIPAR, L.L.C. d/b/a Lipar Development, L.L.C., known to me 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 1st day of December, 1999.



Beverly L. Melder
Notary Public in and for
Montgomery County, Texas

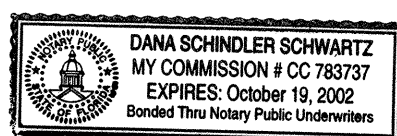
We, PPM Brokerage Services, Inc., owners and holders of liens against the property described in the plat known as Northcrest Ranch Section Three, said liens being evidenced by instruments recorded under County Clerk's File No. 99082075 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: MARC J. Landau
Name: MARC J. Landau
Title: Vice President

THE STATE OF Florida
COUNTY OF Broward

BEFORE ME, the undersigned authority, on this day personally appeared MARC J. Landau, as V.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and considerations therein expressed.

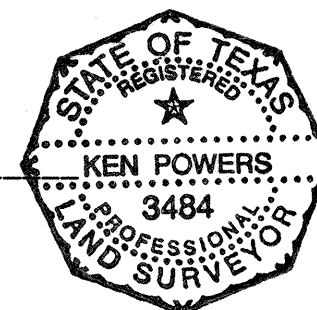
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of December, 1999.



Dana Schindler Schwartz
Notary Public in and for Broward County, Florida

I, Ken Powers, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

Ken Powers
Ken Powers, R.P.L.S.
Texas Registration No. 3484



I, Mark J. Mooney, 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 this office as adopted by the Montgomery County Commissioners' Court.

I further certify that 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 watershed.

Mark J. Mooney
Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this

24 day of January, 2000

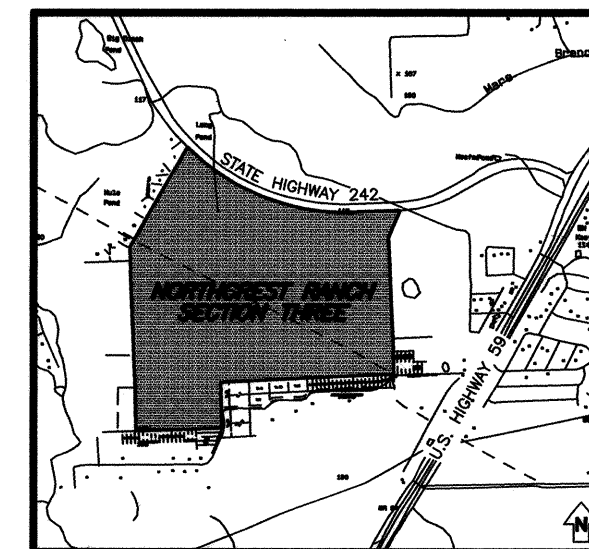
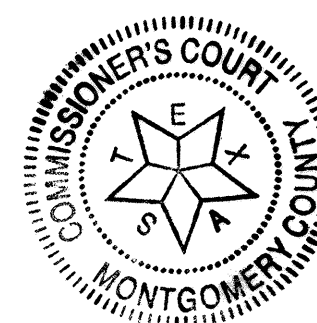
Mike Meador
Mike Meador
Commissioner Precinct 1

Malcolm Purvis
Malcolm Purvis
Commissioner Precinct 2

Alan B. Sadler
Alan B. Sadler, County Judge

Ed Chance
Ed Chance
Commissioner Precinct 3

Ed Rinehart
Ed Rinehart
Commissioner Precinct 4



(APPROX. 1 MILE WEST OF U.S. HIGHWAY 59)

- VICINITY MAP -
MONTGOMERY COUNTY KEY MAP
PAGE: 222 BLOCKS: U,Y,K
AND
PAGE: 256 BLOCKS: C,D

NORTHCREST RANCH SECTION THREE

OWNER: TX LIPAR, L.L.C. d/b/a
Lipar Development, L.L.C.
6870 F.M. 1488
MAGNOLIA, TEXAS 77354

FILED FOR RECORD
00 JAN 26 PM 1:18
MARK TURNBULL, CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304 File No. 2000-006897

Tab N Sheet 90

SHEET 4 OF 4

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

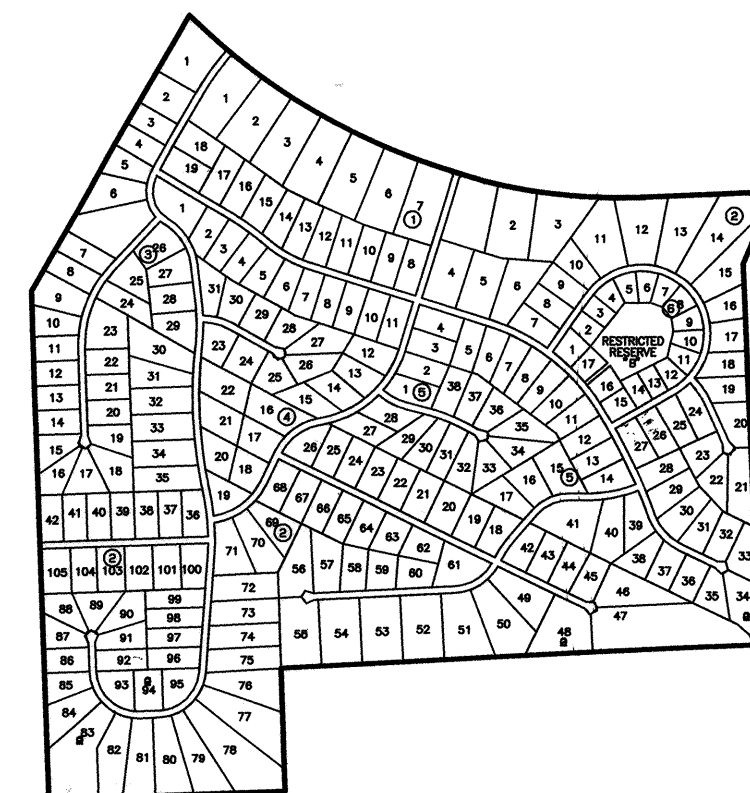
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on

January 24, 2000, at 9:30 o'clock, A.M., and duly recorded on January 26, 2000, at 1:18 o'clock, P.M., in Cabinet N, Sheet BT-90 of record of Maps for said County.

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

Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By: Judy Hubbard Deputy



This property is not located in the flood plain or flood way as per FIRM Community Panel Numbers 48339C0587 F, 48339C0580 F, and 48339C0579 F, effective date December 19, 1996.