

STATE OF TEXAS
COUNTY OF MONTGOMERY

WILLOWRIDGE ESTATES

SECTION THREE

A SUBDIVISION OF 25.306 ACRES IN THE ROBERT MARSH SURVEY, A - 355 MONTGOMERY COUNTY, TEXAS OWNER : D.B.C. DEVELOPMENT CORP.

"We, Robert Minieri and Charles Mascioli, President and Secretary respectively of D.B.C. Development Corporation, owner of the property subdivided in the above and foregoing map of Willowridge Estates, Section 3, do hereby make subdivision of said property for and on behalf of said D.B.C. Development Corporation according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as Willowridge Estates, Section 3, located in the Robert Marsh Survey, A-355, in Montgomery County, Texas, and on behalf of said Willowridge Estates, dedicate to the public use, as such all of 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."

This is to certify that we, Robert Minieri and Charles Mascioli, President and Secretary respectively of D.B.C. Development Corporation, owner of the property subdivided in the above and foregoing map of Willowridge Estates, Section 3, have complied or will comply with the existing regulations heretofore on file with the County Engineer and adopted by the Commissioners' Court of Montgomery County.

"Further, we do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures."

"Further, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County, or any citizen thereof, by injunction, as follows:

1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways, shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1 3/4) square feet (18" diameter pipe culvert)."

"Further, 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

Witness my hand in _____, Montgomery County, Texas, the
Second day of June, 1982.

"FURTHER, all of the property subdivided in the attached map shall be restricted in its use, which restrictions, including recorded deed restrictions on purchase of each Tract/Lot, shall run with the title of the property and shall be enforceable, at the option of Montgomery County or any citizen thereof, by injunction or as otherwise provided by law."

IN TESTIMONY WHEREOF, the D.B.C. Development Corporation has caused these presents to be signed by Robert Minieri, its President, thereunto authorized, attested by its Secretary, Charles Mascioli, and its common seal hereunto affixed this SECOND day JUNE, 1982.

D.B.C. Development Corporation

By: Robert Minieri
Robert Minieri, President

Attest: Charles Mascioli
Charles Mascioli, Secretary

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Robert Minieri, President, and Charles Mascioli, Secretary of the D.B.C. Development Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purpose and consideration 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 2nd day of June, 1982

Patricia H. Wrayman
Notary Public in and for the State of Texas

PREPARED BY:

C.T.B. & ASSOCIATES INC.
SURVEYORS PLANNERS CONSULTANTS
1035 W. AUSTIN CONROE, TEXAS, 77301
PH. 539-5444

"This is to certify that I, Craig T. Bubier, Registered Public 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, 1/2 inch in diameter and 18 inches long; and that this plat correctly represents that survey made by me."

Craig T. Bubier
Craig T. Bubier

Texas Registration No. 3996

"I, Donald Blanton, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all 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 the requirements for internal subdivision drainage as adopted by the Commissioners' Court; however, no certification is hereby given as to the effects of drainage from this subdivision on the intercepting drainage artery or parent system or on any other area of subdivision within the watershed."

Donald Blanton
County Engineer

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Texas Savings and Loan Association of Montgomery County, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of June, 1982.

James F. Nichols
Notary in and for the State of Texas

APPROVED and ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this 2nd day of June, 1982.

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

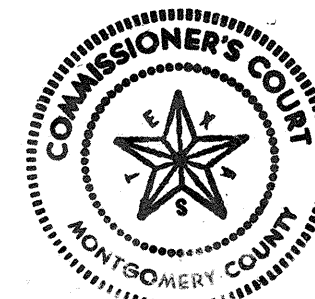
Commissioner Precinct 4

County Judge

STATE OF TEXAS
COUNTY OF MONTGOMERY

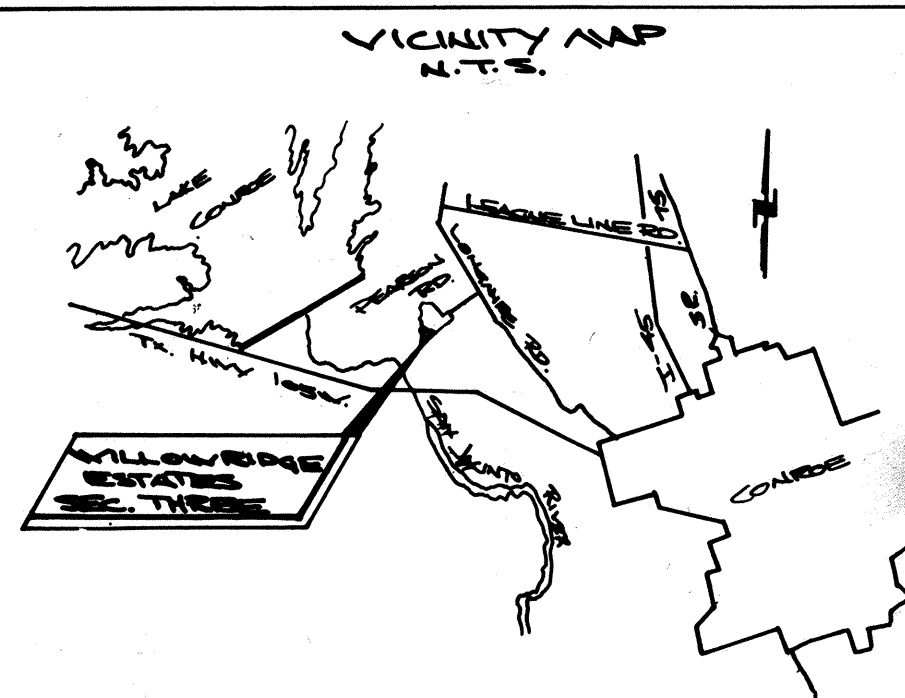
"I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on _____, 1982, at _____ o'clock, _____ m., Volume _____ Page 158, of the records of said County."

WITNESS my hand and seal of office, at _____ the day and date last above written."



Roy Harris
Clerk, County Court
Montgomery County

By _____ Deputy



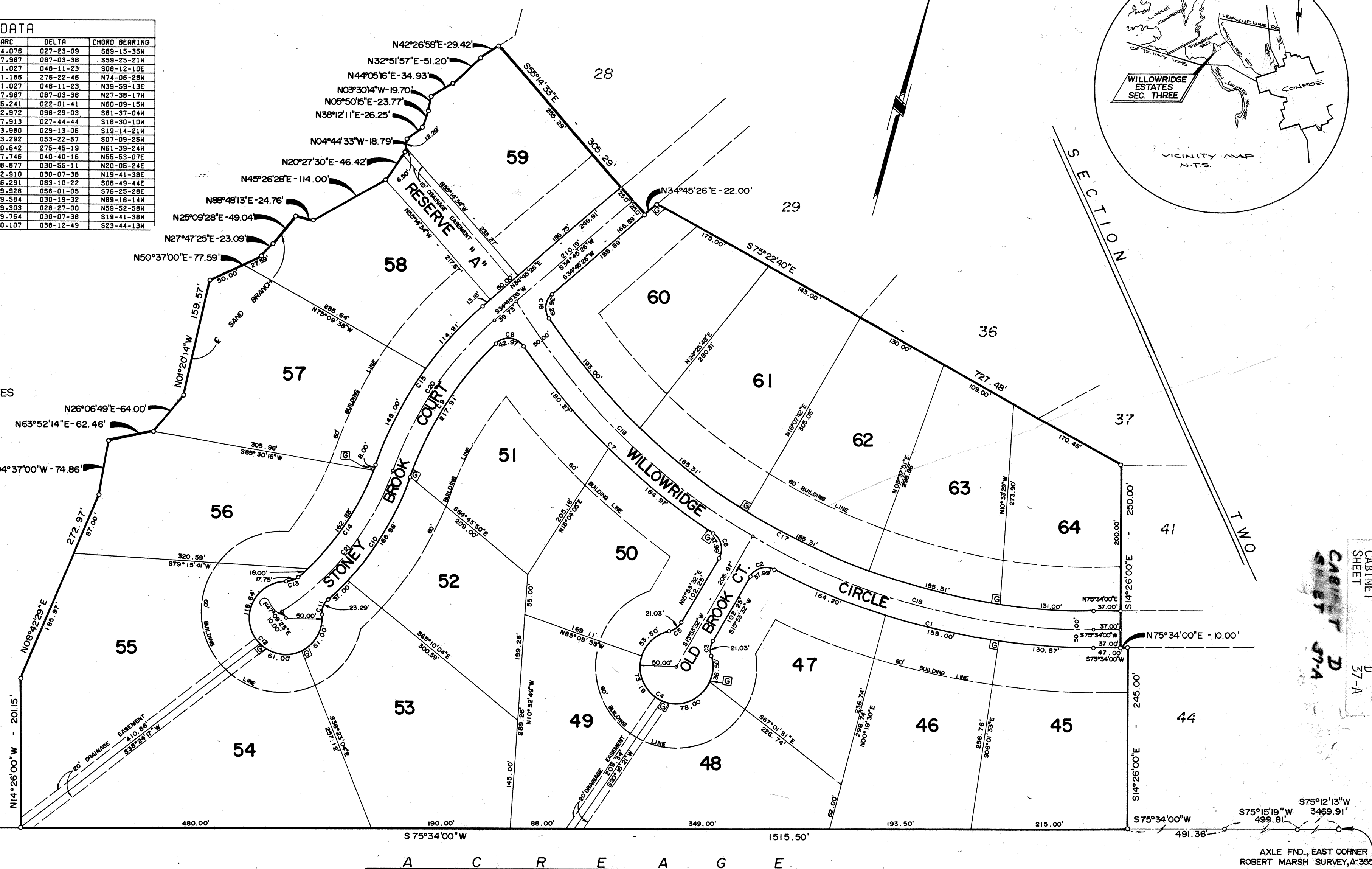
D-36B

CURVE DATA						
CURVE	RAD	TAN	CHORD	ARC	DELTA	CHORD BEARING
1	950.000	231.461	449.766	454.076	027-23-09	S89-15-35W
2	25.000	23.749	34.437	37.987	087-03-38	S59-25-21W
3	25.000	11.180	20.412	21.027	048-11-23	S08-12-10E
4	50.000	44.721	68.667	241.186	278-22-46	N74-06-28W
5	25.000	11.180	20.412	21.027	048-11-23	N39-59-13E
6	25.000	23.749	34.437	37.987	087-03-38	N27-38-17W
7	950.000	184.904	362.996	365.241	022-01-41	N60-09-15W
8	25.000	29.006	37.874	42.972	098-29-03	S81-37-04W
9	450.000	111.136	215.790	217.913	027-44-44	S18-30-10W
10	400.000	104.259	201.777	203.980	029-13-05	S19-14-21W
11	25.000	12.569	22.459	23.292	053-22-57	S07-09-25W
12	50.000	45.214	67.072	240.642	275-45-19	N61-39-24W
13	25.000	9.265	17.376	17.746	040-40-16	N55-53-07E
14	350.000	96.799	186.594	189.877	030-55-11	N20-05-24E
15	500.000	134.570	259.891	262.910	030-07-38	N19-41-38E
16	25.000	22.185	33.187	36.291	083-10-22	S06-49-44E
17	900.000	478.719	845.298	879.928	056-01-05	S76-25-26E
18	925.000	250.671	483.889	489.584	030-19-32	N89-16-14W
19	925.000	234.489	454.599	459.303	028-27-00	N59-52-58W
20	475.000	127.841	246.897	249.764	030-07-38	S19-41-38W
21	375.000	129.905	245.497	250.107	038-12-49	S23-44-13W

NOTE: [G] INDICATES 5' X 5' GULF STATES UTILITIES EASEMENT

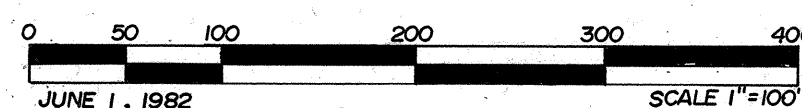
LA SALLE
CROSSING

ROBERT MARSH SURVEY, A-355
P.H. HERNDON SURVEY, A-256



FINAL PLAT WILLOWRIDGE ESTATES SECTION THREE

A SUBDIVISION OF 25.306 ACRES IN
THE ROBERT MARSH SURVEY, A-355,
MONTGOMERY COUNTY, TEXAS
20 LOTS
1 RESERVE



PREPARED BY:
C.T.B & ASSOCIATES INC.
SURVEYORS PLANNERS CONSULTANTS
1035 W. AUSTIN
CONROE, TEXAS, 77301
PH. 539-5444