

STATE OF TEXAS
COUNTY OF MONTGOMERY

"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 1, 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 1, 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 1, 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
10th day of September, 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 10th day of September, 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.

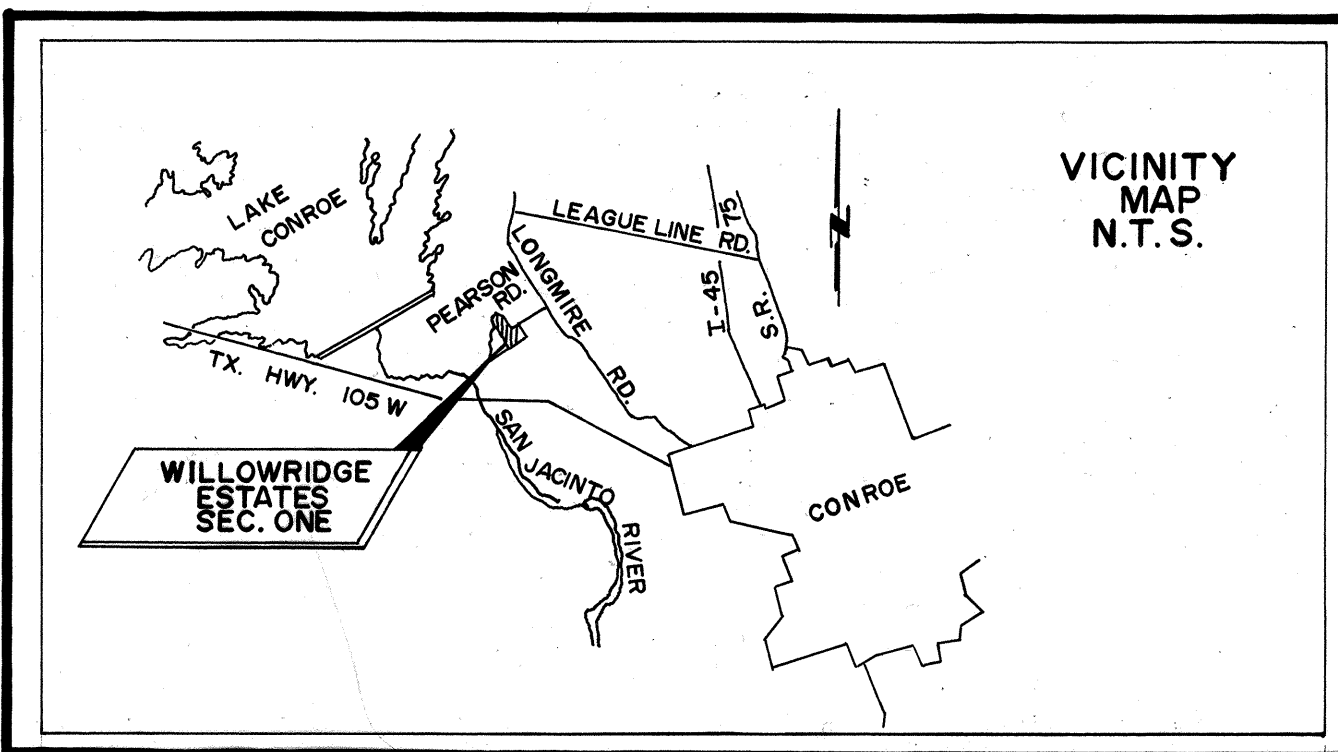
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of September 1982.

Janet Vincent
Notary Public in and for the State of Texas
JANET VINCENT, Notary Public
In and for the State of Texas
My Commission expires 5-1-85

REPLAT OF WILLOWRIDGE ESTATES SECTION ONE

A SUBDIVISION OF 24.838 ACRES IN THE
ROBERT MARSH SURVEY, A - 355
MONTGOMERY COUNTY, TEXAS
OWNER : D.B.C. DEVELOPMENT CORP.

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



CHARLES MASCIOLI owner and holder of a lien against the property described in the plat known as WILLOWRIDGE ESTATES SECTION ONE, said lien being evidenced by instrument of record in file N° 8247841 of the DEED OF TRUST RECORDS of MONTGOMERY COUNTY, TEXAS, do hereby in all things subordinate to said plat said lien, and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: Charles Mascioli
CHARLES MASCIOLI

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES MASCIOLI, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of September, 1982.

Esther E. Egan
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"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

Texas Registration No. 1364

"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

APPROVED and ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this _____ day of _____, 19____.

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

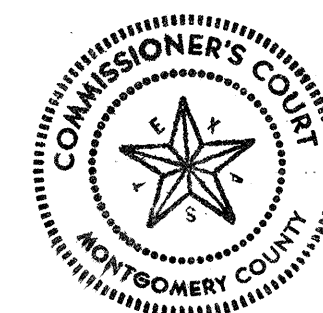
Commissioner Precinct 4

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 _____, 19____, at _____ o'clock, _____ m., Volume _____ Page _____, of the records of said County."

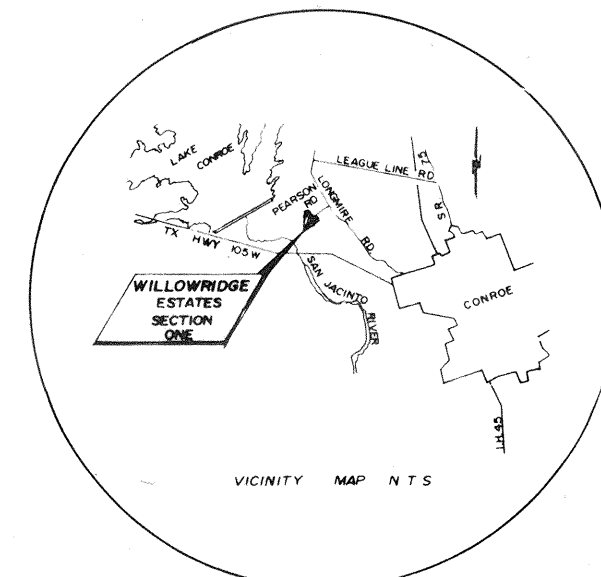
WITNESS my hand and seal of office, at _____, the day and date last above written."



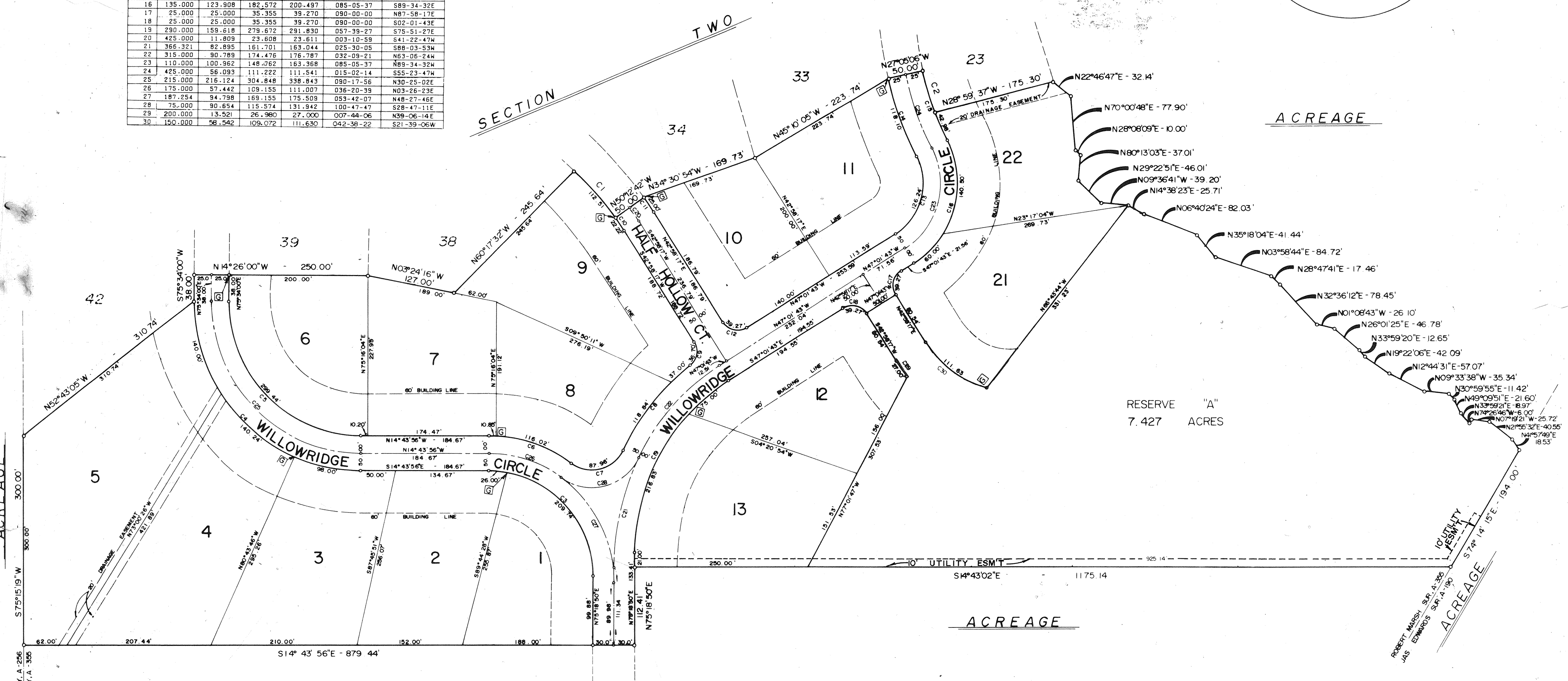
Roy Harris
Clerk, County Court
Montgomery County

By _____ Deputy

| CURVE DATA | | | | | | |
|------------|---------|---------|---------|---------|-----------|---------------|
| CURVE | RAD | TAN | CHORD | ARC | DELTA | CHORD BEARING |
| 1 | 400.000 | 45.337 | 90.097 | 90.289 | 012-55-58 | N33-18-18E |
| 2 | 400.000 | 31.062 | 61.938 | 62.000 | 008-52-51 | N58-28-29E |
| 3 | 150.000 | 150.121 | 212.217 | 235.740 | 090-02-46 | S30-17-27W |
| 4 | 240.000 | 241.255 | 340.295 | 378.243 | 090-17-56 | S30-25-02W |
| 5 | 190.000 | 190.994 | 269.401 | 299.442 | 090-17-56 | N30-25-02E |
| 6 | 200.000 | 65.648 | 124.748 | 126.865 | 036-20-39 | N03-26-23E |
| 7 | 50.000 | 60.436 | 77.049 | 87.962 | 100-47-47 | N28-47-11W |
| 8 | 340.000 | 79.312 | 154.477 | 155.837 | 026-15-40 | N66-03-15W |
| 9 | 25.000 | 22.552 | 33.491 | 36.698 | 084-08-19 | S85-01-26W |
| 10 | 400.000 | 11.114 | 22.219 | 22.222 | 003-10-59 | S41-22-47W |
| 11 | 450.000 | 12.503 | 24.997 | 25.000 | 003-10-59 | N41-22-47E |
| 12 | 25.000 | 25.000 | 35.355 | 39.270 | 090-00-00 | N02-01-43W |
| 13 | 85.000 | 78.016 | 114.953 | 126.239 | 085-05-37 | N89-34-32W |
| 14 | 450.000 | 59.393 | 117.764 | 118.103 | 015-02-14 | S55-23-47W |
| 15 | 400.000 | 52.793 | 104.679 | 104.980 | 015-02-14 | N55-23-47E |
| 16 | 135.000 | 123.908 | 182.572 | 200.497 | 085-05-37 | S89-34-32E |
| 17 | 25.000 | 25.000 | 35.355 | 39.270 | 090-00-00 | N87-58-17E |
| 18 | 25.000 | 25.000 | 35.355 | 39.270 | 090-00-00 | S02-01-43E |
| 19 | 290.000 | 159.618 | 279.672 | 291.830 | 057-39-27 | S75-51-27E |
| 20 | 425.000 | 11.809 | 23.608 | 23.611 | 003-10-59 | S41-22-47W |
| 21 | 366.321 | 82.895 | 161.701 | 163.044 | 025-30-05 | S88-03-53W |
| 22 | 315.000 | 90.789 | 174.476 | 176.787 | 032-09-21 | N63-06-24W |
| 23 | 110.000 | 100.862 | 148.762 | 163.368 | 085-05-37 | N89-34-32W |
| 24 | 425.000 | 56.093 | 111.222 | 111.541 | 015-02-14 | S55-23-47W |
| 25 | 215.000 | 216.124 | 304.848 | 338.843 | 090-17-56 | N30-25-02E |
| 26 | 175.000 | 57.442 | 109.155 | 111.007 | 036-20-39 | N03-26-23E |
| 27 | 187.254 | 94.798 | 169.155 | 175.509 | 053-42-07 | N48-27-46E |
| 28 | 75.000 | 90.654 | 115.574 | 131.942 | 100-47-47 | S28-47-11E |
| 29 | 200.000 | 13.521 | 26.980 | 27.000 | 007-44-06 | N39-06-14E |
| 30 | 150.000 | 58.542 | 109.072 | 111.630 | 042-38-22 | S21-39-06W |

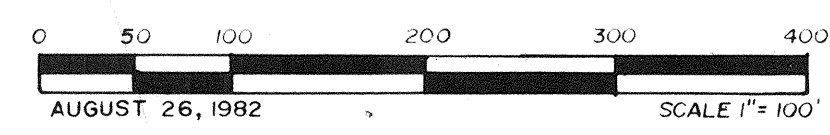


Cabinet Sheet D 74-B



AXLE END, EAST CORNER
ROBERT MARSH SURVEY, A-355

REPLAT OF
FINAL PLAT
**WILLOWRIDGE ESTATES
SECTION ONE**
A SUBDIVISION OF 24.838 ACRES IN
THE ROBERT MARSH SURVEY, A-355,
MONTGOMERY COUNTY, TEXAS
15 LOTS 1 RESERVE



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

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