

STATE OF TEXAS
COUNTY OF MONTGOMERY

"We, Robert Minieri and Charles Mascioli, President and Secretary respectively of D.B.C. Development Corporation, owner of property subdivided in the above and foregoing map of Willowridge Estates, Section 2, 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 2, 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 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 dedicates."

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 2, have complied with 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 easement 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 of 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

Catherine H. Drumman
Notary Public in and for the State of Texas

WILLOWRIDGE ESTATES

SECTION TWO

A SUBDIVISION OF 24.474 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

We, Texas Savings and Loan Association of Montgomery County, owners and holders of a lien against the property described in the plat known as Willowridge Estates, said lien being evidenced by instrument of record in Film Code #8216126, of the Real Property Records, Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: Jack Bull
Texas Savings and Loan Association
of Montgomery County

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.

Paula Nichols
Notary 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
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

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

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

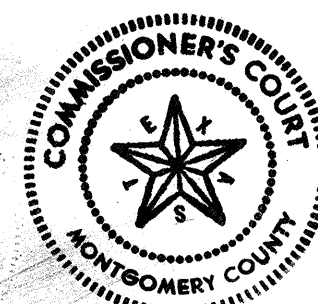
Commissioner Precinct 4

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 4:02 o'clock, PM m., Volume _____ Page _____, of the records of said County."

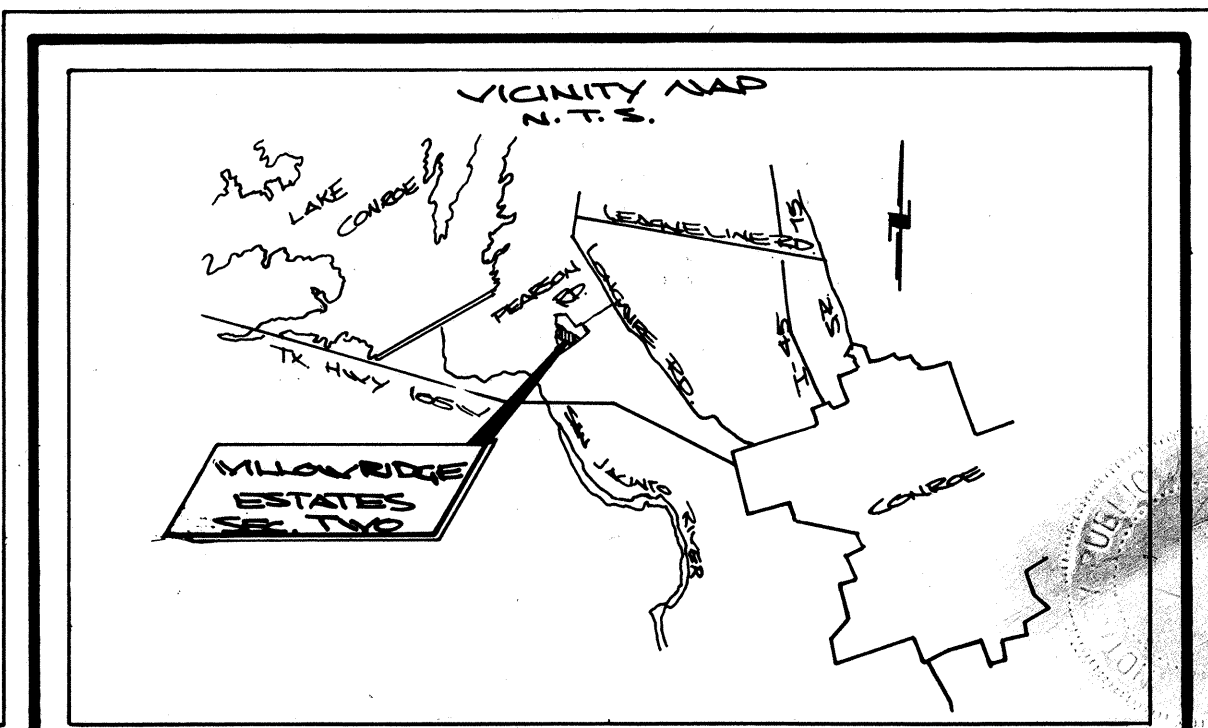
WITNESS my hand and seal of office, at _____, the day and date last above written."

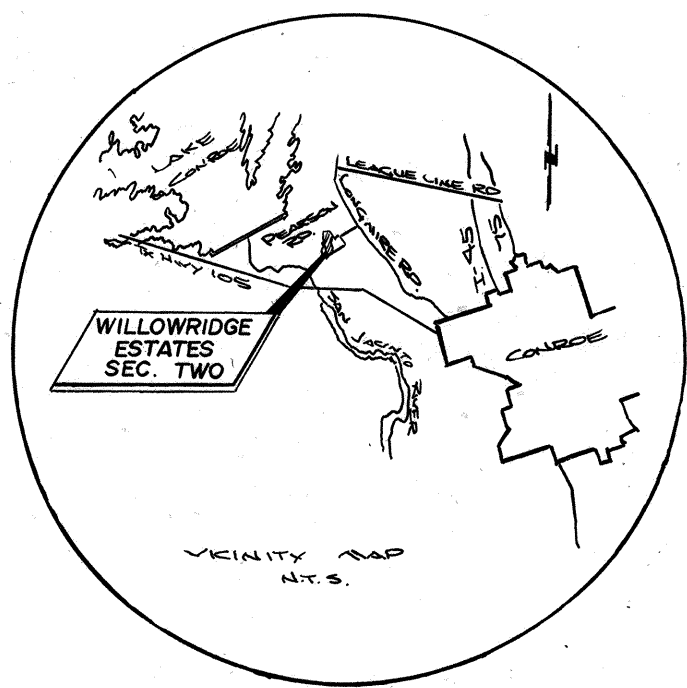


Roy Harris
Clerk, County Court
Montgomery County

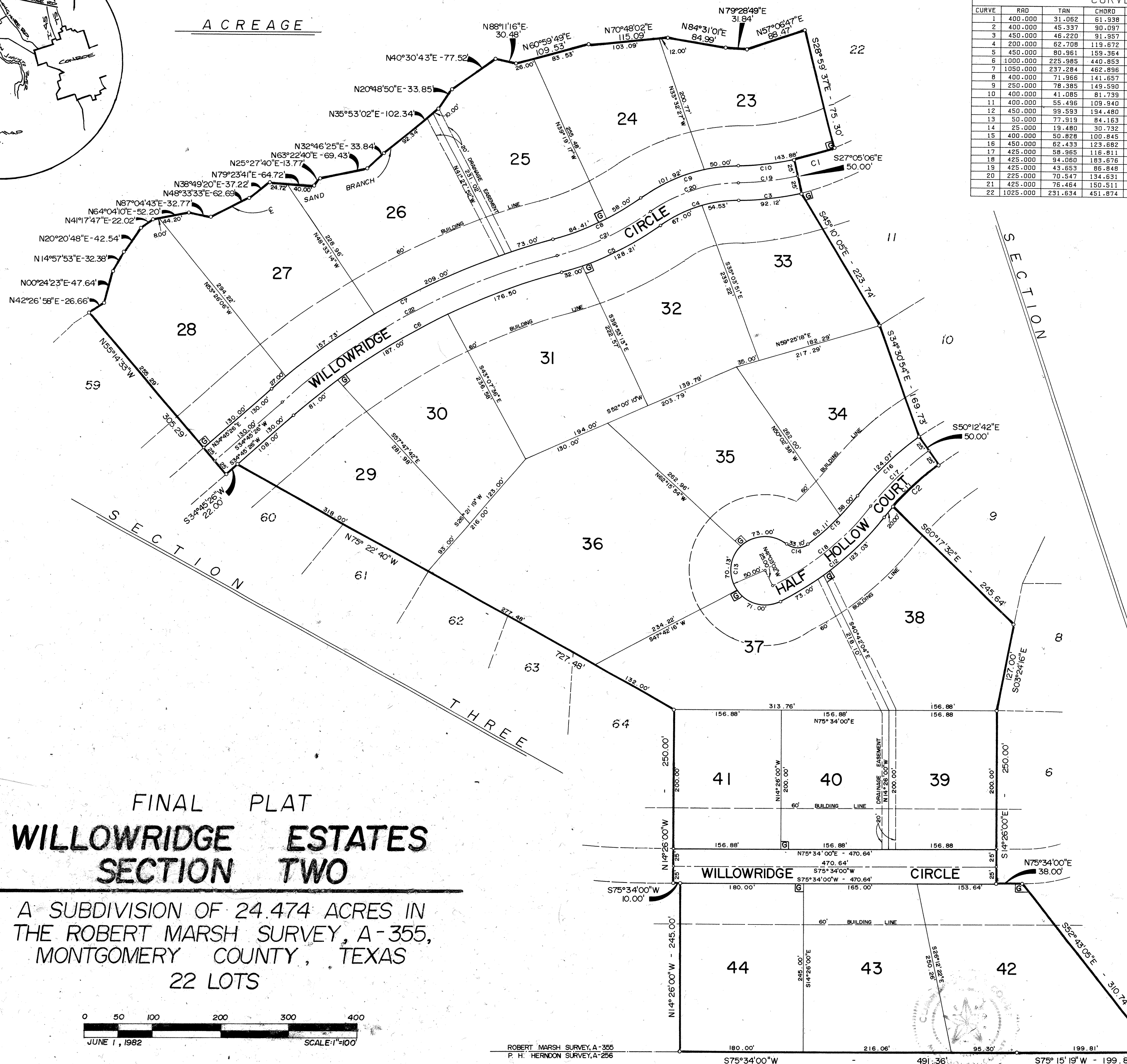
By _____ Deputy

D-358



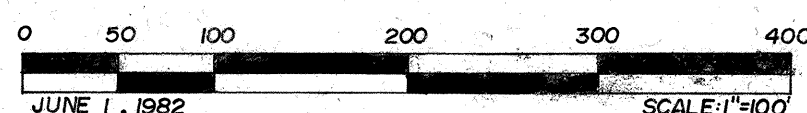


CURVE DATA						
CURVE	RAD	TAN	CHORD	ARC	DELTA	CHORD BEARING
1	400.000	31.062	61.938	62.000	008-52-51	S58-28-29W
2	400.000	45.337	90.097	90.289	012-55-58	S33-19-18W
3	450.000	46.220	91.957	92.118	011-43-44	S68-46-46W
4	200.000	62.709	119.672	121.533	034-49-00	S57-14-06W
5	450.000	80.961	159.364	160.209	020-23-54	S50-01-35W
6	1000.000	225.985	440.853	444.503	025-28-05	S47-29-29W
7	1050.000	237.284	462.896	466.729	025-28-05	N47-29-29E
8	400.000	71.966	141.657	142.408	020-23-54	N50-01-35E
9	250.000	78.385	149.590	151.917	034-49-00	N57-14-08E
10	400.000	41.085	81.739	81.882	011-43-44	N68-46-46E
11	400.000	55.496	109.940	110.289	015-47-52	S31-53-22W
12	450.000	99.593	194.480	196.026	024-57-32	S36-28-12W
13	50.000	77.919	84.163	214.131	245-22-32	N08-21-46W
14	25.000	19.480	30.732	33.096	075-51-04	N76-23-58E
15	400.000	50.828	100.845	101.114	014-29-01	N31-13-56E
16	450.000	62.433	123.682	124.075	015-47-52	N31-53-22E
17	425.000	58.965	116.811	117.182	015-47-52	S31-53-22W
18	425.000	94.060	183.676	185.136	024-57-32	S36-28-12W
19	425.000	43.653	86.848	87.000	011-43-44	S68-46-46W
20	225.000	70.547	134.631	136.725	034-49-00	S57-14-08W
21	425.000	76.464	150.511	151.308	020-23-54	S50-01-35W
22	1025.000	231.634	451.874	455.616	025-28-05	S47-29-29W



FINAL PLAT WILLOWRIDGE ESTATES SECTION TWO

A SUBDIVISION OF 24.474 ACRES IN
THE ROBERT MARSH SURVEY, A-355,
MONTGOMERY COUNTY, TEXAS
22 LOTS



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

AXLE FND., EAST CORNER
ROBERT MARSH SURVEY, A-355