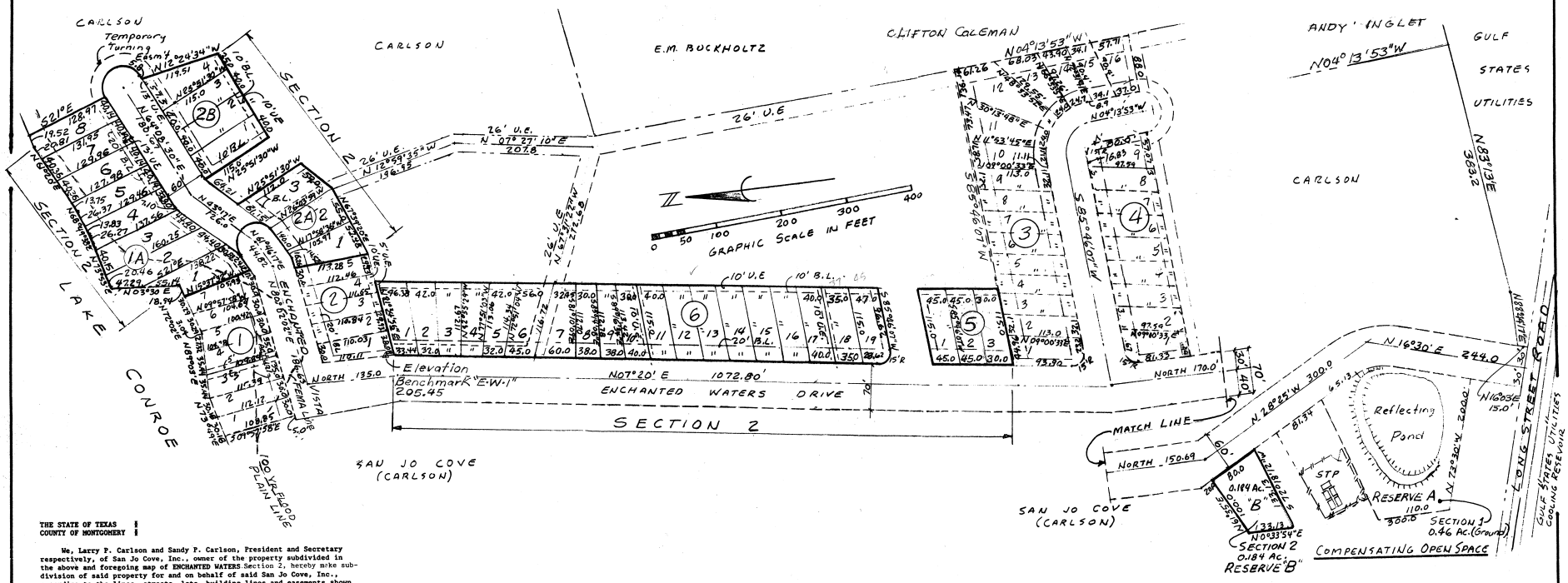


ENCHANTED WATERS SECTION 2

A SUBDIVISION OF 4.485 ACRES OF LAND
IN WILLIAM WEIR SURVEY A-42

MONTGOMERY COUNTY, TEXAS

CONTAINING 5 BLOCKS, 37 LOTS, AND A

COMPENSATING GREEN AREA OF 0.184 ACRES
(RESERVE "B")

SINGLE FAMILY UNITS--MOBILE HOME OR
ENCLOSED R.V. WITH ALL LIVING AMENITIES

LOT MINIMUMS DOUBLE WIDE--40' FRONTAGE, 4000 S.F.
SINGLE WIDE--30' FRONTAGE, 3000 S.F.

OWNER DEVELOPER: SAN JO COVE, INC.,
LARRY P. CARLSON, PRES.
P.O. BOX 91495
HOUSTON, TEXAS 77291

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

We, Larry P. Carlson and Sandy P. Carlson, President and Secretary respectively, of San Jo Cove, Inc., owner of the property subdivided in the above and foregoing map of ENCHANTED WATERS Section 2, hereby make subdivision of said property for and on behalf of said San Jo Cove, Inc., according to the lines, streets, lots, building lines and easements shown thereon, and designate said subdivision, ENCHANTED WATERS Sec. 2 located in William Weir Survey A-42, Montgomery County, Texas, and on behalf of San Jo Cove Inc., and dedicate to public use, as such, the streets and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated, or occasioned by the alteration of the surface of any portion of streets 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, Larry P. Carlson and Sandy P. Carlson, President and Secretary respectively of San Jo Cove, Inc., owner of the property subdivided in the above and foregoing map of ENCHANTED WATERS Sec.2 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.

We, Joe E. Goodwin and Bernice L. Goodwin, owners and holders of a lien against a portion of the property described in the plat known as ENCHANTED WATERS, SECTION TWO (2), said lien being evidenced by instrument filed in the Montgomery County Real Property Records, numbered 809-01-1091, do hereby in all things subordinate to said plat, the said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Joe E. Goodwin Bernice L. Goodwin

FURTHER, we, San Jo Cove, Inc., do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage course 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 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" dia. pipe culvert).

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the placement of mobile homes or recreational trailors or vehicles (with enclosed living quarters), and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, San Jo Cove Inc., has caused these presents to be signed by Larry P. Carlson, its President, thereunto authorized, attested by its Secretary, Sandy P. Carlson, and its common seal hereunto affixed this 30th day of November 1993

SAN JO COVE INC.
By: Larry P. Carlson
Larry P. Carlson, President

ATTEST: Sandy P. Carlson
Sandy P. Carlson, Secretary

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Larry P. Carlson, President, and Sandy P. Carlson, Secretary of San Jo Cove, Inc., known to me to be the persons whose names are subscribed to the fore going instrument, and acknowledged to me that they executed the same for the purpose s 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 30th day of November, 1993

CHERYL HUBBELL
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 03-28-96

Notary in and for Harris County, Texas

Approved by the Commissioners' Court of Montgomery County Texas, this 7th day of February 1994

Commissioner, Precinct 1
Mike Meador

Commissioner, Precinct 2
Malcolm Purvis

County Judge
Alan B. Sadler

Commissioner, Precinct 3
Ed Chance

Commissioner, Precinct 4
Charles Hayden

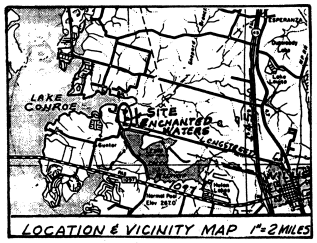
FILED FOR RECORD
94 FEB -8 AM 8:22
Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

The STATE OF TEXAS §
County of MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Joe E. Goodwin and Bernice L. Goodwin, 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 expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1 of December, 1993.

Notary Public in and for Montgomery County, Texas



LOCATION & VICINITY MAP 1"=2 MILES

I Edward D. Campbell, am authorized 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 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 divided of reference have been marked with iron rods with a diameter not less than five-eights of an inch (5/8") and a length of not less than three feet 93"); and that the boundary corners have been tied to the nearest survey corner.

Edward D. Campbell
R.P.S. Texas No. 3140

87 Rolling Hills Dr
Conroe, Texas 77304

E.D. CAMPBELL 3140
1/26/94

I, J. D. Blanton, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all 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.

County Engineer

This is to certify that the City Planning and Zoning Commission of the City of Conroe, Texas, has approved this plat and subdivision, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas this 16 day of DEC, 1993

Chairman

Secretary

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on feb. 7 1994 at 4:30 o'clock P.M., and duly recorded on feb. 8 1994 o'clock A.M., in cabinet G, sheet 185A, of record of Montgomery for said County.

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

Roy Harris, Clerk, County Court,
Montgomery County, Texas

By _____ Deputy

File # 9407422 Cab. G Sheet 185A