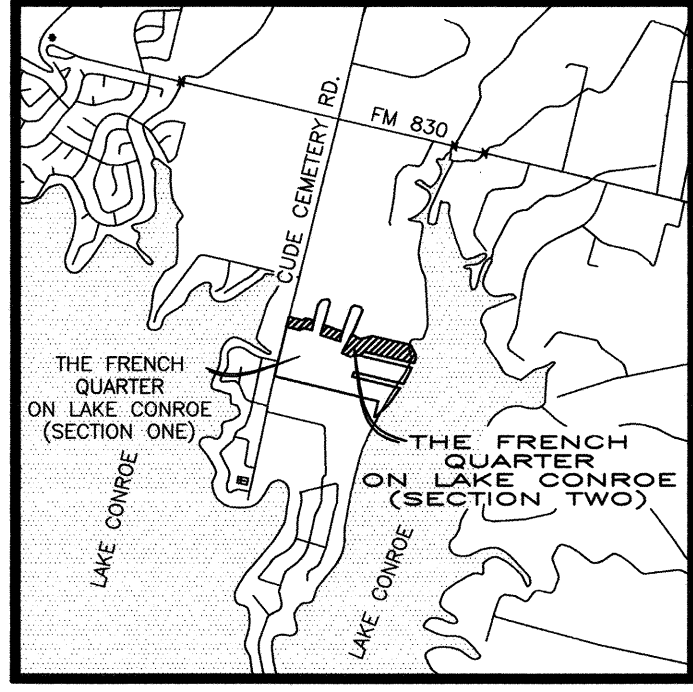


-BENCH MARK-
 (LOCATED IN SECTION ONE)
 3" BRASS DISK SET IN CONCRETE COLUMN
 6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH
 WITH NATURAL GROUND
 STAMPED: FQ1 - ELEV.=222.5

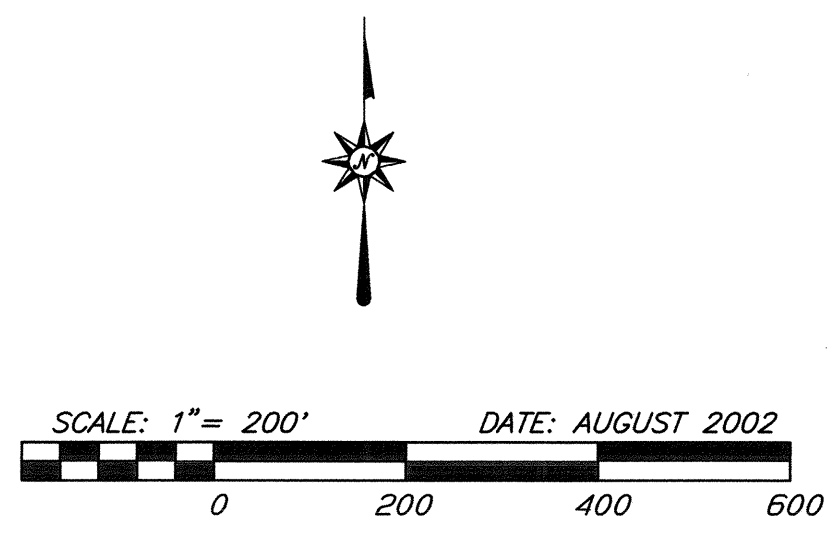


-VICINITY MAP-
 MONTGOMERY COUNTY KEY MAP
 PAGE: 126 BLOCK: N AND S

-CENTERLINE & ROW DATA-

LINE/CURVE	BEARING/CHORD	DIST/ARC	RADIUS	DELTA	CHORD DIST
L1	N16°37'08"E	204.65'	---	---	---
L2	N30°56'53"E	200.85'	---	---	---
L3	N30°56'53"E	82.35'	---	---	---
L4	S73°49'51"E	864.60'	---	---	---
L5	S73°49'51"E	864.60'	---	---	---
C1	N21°09'27"E	76.44'	8856.33'	0°29'40"	76.44'
C2	N28°28'26"E	140.06'	2721.85'	2°56'54"	140.05'
C3	N49°39'49"E	16.33'	25.00'	37°25'51"	16.04'
C4	N87°16'27"E	16.49'	25.00'	37°47'25"	16.19'
C5	N21°26'29"W	45.72'	25.00'	10°44'44"	39.61'
C6	N20°57'08"E	127.92'	8101.88'	0°54'17"	127.92'
C7	N86°26'29"W	77.38'	300.00'	1°44'44"	77.17'

- NOTES:**
1. ALL STREET RIGHT-OF-WAYS ARE SIXTY FEET WIDE AND PRIVATE.
 2. THERE IS HEREBY DEDICATED A FIVE-FOOT (5') BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
 3. THIS PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) AS PER VOL. 683 PG. 15 AND VOL. 701 PG. 815 D.R.M.C.
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 5. STORM WATER DETENTION FACILITIES, PRIVATE STREETS AND COMMON AREAS, AND STREET LIGHTS NOT MAINTAINED BY A GOVERNMENTAL ENTITY SHALL BE MAINTAINED BY THE PROPERTY OWNERS WITHIN THE SUBDIVISION. THE CITY OF CONROE MAY REPAIR ANY SUCH PRIVATE FACILITY IF IT DETERMINES THAT ITS CONDITION WOULD INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE OR POSE A SIGNIFICANT THREAT OF INJURY TO PERSONS OR PROPERTY OUTSIDE THE SUBDIVISION. A REPAIR MADE BY THE CITY SHALL NOT OBLIGATE THE CITY FOR FUTURE MAINTENANCE OF THE FACILITY. THE COST OF REPAIRS BY CITY SHALL BE ASSESSED AGAINST THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDOR'S LIEN IN FAVOR OF THE CITY THAT IS HEREBY ESTABLISHED UPON EACH LOT. THIS PROVISION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON EACH PERSON PURCHASING A LOT WITHIN THE SUBDIVISION.
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 9. NOTES 5 AND 8 WILL APPLY ONLY IF THE CITY OF CONROE ANNEXES THIS PROPERTY.



**THE FRENCH QUARTER ON LAKE CONROE
 SECTION TWO**

40 RESIDENTIAL LOTS * 6 BLOCKS * 1 RESERVE
 A SUBDIVISION OF 15.053 ACRES OF LAND
 IN THE ELIJAH COLLARD SURVEY, A-7
 MONTGOMERY COUNTY, TEXAS

OWNER: BROUSSARD-CHRISTIE, L.P.
 A TEXAS LIMITED PARTNERSHIP
 10510 CUDE CEMETERY RD.
 WILLIS, TX 77318

File# 2002096382

Cabinet S

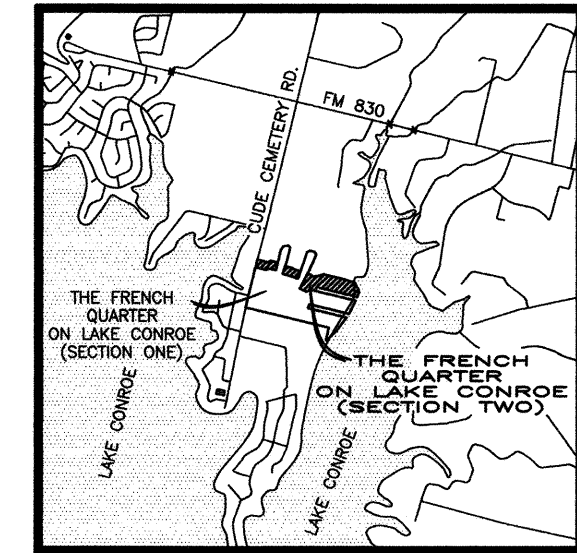
POWERS ENGINEERING
 3706 W. DAVIS - CONROE, TEXAS 77304

Sheet 148

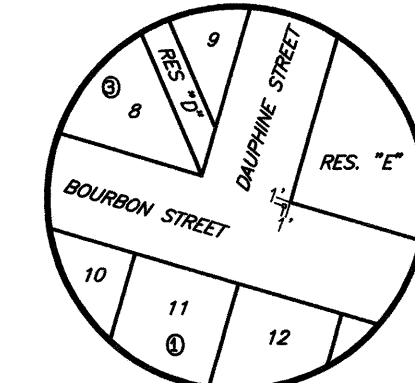
Corrected
 File# 2002103124

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-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE: 126 BLOCK: N AND S

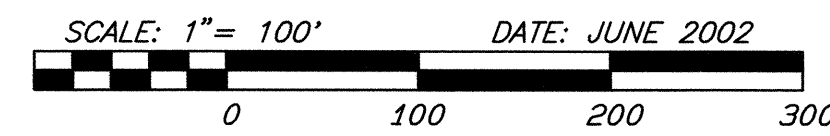
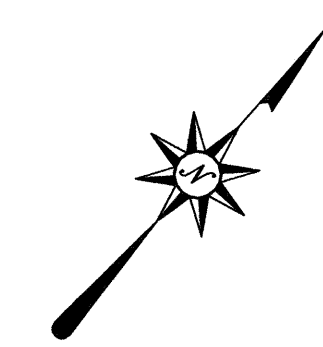


-BENCH MARK-
(LOCATED IN SECTION ONE)
3" BRASS DISK SET IN CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH
WITH NATURAL GROUND
STAMPED: F01 - ELEV.=222.5

(SCALED: S73°49'51"E 1200')

-CENTERLINE & ROW DATA-

LINE/CURVE	BEARING/CHORD	DIST/ARC	RADIUS	DELTA	CHORD DIST
L1	N16°37'08"E	204.65'	---	---	---
L2	N30°56'53"E	200.85'	---	---	---
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L5	S73°49'51"E	864.60'	---	---	---
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C7	N66°26'29"W	77.38'	300.00'	14°46'44"	77.17'



**THE FRENCH QUARTER ON LAKE CONROE
SECTION TWO**

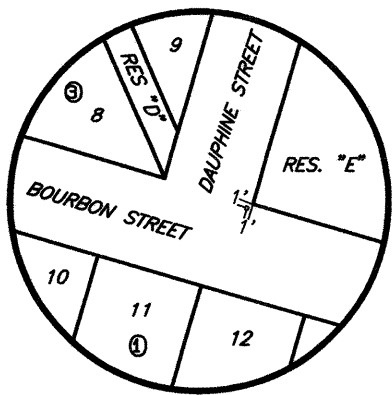
40 RESIDENTIAL LOTS * 6 BLOCKS * 1 RESERVE
A SUBDIVISION OF 15.053 ACRES OF LAND
IN THE ELIJAH COLLARD SURVEY, A-7
MONTGOMERY COUNTY, TEXAS

Sheet 169 *Corrected* File# 2002103124

OWNER: BROUSSARD-CHRISTIE, L.P.
A TEXAS LIMITED PARTNERSHIP
10510 CUDE CEMETERY RD.
WILLIS, TX. 77318

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304 *Cabinet S*

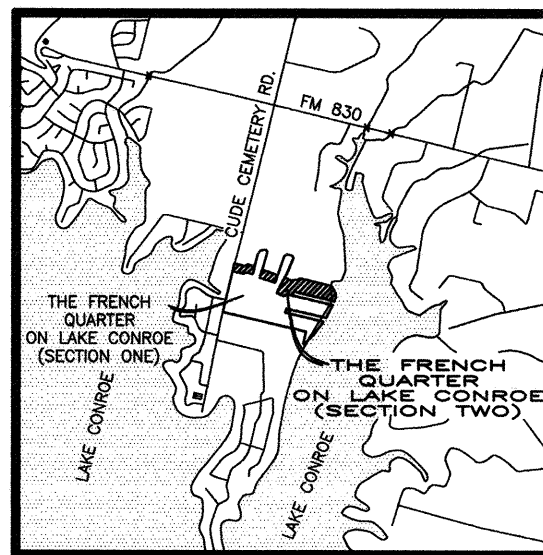
File# 2002096382



- BENCH MARK -
(LOCATED IN SECTION ONE)

3" BRASS DISK SET IN CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH
WITH NATURAL GROUND
STAMPED: F01 - ELEV.=222.5

SOUTHERN LIFESTYLES
RESIDUAL OF 122.988 Ac.
(CALLED: 122.80 Ac.)
VOL. 746, PG. 874 D.R.M.C.



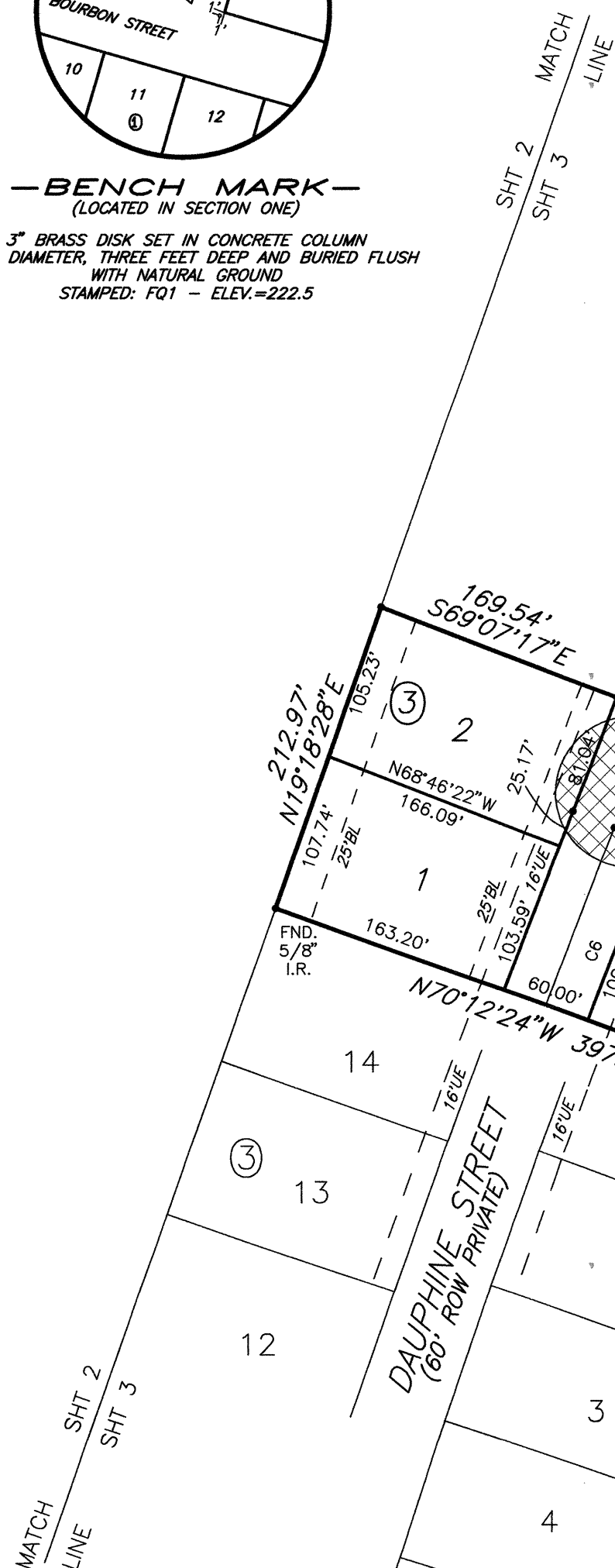
- VICINITY MAP -

MONTGOMERY COUNTY KEY MAP
PAGE: 126 BLOCK: N AND S

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SOUTHERN LIFESTYLES
RESIDUAL OF 122.988 Ac.
(CALLED: 122.80 Ac.)
VOL. 746, PG. 874 D.R.M.C.



TEMPORARY EASEMENT FOR TURN-AROUND (50' RADIUS) UNTIL STREET IS EXTENDED IN SAME DIRECTION BY A RECORDED PLAT

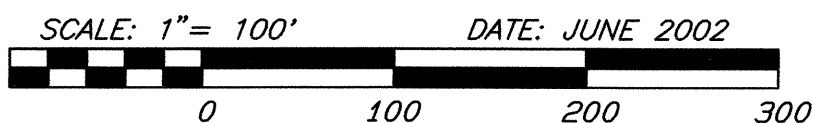
RESTRICTED RESERVE "F" THE FRENCH QUARTER ON LAKE CONROE CAB. Q. SHT. 37 M.R.M.C.

S59°03'07"E 169.10'
S89°11'02"E 69.37'

N77°50'20"E 189.03'

S30°56'53"W 68.95'

THE FRENCH QUARTER ON LAKE CONROE SECTION ONE CAB. Q. SHT. 37 M.R.M.C.



SCALE: 1"=100' DATE: JUNE 2002

THE FRENCH QUARTER ON LAKE CONROE SECTION TWO

40 RESIDENTIAL LOTS * 6 BLOCKS * 1 RESERVE
A SUBDIVISION OF 15.053 ACRES OF LAND
IN THE ELIJAH COLLARD SURVEY, A-7
MONTGOMERY COUNTY, TEXAS

- CENTERLINE & ROW DATA -

LINE/CURVE	BEARING/CHORD	DIST/ARC	RADIUS	DELTA	CHORD DIST
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L2	N30°56'53"E	200.85'	---	---	---
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L5	S73°49'51"E	864.60'	---	---	---
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C5	N21°26'29"W	45.72'	25.00'	104°46'44"	39.61'
C6	N20°57'08"E	127.92'	8101.88'	0°54'17"	127.92'
C7	N66°26'29"W	77.38'	300.00'	14°46'44"	77.17'

APPROX. LOCATION OF 100 YEAR FLOODPLAIN AS PER FEMA PANEL #48339C0220 F EFFECTIVE DATE: 12/19/96

OWNER: BROUSSARD-CHRISTIE, L.P.
A TEXAS LIMITED PARTNERSHIP
10510 CUDE CEMETERY RD.
WILLIS, TX. 77318

File # 2002096382

Cabinet 5

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

Sheet 170

Corrected
File # 2002103124

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Broussard-Christie, L.P., a Texas Limited Partnership by its General Partner, Broussard Development Co., Inc., a Texas Corporation, by its President, Roderick L. Broussard, (OWNER), owner of the property subdivided in the above and foregoing map of The French Quarter on Lake Conroe Section Two, does hereby make subdivision of said property for and on behalf of said OWNER, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and does designate said subdivision as The French Quarter on Lake Conroe Section Two, located in the Elijah Collard Survey, A-7, Montgomery County, Texas and on behalf of said OWNER, and do dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and does 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 ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

Further, we do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

This is to certify that OWNER of the property subdivided in the above and foregoing map of The French Quarter on Lake Conroe Section Two, has 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, OWNER 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 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 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, OWNER 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, Broussard-Christie, L.P. a Texas Limited Partnership, has caused these presents to be signed by Roderick L. Broussard, President of Broussard Development Co., Inc., as General Partner, thereunto authorized, and its common seal hereunto affixed this

5th day of August, 2002.

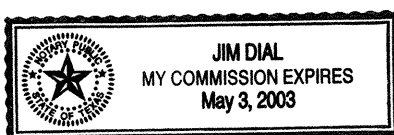
Broussard-Christie, L.P.
By: Broussard Development Co. Inc.
Its: General Partner

By: Roderick L. Broussard
Roderick L. Broussard
Title: President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Roderick L. Broussard, President, of Broussard Development Co., Inc. 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 5th day of August, 2002.



Jim Dial
Notary Public in and for
Montgomery County, Texas

FILED FOR RECORD

2002 SEP 17 AM 11:09

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

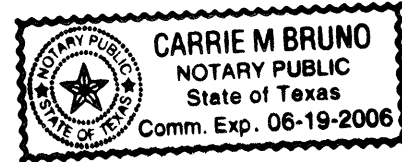
Citizens Bank of Texas, N.A., owner and holder of a lien against the property described in the plat known as The French Quarter on Lake Conroe Section Two, said lien being evidenced by instrument recorded under County Clerk's File No. 2001073991 of the Real Property Records of Montgomery County, Texas, does hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner and holder of said lien and have not assigned the same nor any part thereof.

Citizens Bank of Texas, N.A.
By: Russell Barnett
Russell Barnett
Title: Executive Vice President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Russell Barnett, Executive Vice President, of Citizens Bank of Texas, N.A., 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.

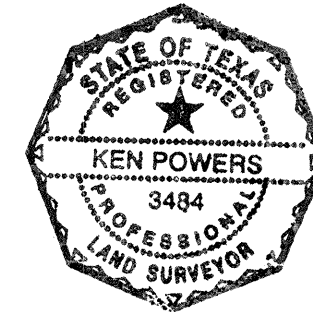
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of August, 2002.



Carrie M Bruno
Notary Public in and for
Montgomery County, Texas

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



Certificate of Approval by Planning and Zoning Commission

On the 15th day of August, 2002, this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

WITNESS the official signatures of the chairman and secretary of the City Planning and Zoning Commission of the City of Conroe, Texas

this 16th day of August, 2002.

Jammy Balf
Secretary

Jim Selt
Chairman

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 9th day of Sept., 2002.

Mike Meador
Mike Meador
Commissioner Precinct 1

Craig Doyal
Craig Doyal
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

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

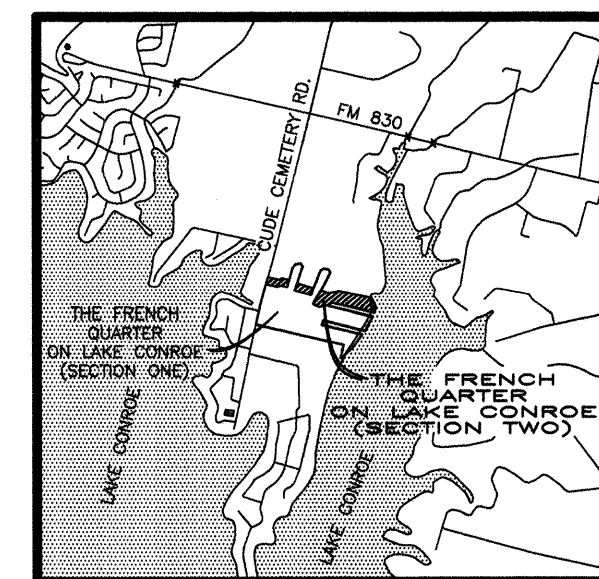
Sept 9, 2002, at 9:30 o'clock, A.M., and duly recorded on Sept 17, 2002, at 11:09 o'clock, A.M.,

in Cabinet S, Sheet 170A 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: Monica J. ...
County Clerk



-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE: 128 BLOCK: N AND S

THE FRENCH QUARTER ON LAKE CONROE
SECTION TWO

Corrected
File # 2002103124

OWNER: BROUSSARD-CHRISTIE, L.P.,
A TEXAS LIMITED PARTNERSHIP
10510 CUDE CEMETARY Rd.
WILLIS, TX. 77318

File # 2002096382

Cabinet S

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

Sheet 170A