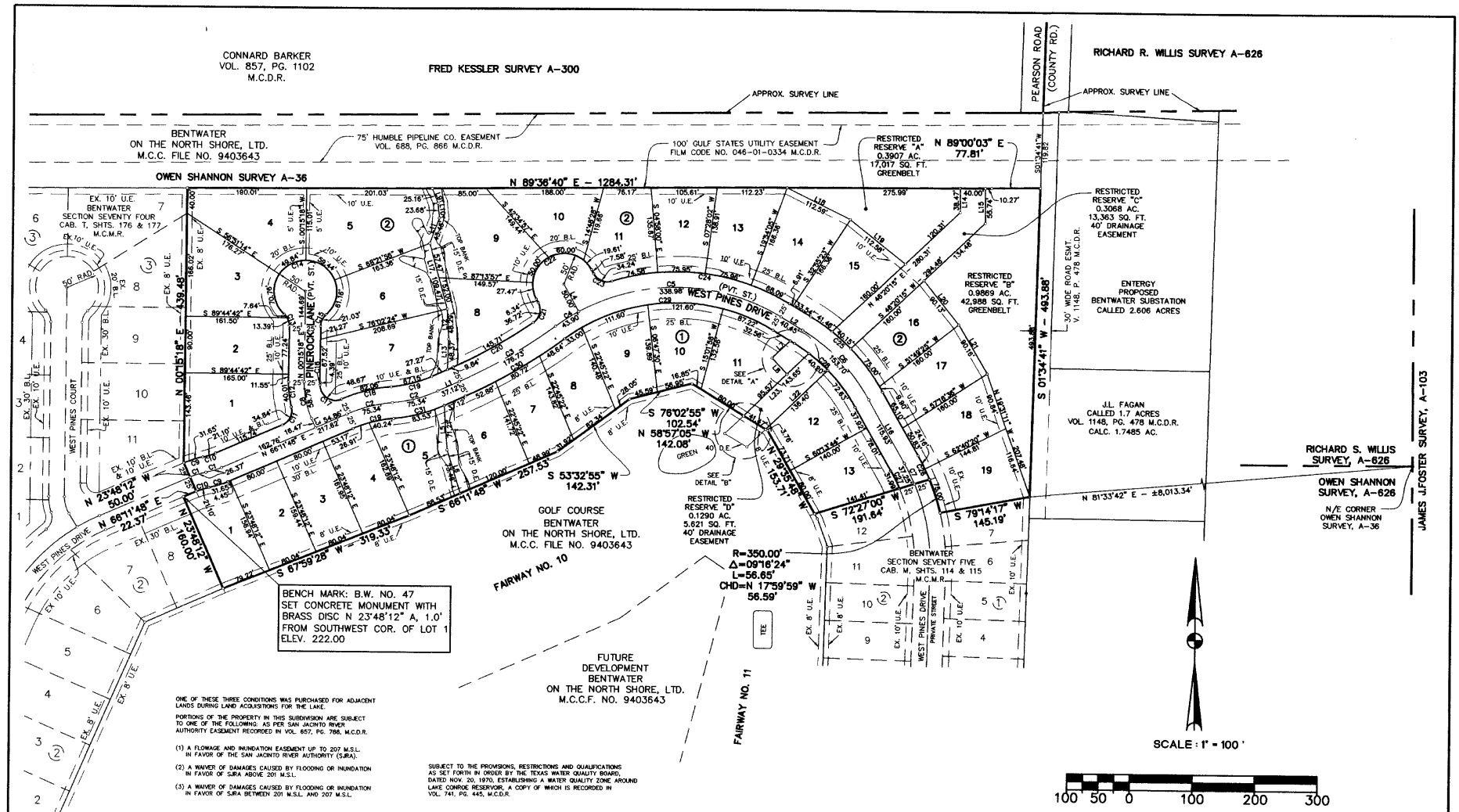


ONE OF THESE THREE CONDITIONS WAS PURCHASED FOR ADJACENT LANDS DURING LAND ACQUISITIONS FOR THE LAKE.

PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING: AS PER SAN JACINTO RIVER AUTHORITY EASEMENT RECORDED IN VOL. 657, PG. 788, M.C.D.R.

(1) A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).

(2) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF SJRA ABOVE 201 M.S.L.

(3) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF SJRA BETWEEN 201 M.S.L. AND 207 M.S.L.

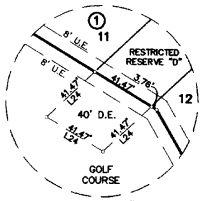
SUBJECT TO THE PROVISIONS, RESTRICTIONS AND QUALIFICATIONS AS SET FORTH IN ORDER BY THE TEXAS WATER QUALITY BOARD, DATED NOV. 20, 1970, ESTABLISHING A WATER QUALITY ZONE AROUND LAKE CONROE RESERVOIR. A COPY OF WHICH IS RECORDED IN VOL. 741, PG. 445, M.C.D.R.

LINE TABLE:

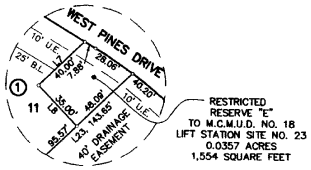
LINE NO.	BEARING	LENGTH
L1	N 66° 11' 48" E	37. 12'
L2	S 58° 57' 05" E	40. 45'
L3	N 23° 48' 12" W	16. 47'
L4	N 28° 42' 45" W	50. 00'
L5	S 04° 07' 36" E	71. 21'
L6	S 17° 02' 23" E	73. 46'
L7	S 46° 20' 15" W	40. 00'
L8	S 43° 39' 45" E	35. 00'
L9	S 21° 41' 30" E	25. 16'
L10	S 05° 38' 44" E	23. 68'
L11	S 20° 16' 02" W	43. 45'
L12	S 02° 52' 44" E	48. 29'
L13	S 01° 38' 00" W	48. 37'
L14	S 00° 23' 20" E	38. 47'
L15	N 00° 23' 20" W	55. 74'
L16	S 29° 35' 48" E	115. 93'
L17	S 15° 17' 16" E	109. 47'
L18	S 63° 52' 05" E	112. 59'
L19	S 51° 30' 48" E	112. 58'
L20	S 38° 27' 27" E	90. 13'
L21	S 30° 40' 45" E	90. 16'
L22	S 46° 20' 15" W	136. 40'
L23	N 46° 20' 15" E	143. 65'
L24	S 46° 20' 15" W	41. 47'
L25	N 58° 57' 05" W	41. 47'

CURVE DATA:

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	12° 05' 17"	125. 00'	26. 37'	13. 24'	N 72° 14' 27" E	26. 32'
C2	18° 46' 02"	230. 00'	75. 34'	38. 01'	N 75° 34' 49" E	75. 00'
C3	12° 38' 53"	800. 60'	176. 73'	88. 73'	N 59° 52' 22" E	176. 37'
C4	07° 44' 19"	325. 00'	43. 90'	21. 98'	N 57° 25' 05" E	43. 86'
C5	59° 45' 41"	325. 00'	338. 98'	186. 74'	S 88° 49' 55" E	323. 83'
C6	29° 21' 17"	300. 00'	153. 70'	78. 58'	S 44° 16' 27" E	152. 03'
C7	06° 34' 04"	325. 00'	37. 25'	18. 65'	S 26° 18' 46" E	37. 23'
C8	24° 03' 30"	140. 00'	58. 79'	29. 83'	N 11° 46' 27" W	58. 35'
C9	12° 05' 17"	150. 00'	31. 65'	15. 88'	N 72° 14' 27" E	31. 59'
C10	12° 05' 17"	100. 00'	21. 10'	10. 59'	N 72° 14' 27" E	21. 06'
C11	79° 50' 10"	25. 00'	34. 84'	20. 92'	N 26° 16' 43" E	32. 08'
C12	13° 53' 40"	165. 00'	40. 01'	20. 11'	N 06° 41' 32" W	39. 92'
C13	48° 11' 22"	25. 00'	21. 03'	11. 18'	N 23° 50' 23" W	20. 41'
C14	276° 22' 45"	50. 00'	241. 19'	-------	S 89° 44' 41" E	66. 67'
C15	48° 11' 23"	25. 00'	21. 03'	11. 18'	S 24° 21' 00" W	20. 41'
C16	02° 11' 22"	115. 00'	4. 39'	2. 20'	S 00° 50' 23" E	4. 39'
C17	111° 32' 19"	25. 00'	48. 67'	36. 74'	S 57° 42' 13" E	41. 34'
C18	18° 26' 13"	255. 00'	82. 08'	41. 39'	N 75° 44' 44" E	81. 70'
C19	18° 46' 02"	205. 00'	67. 15'	33. 88'	N 75° 34' 49" E	66. 85'
C20	10° 45' 51"	775. 60'	145. 71'	73. 07'	N 60° 48' 53" E	145. 50'
C21	84° 08' 42"	25. 00'	36. 72'	22. 57'	N 13° 21' 36" E	33. 50'
C22	180° 00' 00"	50. 00'	157. 08'	-------	N 61° 17' 15" E	100. 00'
C23	78° 27' 47"	25. 00'	34. 24'	20. 41'	S 67° 56' 39" E	31. 62'
C24	48° 13' 27"	350. 00'	294. 58'	156. 65'	S 83° 03' 48" E	285. 97'
C25	29° 21' 17"	325. 00'	166. 51'	85. 12'	S 44° 16' 27" E	164. 69'
C26	06° 57' 37"	350. 00'	42. 52'	21. 29'	S 26° 07' 00" E	42. 49'
C27	06° 06' 35"	300. 00'	31. 99'	16. 01'	N 26° 32' 31" W	31. 98'
C28	29° 21' 17"	275. 00'	140. 89'	72. 03'	N 44° 16' 27" W	139. 36'
C29	67° 30' 00"	300. 00'	353. 43'	200. 45'	S 67° 17' 55" W	333. 34'
C30	12° 38' 53"	825. 60'	182. 25'	91. 50'	S 59° 52' 22" W	181. 88'
C31	18° 46' 02"	255. 00'	83. 53'	42. 14'	S 75° 34' 49" W	83 15'



DETAIL "B"
40' DRAINAGE EASEMENT
SCALE: 1"=50'



DETAIL "A"
LIFT STATION SITE
SCALE: 1"=50'

BENTWATER

SECTION FORTY SEVEN

BEING A SUBDIVISION OF 14.8372 ACRES
IN THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
32 LOTS 2 BLOCKS 5 RESERVES

ENGINEER:
CENTURY ENGINEERING, INC.
3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063

DEVELOPER:
BENTWATER ON THE NORTH SHORE, LTD.
2438 WINDMILL DRIVE, RICHMOND, TEXAS 77469-1256

C.E.I. JOB NO. 85034-47.0

Job #2005-008829 Calc. X Sht 137

SHEET 1 OF 2

PLAT47.DWG

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

WE, BENTWATER ON THE NORTH SHORE, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS SOLE GENERAL PARTNER, J. B. LAND CO.,LTD., ACTING BY ITS PRESIDENT, J. B. BELIN, JR., SAID LIMITED PARTNERSHIP BEING THE OWNER OF THE PROPERTY SUBDIVIDED IN THE **ABOVE AND FOREGOING MAP OF BENTWATER SECTION FORTY SEVEN HEREBY** MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, **AND DESIGNATE SAID SUBDIVISION AS BENTWATER SECTION FORTY SEVEN IN THE OWEN SHANNON SURVEY ABSTRACT 36, MONTGOMERY COUNTY, TEXAS,** AND DEDICATE TO PUBLIC USE, AS SUCH, THE EASEMENTS SHOWN THEREON AND DEDICATED HEREUNDER FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE PRIVATE STREETS AND ALLEYS DEDICATED HEREUNDER 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.

FURTHER, WE DO HEREBY ESTABLISH BUILDING SETBACK LINES AS SHOWN ON THE ABOVE PLAT AND MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF CONVENANTS, CONDITIONS AND RESTRICTIONS FOR **BENTWATER SECTION FORTY SEVEN HEREAFTER ADOPTED BY THE OWNER OF** SAID LAND FOR SAID SUBDIVISION (AND THE PROVISIONS OF SUCH DECLARATION SHALL CONTROL ANY INCONSISTENCIES BETWEEN THIS PLAT AND SAID DECLARATION).

FURTHER, WE DO DEDICATE FOR PUBLIC UTILITY PURPOSES ALL STREET RIGHT-OF-WAYS. FURTHER, WE DEDICATE OTHER GROUND AND AERIAL UTILITY EASEMENTS AS INDICATED ON THIS PLAT. FURTHER, WE DO DEDICATE UTILITY EASEMENTS AS FOLLOWS: A 10 FOOT UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS ADJACENT TO STREET RIGHT-OF-WAY AND A TEN FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES OF ALL CORNER LOTS WHICH ARE ADJACENT TO STREET RIGHT-OF-WAY, EXCEPT AS OTHERWISE SHOWN ON THE PLAT. THESE UTILITY EASEMENTS ARE CONVEYED UNTO THE PUBLIC AND TO UTILITY COMPANIES SERVING THE PUBLIC, AND ARE NON-EXCLUSIVE UNDERGROUND EASEMENTS FOR PUBLIC UTILITY PURPOSES.

FURTHER, WE DO HEREBY ESTABLISH A MINIMUM SLAB ELEVATION FOR EACH LOT, WHICH SHALL IN NO CASE BE LOWER THAN THE HIGHER OF THE ELEVATION OF ONE (1) FOOT ABOVE THE 100 YEAR FLOOD PLAIN ON EACH LOT AND THAT NO HOUSE SLAB SHALL BE CONSTRUCTED AT AN ELEVATION OF LESS THAN 207.00

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE RESTRICTED TO THE CONSTRUCTION OF RESIDENTIAL DWELLINGS THEREON AND SHALL BE RESTRICTED TO RESIDENTIAL USE UNDER THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENTWATER SECTION **FORTY SEVEN.**

FURTHER, WE DO HEREBY CONVENANT AND AGREE THAT ALL OF THE LAND WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY STREET OR ROAD OR ANY DRAINAGE DITCH.

FURTHER, BENTWATER ON THE NORTH SHORE, LTD., DOES HEREBY RESERVE INTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL OF THE OIL, GAS AND OTHER MINERALS IN, ON, UNDER, AND THAT MAY BE PRODUCED AND SAVED FROM ALL THE LAND AND EASEMENTS HEREBY DEDICATED, BUT WITHOUT SURFACE RIGHTS TO PRODUCE SAME, WHICH SURFACE RIGHTS ARE HEREBY WAIVED.

FURTHER, WE, BENTWATER ON THE NORTH SHORE, LTD., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF BENTWATER **SECTION FORTY SEVEN, 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.

FURTHER, WE, BENTWATER ON THE NORTH SHORE, LTD., 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 THE SAID SUBDIVISION AS SHOWN ON THE PLAT 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 PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND **FOREGOING SUBDIVISION OF BENTWATER SECTION FORTY SEVEN WHERE** BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED (PURSUANT TO THIS PLAT) OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THE ROADS AND STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO THE PUBLIC AND WE DO HEREBY DEDICATE SAME AS EASEMENTS FOR THE USE AND BENEFIT OF ALL PURCHASERS OR OWNERS OF LOTS FRONTING THEREON OR ADJACENT THERETO, WHICH EASEMENTS SHALL INCLUDE RIGHTS OF INGRESS, EGRESS, AND PASSAGE TO EACH LOT SHOWN HEREON, AND IN FAVOR OF THE INVITEES AND DESIGNEES OF EACH SUCH OWNER AND EACH SUCCESSOR-IN-TITLE TO EACH LOT SHOWN HEREON, BUT NOT IN FAVOR OF THE PUBLIC. HOWEVER, BENTWATER ON THE NORTH SHORE, LTD., DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO (I) DEDICATE THE ROADS AND STREETS IN THIS SUBDIVISION TO THE PUBLIC AND/OR TO GRANT ADDITIONAL INGRESS AND EGRESS EASEMENTS THEREON WITHOUT THE JOINDER OF ANY LOT OWNER OR OTHER PARTIES OR (II) CONVEY THE ROADS AND STREETS IN THIS SUBDIVISION TO THE PROPERTY OWNERS ASSOCIATION FORMED FOR THIS SUBDIVISION, SUBJECT TO SUCH RESTRICTIONS AND CONDITIONS SET FORTH IN THE DEED CONVEYING THE STREETS AND ROADS (SUCH CONVEYANCE, IF MADE, SHALL NOT REQUIRE THE JOINDER OF ANY LOT OWNERS OR OTHER PARTIES). NOTWITHSTANDING THE FACT THAT ALL THE ROADS AND STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO THE PUBLIC, BUT THAT EACH PROPERTY OWNER HAS AN APPURTENANT EASEMENT FOR RIGHTS OF INGRESS AND EGRESS AND USE OF SUCH STREETS, IT IS HEREBY STIPULATED THAT THE LAW ENFORCEMENT OFFICERS OF MONTGOMERY COUNTY, TEXAS, THE STATE OF TEXAS, OTHER OFFICIAL LAW ENFORCEMENT BODIES, AND FIRE DEPARTMENT OFFICIALS AND FIRE PROTECTION PERSONNEL, VEHICLES, AND EQUIPMENT ARE HEREBY EXPRESSLY GIVEN THE RIGHT TO ENTER UPON THE ROADS AND STREETS IN THIS SUBDIVISION TO ENFORCE ALL APPLICABLE REGULATIONS AND LAWS AND TO PROTECT THE SAFETY OF THE RESIDENTS AND THEIR PROPERTY.

BENTWATER ON THE NORTH SHORE, LTD., ITS DESIGNEES, SUCCESSORS AND ASSIGNS, SHALL ALSO HAVE THE RIGHT TO USE SAID STREETS FOR THE INSTALLATION, MAINTENANCE AND IMPROVEMENT OF WATER, SANITARY AND STORM SEWER LINES AND OTHER UTILITY ABOVE, IN OR UNDER SAID STREETS.

MONTGOMERY COUNTY SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF STREETS WITHIN THE SUBDIVISION, UNLESS SUCH STREETS HAVE BEEN DEDICATED TO THE PUBLIC BY THE CURRENT OWNER OF SAID STREETS (WITHOUT THE JOINDER OF ANY OTHER PARTY) AND MEET COUNTY STANDARDS AND COUNTY MAINTENANCE HAS BEEN REQUESTED BY THE CURRENT OWNER OF SAID STREETS AND SUCH DEDICATION HAS BEEN ACCEPTED BY MONTGOMERY COUNTY.

IN TESTIMONY WHEREOF, BENTWATER ON THE NORTH SHORE, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY J.B. BELIN, JR. AS MANAGER OF J.B. - G.P., L.L.C. AS SOLE GENERAL PARTNER OF J.B. LAND CO., LTD., AS SOLE GENERAL PARTNER OF BENTWATER ON THE NORTH SHORE, LTD., HEREUNTO AUTHORIZED, THIS 15 DAY OF Dec 2004.

BENTWATER ON THE NORTH SHORE, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: J.B. LAND CO., LTD., GENERAL PARTNER
BY: J.B. - G.P., L.L.C., GENERAL PARTNER

BY: J.B. BELIN, JR.

Its: MANAGER

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.B. BELIN, JR., AS MANAGER OF J.B. - G.P., L.L.C.* OF J.B. LAND CO., LTD., AS SOLE GENERAL PARTNER OF BENTWATER ON THE NORTH SHORE, LTD., A TEXAS LIMITED PARTNERSHIP, 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 AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

*** as Sole General Partner.**

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF Dec 2004.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

MARY WATKINS
MY COMMISSION EXPIRES
May 3, 2007

WE, OMEGA FINANCIAL SERVICES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER AND HOLDER OF THE FOLLOWING LIENS AGAINST THE PROPERTY **DESCRIBED IN THE PLAT KNOWN AS BENTWATER SECTION FORTY SEVEN SAID** LIENS BEING EVIDENCED BY INSTRUMENTS RECORDED OF RECORD AS FOLLOWS, (A) VENDOR'S LIEN CREATED BY INSTRUMENT DULY RECORDED UNDER CLERK'S FILE NO. 8616289 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS AS THEREAFTER AMENDED AND MODIFIED BY INSTRUMENTS DULY RECORDED UNDER CLERK'S FILE NO. 8709342, AND CLERK'S FILE NO. 8716882 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, (B) DEED OF TRUST LIEN CREATED BY INSTRUMENT DULY RECORDED UNDER CLERK'S FILE NO. 8713627 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AS AMENDED AND MODIFIED BY INSTRUMENT DULY RECORDED UNDER CLERK'S FILE NO. 8716883 AND CLERK'S FILE NO. 9244950** OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, (C) SECURITY INTEREST CREATED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 8713625 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AS AMENDED AND MODIFIED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 9244951 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS; (D) DEED OF TRUST LIEN CREATED BY INSTRUMENT DULY RECORDED UNDER CLERK'S FILE NO. 8713626 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AS AMENDED AND MODIFIED BY INSTRUMENT DULY RECORDED UNDER CLERK'S FILE NO. 8716883 AND CLERK'S FILE NO. 9244950** OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AND AS FURTHER AMENDED AND MODIFIED BY INSTRUMENT DULY RECORDED UNDER CLERK'S FILE NO. 9400740 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, (E) SECURITY INTEREST CREATED BY INSTRUMENT DULY RECORDED UNDER CLERK'S FILE NO. 8713624 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AS AMMENDED AND MODIFIED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 9244951 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AND DO IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME OR ANY PART THEREOF.

OMEGA FINANCIAL SERVICES, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER

****was modified by Correction and Amendment of Deed of Trust recorded under File NO. 9303539**

BY:
ALPHA ADVISORY GROUP, INC.,
TEXAS CORPORATION

BY:
J.B. BELIN, JR.
PRESIDENT

BY:
MARY ANN BELIN
SECRETARY

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. B. BELIN, JR., PRESIDENT AND MARY ANN BELIN, SECRETARY OF ALPHA ADVISORY GROUP, INC., SOLE GENERAL PARTNER OF OMEGA FINANCIAL SERVICES, LTD., A TEXAS LIMITED PARTNERSHIP, 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, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF Dec 2004.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

MARY WATKINS
MY COMMISSION EXPIRES
May 3, 2007

FILED FOR RECORD

2005 JAN 27 AM 9:03

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

I, GARALD E. MUNGER, JR., AM AUTHORIZED (OR 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 (OR OTHER SUITABLE PERMANENT METAL) PIPE OR RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTS 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.

GARALD E. MUNGER, JR. R.P.L.S.
TEXAS REGISTRATION NO. 3438

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, P.E.
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 24 DAY OF January 2005.

COMMISSIONER'S COURT MONTGOMERY COUNTY

MIKE MEADOR
COMMISSIONER, PRECINCT 1

CRAIG DOYAL
COMMISSIONER, PRECINCT 2

ALAN B. SADLER
COUNTY JUDGE

ED CHANCE
COMMISSIONER, PRECINCT 3

ED RINEHART
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 1-27-05 2005 AT 9:03 O'CLOCK AM, AND DULY RECORDED, ON 1-27-05 2005, AT 9:03 O'CLOCK AM., IN CABINET X, SHEETS 135-138 OF THE MAPS RECORDS FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

MARK TURNBULL,
CLERK OF THE COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY:
DEPUTY

BENTWATER

SECTION FORTY SEVEN

BEING A SUBDIVISION OF 14.8372 ACRES
IN THE OWEN SHANNON SURVEY, A - 36
MONTGOMERY COUNTY, TEXAS

32 LOTS 2 BLOCKS 5 RESERVES

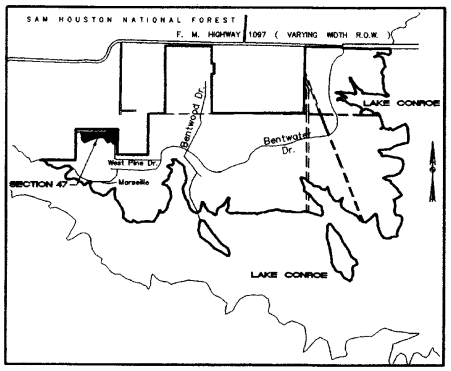
ENGINEER:

CENTURY ENGINEERING, INC.
3030 SOUTH GESSNER SUITE 100, HOUSTON, TEXAS 77063

DEVELOPER:

BENTWATER ON THE NORTH SHORE, LTD.
2438 WINDMILL DRIVE, RICHMOND, TEXAS 77469-1256

C.E.I. JOB NO. 85034-47.0



VICINITY MAP

NOT TO SCALE

SHEET 2 OF 2

File # 2005-008829 Cab. X Sheet 138

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