

30' EASTMAN KODAK COMPANY PIPELINE EASEMENT (VOL. 527 PG. 420 M.C.D.R.)

CENTERLINE DATA

LINE/CURVES	CHORD BEARING	ARC/DISTANCE	DELTA	RADIUS
L1	N56°39'53"W	441.31'		
L2	N56°39'53"W	235.40'		
L3	N02°13'10"E	803.75'		
L4	S80°55'22"E	170.34'		
L5	S56°44'15"E	802.35'		
L6	S33°20'07"W	330.00'		
L7	S50°31'28"W	250.00'		
L8	N40°35'54"W	879.87'		
L9	N33°20'54"W	1006.55'		
L10	S07°00'33"W	1920.01'		
L11	S07°04'49"E	278.44'		
L12	S06°29'09"W	855.00'		
L13	S06°29'09"W	845.00'		
L14	S48°48'20"E	578.21'		
L15	S41°11'41"W	580.01'		
L16	N83°30'51"W	592.78'		
L17	S07°00'33"W	2188.08'		
C1		308.32'	58°53'03"	300.00'
C2		158.59'	06°51'28"	1325.00'
C3		630.82'	27°18'40"	1325.00'
C4		211.08'	24°11'07"	500.00'
C5		90.00'	17°11'19"	300.00'
C6		301.71'	13°02'48"	1325.00'
C7		140.00'	11°03'50"	725.00'
C8		1148.01'	49°38'33"	1325.00'
C9		325.82'	14°05'21"	1325.00'
C10		313.72'	13°33'57"	1325.00'
C11		96.50'	35°12'29"	100.00'
C12		802.85'	34°42'30"	1325.00'
C13		790.56'	34°11'07"	1325.00'

CREEK MEANDERS

MEANDERS	BEARING	DISTANCE	MEANDERS	BEARING	DISTANCE
1	N32°40'42"E	184.90'	50	N02°36'09"E	35.51'
2	N22°55'56"E	141.18'	51	N07°07'30"W	40.31'
3	N12°59'41"E	71.59'	52	N10°53'08"E	132.38'
4	N12°59'41"E	128.54'	53	N19°28'24"W	17.22'
5	N42°04'36"E	86.73'	54	N19°28'24"W	72.92'
6	N15°50'40"E	64.46'	55	N45°00'00"W	48.50'
7	N14°02'10"W	61.85'	56	N00°00'00"E	45.00'
8	N18°28'06"W	158.11'	57	N06°07'48"E	70.71'
9	N00°00'00"E	80.00'	58	N06°42'35"W	85.59'
10	N13°47'22"E	113.27'	59	N14°02'10"E	144.31'
11	N09°55'34"W	40.61'	60	N00°00'00"E	18.24'
12	N26°33'54"W	44.72'	61	N07°00'00"E	58.76'
13	N02°12'09"E	130.10'	62	N14°30'01"E	59.91'
14	N31°36'27"E	46.91'	63	N05°42'38"W	24.83'
15	N31°36'27"E	29.41'	64	N05°42'38"W	25.42'
16	N25°27'48"E	116.30'	65	N21°13'25"W	58.02'
17	N52°07'30"E	57.01'	66	N21°13'25"W	52.47'
18	N00°00'00"E	20.00'	67	N06°20'25"E	45.28'
19	N42°53'54"W	154.25'	68	N48°00'48"E	40.36'
20	N06°04'21"W	47.27'	69	N72°38'46"E	50.29'
21	N28°36'38"E	62.65'	70	N26°08'49"E	61.27'
22	N06°06'56"W	50.28'	71	N04°33'20"E	9.41'
23	N06°06'56"W	90.52'	72	N04°33'20"E	84.35'
24	N10°42'47"E	111.97'	73	N17°29'52"E	75.01'
25	N10°42'47"E	76.31'	74	N34°12'57"E	30.23'
26	N15°15'18"W	57.01'	75	N53°54'06"E	59.41'
27	N33°10'43"W	92.15'	76	N27°28'28"E	28.18'
28	N33°10'43"W	63.17'	77	N00°52'53"E	130.02'
29	N00°00'00"E	80.00'	78	N11°18'36"E	163.17'
30	N33°41'24"W	36.08'	79	N01°00'40"E	158.34'
31	N50°54'22"W	82.27'	80	N87°49'16"E	46.39'
32	N50°54'22"W	20.81'	81	S6°23'34"E	129.71'
33	N03°10'47"W	90.14'	82	S75°17'36"E	43.42'
34	N36°11'36"W	101.61'	83	S84°59'50"E	64.08'
35	N06°57'11"E	10.60'	84	N87°40'36"E	62.21'
36	N06°57'11"E	14.63'	85	N88°23'57"E	124.79'
37	N06°57'11"E	57.38'	86	N70°16'34"E	79.20'
38	N10°29'29"W	82.38'	87	N70°16'34"E	47.18'
39	N53°44'46"E	36.77'	88	N75°23'17"E	114.73'
40	N53°44'46"E	56.24'	89	N74°37'20"E	131.74'
41	N26°33'54"E	24.18'	90	N80°27'22"E	43.81'
42	N26°33'54"E	76.44'	91	S76°56'30"E	111.45'
43	N61°23'22"E	62.65'	92	N83°22'39"E	65.59'
44	N00°00'00"W	15.67'	93	N47°48'50"E	118.93'
45	N00°00'00"E	19.33'	94	N72°40'18"W	153.75'
46	N21°02'15"W	66.64'	95	N48°27'57"W	335.76'
47	N48°48'51"W	53.15'	96	N86°06'58"W	84.64'
48	N14°44'37"E	98.23'	97	N78°09'11"W	60.92'
49	N02°36'09"E	74.60'	98	N28°22'02"W	381.63'
			99	N15°21'02"W	77.32'
			100	N29°43'35"W	53.99'
			101	N52°46'29"W	84.88'

NOTES:
 1. AS PER THE PLAT RECORDED IN CAB. D SHT. 17A ADJACENT TO ALL STREETS THERE IS A 10' UTILITY EASEMENT, A 40' BUILDING LINE, AND A 40' ACCESS EASEMENT.
 2. THERE IS HEREBY DEDICATED A 10' REAR BUILDING LINE AND A 5' SIDE BUILDING LINE ON ALL LOTS UNLESS OTHERWISE NOTED.

TEXABA SECTION TWO
 105 LOTS * 7 BLOCKS
 OUT OF THE JONATHAN C. PITTS SURVEY, A-28
 MONTGOMERY COUNTY, TEXAS
 A REPLAT OF TEXABA (REDUCING LOT SIZES)
 BLOCK 4, LOTS 2-4, 8, AND LOTS 12-19
 BLOCK 6, LOTS 5, 11, 13-15, AND RESERVE "N-N"
 BLOCK 7, LOTS 3 AND 4
 BLOCK 8, LOTS 1, 2, 4-11, LOTS 12-23, AND RESERVE "H"
 BLOCK 9, RESERVE "C", AND LOTS 5-7
 BLOCK 10, LOTS 1-5
 AS RECORDED IN CAB. D SHT. 17A M.C.M.R.

SCALE: 1"=300'
 DATE: 4/29/98
 0 300 600

OWNERS
 CHAMPION REALTY CORPORATION
 TWO GREENSPRING PLAZA, SUITE 800
 16825 NORTHCCHASE DRIVE
 HOUSTON, TEXAS 77060-6095
 WELDON W. ALDERS
 P.O. DRAWER 10
 DAYTON, TEXAS 77575
 SHEET 1 OF 2

File # 9644614 Cab. I Sheet 57

POWERS ENGINEERING
 3706 W. DAVIS - CONROE, TEXAS 77304

THE STATE OF TEXAS:

COUNTY OF MONTGOMERY:

We, Roland Diaz, President of Champion Realty Corporation, and Weldon W. Alders, owners of the property subdivided in the above and foregoing map of Texaba Section Two, do hereby make subdivision of said property for and on behalf of said Champion Realty Corporation and Weldon W. Alders, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Texaba Section Two, located in the Jonathan C. Pitts Survey, A-28, Montgomery County, Texas, and on behalf of said Champion Realty Corporation and Weldon W. Alders, and dedicate to public use, as such, 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 the said Champion Realty Corporation and Weldon W. Alders, their successors and assigns, to warrant and forever defend the title to the land so dedicated, as to their respective ownership interests in said land.

This is to certify that we, Roland Diaz, President of Champion Realty Corporation and Weldon W. Alders, owners of the property subdivided in the above and foregoing map of Texaba Section Two, 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.

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 easements shown hereon.

Further, Champion Realty Corporation and Weldon W. Alders, 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 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 roads, streets, alleys 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.

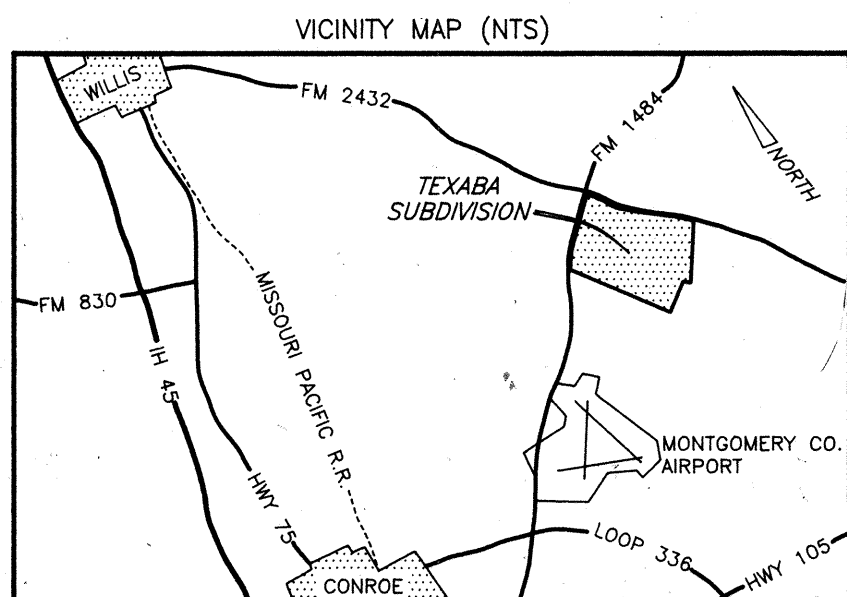
IN TESTIMONY WHEREOF, Champion Realty Corporation, has caused these presents to be signed by Roland Diaz, its President, thereunto authorized, and its common seal hereunto affixed this 17th day of April, 1996.

Champion Realty Corporation,
By: Roland Diaz
Roland Diaz, President

- AND -

WITNESS my hand in Liberty County,
Texas, this 18th day of April, 1996.

Weldon W. Alders
Weldon W. Alders

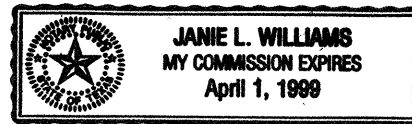


THE STATE OF TEXAS:

COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Roland Diaz, President, of Champion Realty Corporation, 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 17th day of April, 1996.

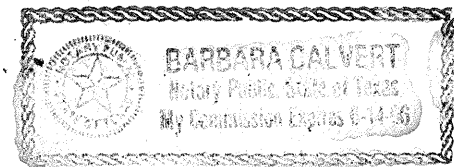


Janie L. Williams
Notary Public in and for Harris County, Texas

THE STATE OF TEXAS
COUNTY OF LIBERTY

BEFORE ME, the undersigned authority, on this day personally appeared Weldon W. Alders 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 18th day of April, 1996.



Barbara Calvert
Notary Public in and for _____ County, Texas

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

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Conroe, Texas this 21st day of June, 1996.

David Friday
David Friday, Chairman

Soco Moreno
Soco Moreno, Secretary

This is to certify that I, Ken Powers, a licensed 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 of minimum 5/8" diameter and 3' long, and that the plat correctly represents that survey made by me.



Ken Powers
Ken Powers
Texas Registration No. 3484

I, J. D. Blanton, 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.

J. D. Blanton
J. D. Blanton, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 22 day of July, 1996.

Mike Meador
Mike Meador
Commissioner, Precinct 1

Malcolm Purvis
Malcolm Purvis
Commissioner, Precinct 2

Alan B. Sadler
Alan B. Sadler, County Judge

Ed Chance
Ed Chance
Commissioner, Precinct 3

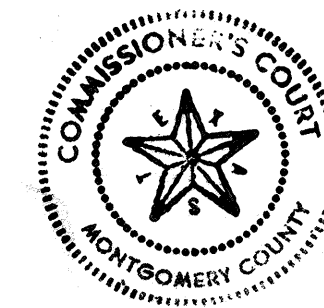
Jim Simmons
Jim Simmons
Commissioner, Precinct 4

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 certificate of authentication was filed for registration in my office on July 22, 1996, at 9:30 o'clock, A.M., and duly recorded on July 24, 1996, at 8:20 o'clock, A.M., in Cabinet I, Sheet 57-58 of record of Maps 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 _____ Deputy

TEXABA SECTION TWO

263.583 ACRES

FILED FOR RECORD

96 JUL 24 AM 8:20

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

DEPUTY

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

File # 9644614 Cab. I Sheet 58