

SEWER ESMT. CENTERLINE DATA

LINE/CURVE	BEARING	ARC/DISTANCE	RADIUS	DELTA
S1	N22°34'29"W	125.00		
S2	N22°34'29"W	125.00		
S3	N22°34'29"W	125.00		
S4	N22°34'29"W	125.00		
S5	N22°34'29"W	125.00		
S6	N22°34'29"W	125.00		
S7	N22°34'29"W	125.00		
S8	N22°34'29"W	125.00		
S9	N22°34'29"W	125.00		
S10	N22°34'29"W	125.00		
S11	N22°34'29"W	125.00		
S12	N22°34'29"W	125.00		
S13	N22°34'29"W	125.00		
S14	N22°34'29"W	125.00		
S15	N22°34'29"W	125.00		
S16	N22°34'29"W	125.00		
S17	N22°34'29"W	125.00		
S18	N22°34'29"W	125.00		
S19	N22°34'29"W	125.00		
S20	N22°34'29"W	125.00		
S21	N22°34'29"W	125.00		
S22	N22°34'29"W	125.00		
S23	N22°34'29"W	125.00		
S24	N22°34'29"W	125.00		
S25	N22°34'29"W	125.00		
S26	N22°34'29"W	125.00		
S27	N22°34'29"W	125.00		
S28	N22°34'29"W	125.00		
S29	N22°34'29"W	125.00		
S30	N22°34'29"W	125.00		
S31	N22°34'29"W	125.00		
S32	N22°34'29"W	125.00		
S33	N22°34'29"W	125.00		
S34	N22°34'29"W	125.00		
S35	N22°34'29"W	125.00		
S36	N22°34'29"W	125.00		
S37	N22°34'29"W	125.00		
S38	N22°34'29"W	125.00		
S39	N22°34'29"W	125.00		
S40	N22°34'29"W	125.00		
S41	N22°34'29"W	125.00		
S42	N22°34'29"W	125.00		
S43	N22°34'29"W	125.00		
S44	N22°34'29"W	125.00		
S45	N22°34'29"W	125.00		
S46	N22°34'29"W	125.00		
S47	N22°34'29"W	125.00		
S48	N22°34'29"W	125.00		
S49	N22°34'29"W	125.00		
S50	N22°34'29"W	125.00		
S51	N22°34'29"W	125.00		
S52	N22°34'29"W	125.00		
S53	N22°34'29"W	125.00		
S54	N22°34'29"W	125.00		
S55	N22°34'29"W	125.00		
S56	N22°34'29"W	125.00		
S57	N22°34'29"W	125.00		
S58	N22°34'29"W	125.00		
S59	N22°34'29"W	125.00		
S60	N22°34'29"W	125.00		
S61	N22°34'29"W	125.00		
S62	N22°34'29"W	125.00		
S63	N22°34'29"W	125.00		
S64	N22°34'29"W	125.00		
S65	N22°34'29"W	125.00		
S66	N22°34'29"W	125.00		
S67	N22°34'29"W	125.00		
S68	N22°34'29"W	125.00		
S69	N22°34'29"W	125.00		
S70	N22°34'29"W	125.00		

THIS PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION ESMT. UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY.
100 YEAR FLOOD PLAIN AS PER F.E.M.A. PANEL NO. 480483 0085C, DATED AUGUST 1, 1984.

ROW DATA

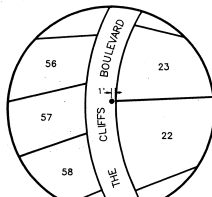
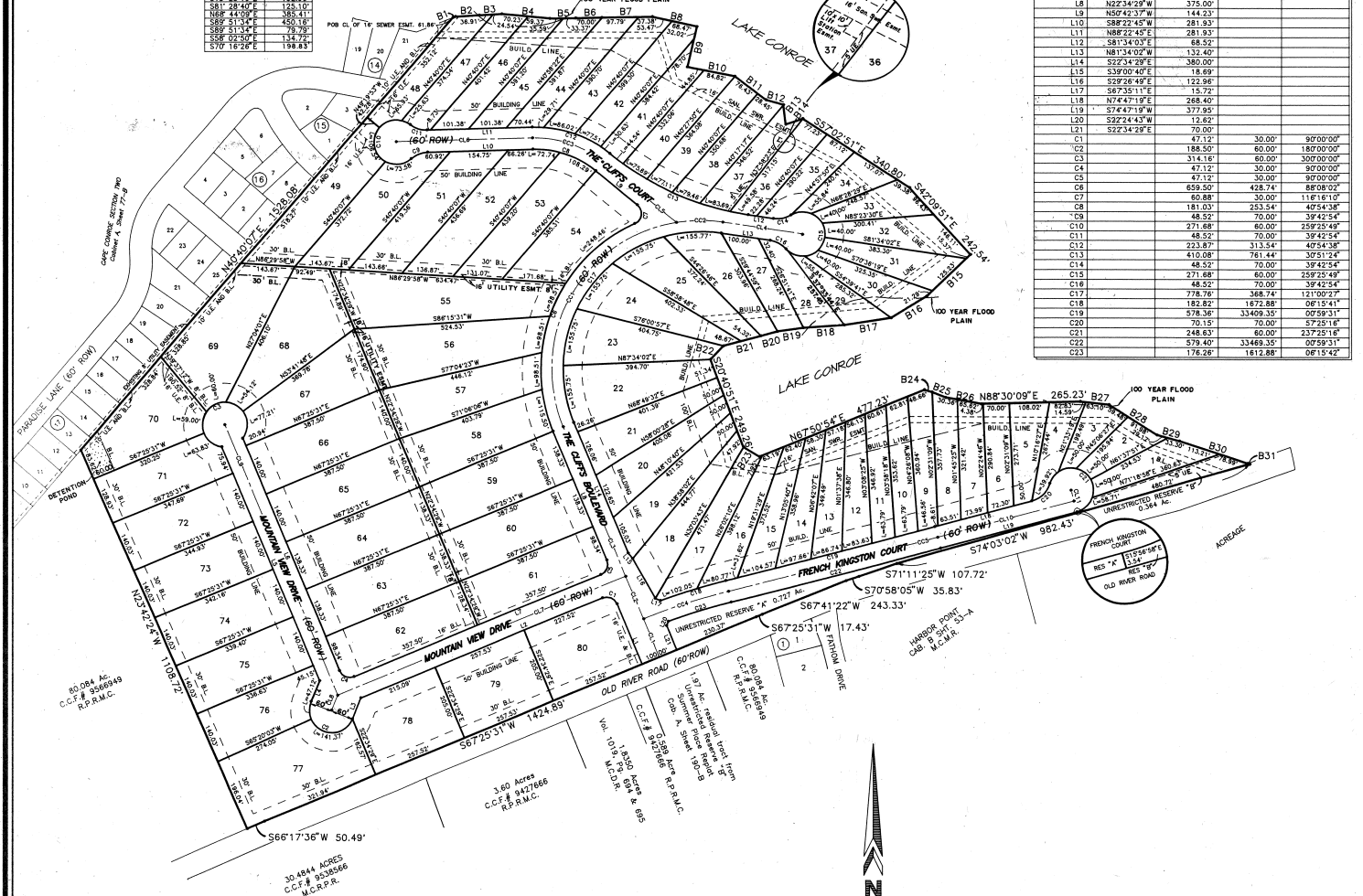
LINE/CURVE	BEARING	ARC/DISTANCE	RADIUS	DELTA
L1	N22°34'29"W	125.00		
L2	S67°25'31"W	700.15		
L3	S22°34'29"W	60.00		
L4	N22°34'29"W	60.00		
L5	N22°34'29"W	681.09		
L6	S22°34'29"W	675.94		
L7	N67°25'31"E	715.00		
L8	N22°34'29"W	375.00		
L9	N67°25'31"E	281.93		
L10	S88°22'45"W	281.93		
L11	N88°22'45"E	281.93		
L12	S81°34'03"E	48.52		
L13	N81°34'02"W	132.40		
L14	S22°34'29"E	380.00		
L15	N67°25'31"E	144.23		
L16	S29°26'49"E	122.96		
L17	S67°35'11"E	15.72		
L18	N1°44'19"E	268.40		
L19	S74°47'19"W	377.95		
L20	S22°24'43"W	12.62		
L21	S22°34'29"E	70.00		
C1	47°12'	30.00	90°00'00"	
C2	188°50'	60.00	180°00'00"	
C3	374°16'	60.00	300°00'00"	
C4	47°12'	30.00	90°00'00"	
C5	47°12'	30.00	90°00'00"	
C6	N88°53'09"E	70.00		
C7	N88°53'09"E	135.17		
C8	181°03'	253.54	405°43'38"	
C9	48°52'	70.00	39°42'54"	
C10	271.68'	60.00	259°35'49"	
C11	48°52'	70.00	39°42'54"	
C12	233.87'	313.54	405°43'38"	
C13	410.08'	761.44	305°12'24"	
C14	48°52'	70.00	39°42'54"	
C15	271.68'	60.00	259°35'49"	
C16	48°52'	70.00	39°42'54"	
C17	776.76'	368.74	121°00'27"	
C18	182.82'	1872.88'	08°15'41"	
C19	578.36'	33409.35'	00°59'31"	
C20	70.15'	70.00	5°29'16"	
C21	248.63'	60.00	23°25'16"	
C22	579.40'	33469.35'	00°59'31"	
C23	176.26'	1612.88'	08°15'42"	

CENTERLINE DATA

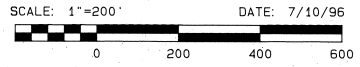
LINE/CURVE	BEARING	ARC	RADIUS	DELTA
CL1	N22°34'29"W	110.00		
CL2	N22°34'29"W	125.00		
CL3	N22°34'29"W	435.00		
CL4	S81°34'02"E	2154.77		
CL5	N50°42'37"W	255.92		
CL6	S88°22'45"W	365.00		
CL7	S87°25'31"W	835.00		
CL8	S22°25'31"W	42.43		
CL9	N22°34'29"W	787.90		
CL10	N74°47'19"E	377.95		
CL11	N15°12'41"W	30.00		
CO1	71.777'	398.74'	103°08'20"	
CO2	124.35'	398.74'	175°02'07"	
CO3	202.45'	283.54'	40°54'38"	
CO4	238.57'	1642.88'	08°21'19"	
CO5	578.88'	33439.35'	00°59'31"	

BOUNDARY DATA

LINE	BEARING	DISTANCE
B1	N88°07'09"E	7.58'
B2	N88°43'09"E	62.41'
B3	N88°13'09"E	61.45'
B4	S84°36'31"E	129.60'
B5	N88°53'09"E	68.98'
B6	N88°53'09"E	70.00'
B7	N88°53'09"E	135.17'
B8	S77°31'58"E	121.94'
B9	S13°23'00"W	110.72'
B10	S79°00'23"E	123.67'
B11	S52°36'31"E	104.88'
B12	S73°59'11"E	48.74'
B13	S05°50'51"E	52.36'
B14	N71°08'09"E	48.10'
B15	S48°13'09"W	161.89'
B16	S58°18'09"W	111.14'
B17	S81°18'24"W	127.38'
B18	S85°15'50"W	109.96'
B19	S81°50'30"W	70.00'
B20	S78°12'56"W	45.99'
B21	S72°12'56"W	102.99'
B22	S44°34'35"W	50.00'
B23	S57°34'55"E	50.00'
B24	S72°58'18"E	21.34'
B25	S89°08'20"E	39.87'
B26	S80°03'51"E	95.98'
B27	S83°53'11"E	77.69'
B28	S58°08'31"E	151.46'
B29	S74°51'51"E	62.47'
B30	S71°40'51"E	192.20'
B31	S83°20'04"E	5.53'



BENCH MARK
3" BRASS DISK SET IN CONCRETE
ELEV = 229.5



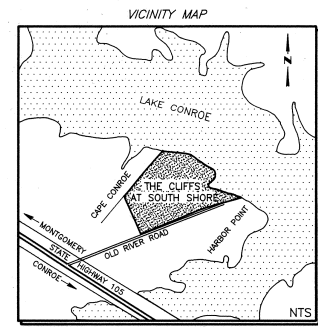
THE CLIFFS AT SOUTH SHORE

1 BLOCK * 80 RESIDENTIAL LOTS * 2 RESERVES

A SUBDIVISION OF 76.477 ACRES OF LAND
IN THE WILLIAM ATKINS SURVEY, A-3
MONTGOMERY COUNTY, TEXAS

A REPLAT OF RESERVE "A", SUMMER PLACE REPLAT
PREVIOUSLY RECORDED IN CAB. A, SHT. 190-B M.C.M.R.
CONVERTING AN UNRESTRICTED RESERVE INTO RESIDENTIAL LOTS

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304



- NOTES:
- THERE IS A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
 - THERE IS A TEN-FOOT (10') UTILITY EASEMENT LYING FIVE-FOOT (5') EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
 - THERE IS A FIVE-FOOT (5') BUILDING LINE ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
 - ALL STREETS ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
 - ALL STREETS ARE 60' RIGHT-OF-WAYS.
 - UNRESTRICTED RESERVES "A" & "B" NOT FOR COMMERCIAL OR RESIDENTIAL USE.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Steve Bowen, President of BoFemCo, Inc. the General Partner of Virgin Development IV, LTD, a Texas Limited partnership d/b/a The Cliffs at South Shore, owner of the property subdivided in the above and foregoing map of The Cliffs at South Shore, do hereby make subdivision of said property for and on behalf of said Virgin Development IV, LTD, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as The Cliffs at South Shore, located in the Williams A&S Survey, A-3, Montgomery County, Texas and on behalf of said Virgin Development IV, LTD, and except where private dedication is specifically indicated to 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 ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

Where streets or alleys are dedicated for private use, such dedication shall include an easement covering the street area which permits the installation, operation and maintenance of water, sewer, gas, electric, telephone, cable television or other such utility facilities by the city and other utilities lawfully entitled to provide service to the abutting property, routine and emergency public services including law enforcement, fire protection, medical response, inspection, and code enforcements.

This is to certify that I, Steve Bowen, President of BoFemCo, Inc., the General Partner of Virgin Development IV, LTD, owner of the property subdivided in the above and foregoing map of The Cliffs at South Shore, 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 utility easements shown hereon.

FURTHER, I, Steve Bowen, President of BoFemCo, Inc., the General Partner of Virgin Development IV, 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 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, 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.

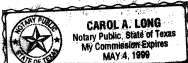
IN TESTIMONY WHEREOF, the Virgin Development IV, LTD has caused these presents to be signed by Steve Bowen, President of BoFemCo, Inc., its common seal hereunto affixed this 19 day of July, 1996.

Virgin Development IV, LTD
By: [Signature]
Steve Bowen, President
BoFemCo, Inc.
General Partner
Virgin Development IV, LTD

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen, President, of BoFemCo, Inc., the General Partner of Virgin Development IV, LTD, 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 19th day of July, 1996.



[Signature]
Carol A. Long
Notary Public in and for
Montgomery County, Texas

This is to certify that I, Ken Powers, a licensed Surveyor of the State of Texas, have plotted 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 this plat correctly represents that survey made by me.

[Signature]
Ken Powers, R.P.L.S.
Texas Registration No. 3484



This is to certify that the City Planning Commission of the City of Conroe, Texas, has approved this plat and subdivision of The Cliffs at South Shore 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 5 day of Sept, 1996.

[Signature]
David Friday, Chairman

[Signature]
Soco Moreno, Secretary

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.

[Signature]
J. D. Blanton, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 30th day of September, 1996.

[Signature]
Mike Meador
Commissioner Precinct 1

[Signature]
Malcolm Purvis
Commissioner Precinct 2

[Signature]
Alan B. Sadler, County Judge

[Signature]
Ed Chance
Commissioner Precinct 3

[Signature]
Jign 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

September 30, 1996, at 9:30 o'clock, A.M., and duly recorded on October 3, 1996, at 2:02 o'clock, P.M., in Cabinet I, Sheet 94-95, 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, Clerk, County Court
Montgomery County, Texas
By: [Signature] Deputy

THE CLIFFS AT SOUTH SHORE

FILED FOR RECORD
95 OCT -3 PM 2:02
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

DEPUTY

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

We, Steve Bowen and John Ferrite, owners and holders of a lien against the property described in the plat known as The Cliffs at South Shore, said lien being evidenced by instruments recorded under County Clerk's File No. 9568393, 9568394, 9601127, 9615889, and 9615891 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owners and holders of said lien and have not assigned the same nor any part thereof.

By: [Signature]
Steve Bowen

By: [Signature]
John Ferrite

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen & John Ferrite 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of July, 1996.



[Signature]
Carol A. Long
Notary Public in and for
Montgomery County, Texas

VICINITY MAP

