

SAN JACINTO RIVER AUTHORITY'S ACKNOWLEDGMENT

The areas designated as Lots 3A through 12A and R.O.S.R. D are the property of San Jacinto River Authority and no interest in the same will be conveyed by the subdivider. The purchaser (owner) of each like numbered adjoining lot shall have the right to obtain a land use permit from the San Jacinto River Authority. This right may not be severed from the adjoining lot and any conveyance of the lot shall carry with the exclusive right to acquire the land use permit.

Any such land use permits shall be issued upon the terms and conditions set out by the San Jacinto River Authority and at its sole discretion.

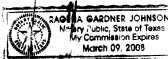
The said land use permit shall be personal to each lot owner and any change of ownership shall require a new land use permit.

That San Jacinto River Authority, a body politic of the State of Texas is owner of the fee simple interest of portions of the property so denoted on the map or plat and does hereby join in and adopt the dedication of this plat and the uses and easements as set out herein, so far as the property of the San Jacinto River Authority is affected by the said plat and only to the extent as set out herein.

San Jacinto River Authority
A Body Politic of the State of Texas
By: James R. Adams
James R. Adams, General Manager

Mr. Hibernia National Bank owner and holder of a lien against the property described in the plat known as Leisure Cove, said lien being evidenced by instrument of record in the Clerk's File No. 2005-074540 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we do hereby confirm that we are the present owner of said lien and have not assigned the same or any part thereof.

Thomas Dank
Thomas Dank, Vice President Business Banking
Hibernia National Bank



STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Thomas Dank, Vice President Business Banking of Hibernia National Bank, known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purpose and consideration therein set forth and in the capacity therein and herein set out, and as the act and deed of said entity. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

5th day of April 2006.

Notary Public in and for the State of Texas
Ragena Gardner Johnson
Print Name

My Commission expires: 03/09/08

I, Michael Glezman, an authorized (or registered) under the laws of the State of Texas to practice the profession of surveying, hereby certify that the above subdivision is true and correct, 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 (or other suitable permanent metal rods have 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 set to the nearest survey corner.



Michael Glezman
Michael Glezman
Texas Registration: 4627

We, Westlake Land Development, L.L.C., acting by and through Edward Windell, Vice President, its authorized agent, hereafter referred to as owner of Lots 1-12, Reserves A, B, and C of the property subdivided in the above and foregoing map of LEISURE COVE and James R. Adams, General Manager of San Jacinto River Authority (S.J.R.A.), owner of Lots 3A-12A, Reserve D, do hereby make subdivision of said property; for and on behalf of said Westlake Land Development, L.L.C. and S.J.R.A., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as LEISURE COVE, located in the James Smith Survey, Abstract Number 37, in Montgomery County, Texas; and on behalf of said Westlake Land Development, L.L.C. and S.J.R.A. 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 approved for the streets and alleys dedicated or occasioned by the alteration of the surfaces 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.

This is to certify that we, Westlake Land Development, L.L.C., and James R. Adams, General Manager of S.J.R.A., owners of the property subdivided in the above and foregoing map of LEISURE COVE, 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 easement 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, we 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 culverts, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easement for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

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 of the property, and shall be enforceable at the option of Montgomery County or any citizen thereof, by injunction as follows:

- 1. The discharge of septic tanks into road, street, alley, or other public ditches, either directly or indirectly; strictly prohibited.
- 2. Driveways, structures under driveways shall have a net drainage opening area of sufficient size to permit the flow of water without backwater, and shall be a minimum of one and three-quarters (1-3/4) square feet (8" diameter pipe culvert).

FURTHER, we do hereby declare that all parcels of land designated on as lots on this plat are originally intended for the construction of residential buildings thereon and shall be restricted for the use under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, Owner, Westlake Land Development, L.L.C., has caused these presents to be signed by Edward Windell, its Vice President, thereunto authorized, this 5th day of April 2006.

Edward Windell
Edward Windell, Vice President
Westlake Land Development, L.L.C.



STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Edward Windell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and consideration therein set forth 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 April 2006.

Notary Public in and for the State of Texas
Ragena Gardner Johnson
Print Name

My Commission expires: 03/09/08

IN TESTIMONY WHEREOF, San Jacinto River Authority has caused the presents to be signed by James R. Adams, General Manager, thereunto authorized, this 27th day of March 2006.

James R. Adams
James R. Adams, General Manager
San Jacinto River Authority

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared James R. Adams, General Manager of San Jacinto River Authority, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and consideration therein set forth and in the capacity therein and herein set out, and as the act and deed of said entity. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

27th day of MARCH 2006.

Notary Public in and for the State of Texas

Janelle May
Janelle May
Print Name

My Commission expires: 11/19/2007

Engineer: Bleyl & Associates
2251 N. Loop 336 W. Suite B
Conroe, Texas 77304

Owner/Developer: Westlake Land Development, L.L.C.
Ed Windell
459 Cumberland Trail
Conroe, Texas 77302

Surveyor:
Surveying Southeast Texas since 1987
GLEZMAN SURVEYING, INC.
1938 Old River Road
Montgomery, Texas 77356
Office (409) 562-6340 Fax (409) 562-6344
Glezman Surveying Inc.

Certificate of Approval by Planning and Zoning Commission
On the 20th day of APRIL 2006, this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if the 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 18th day of MAY 2006

Morris Eickenhorst
Morris Eickenhorst
Chairman

Don Shaw
Don Shaw
Secretary

APPROVED by the commissioner's Court of Montgomery County, Texas, this 12 day of JUNE 2006.

Mike Meador
Mike Meador
Commissioner, Precinct 1

Craig Doye
Craig Doye
Commissioner, Precinct 2

Alan B. Soder
Alan B. Soder
County Judge

Ed Chance
Ed Chance
Commissioner, Precinct 3

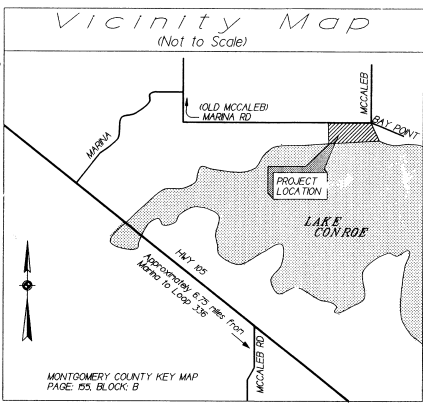
Ed Reinhart
Ed Reinhart
Commissioner, Precinct 4



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 adapted by the Montgomery County Commissioner's 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 on-street stream or on any other area of subdivision within the watershed.

Mark J. Mooney
Mark J. Mooney
County Engineer



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 02nd day of JUNE 2006 at 9:30 o'clock A.M. and duly recorded on the 20th day of JUNE 2006 at 2:00 o'clock P.M. in Cabinet Z Sheet 395-396 of record at _____ 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: Janice Aricela Deputy

FILE FOR RECORD
06 JUN 20 PM 2:02
MONTGOMERY COUNTY, TEXAS

LEISURE COVE A Unit Development

A Subdivision of 1.218 Acres of Land
Situated in the James Smith Survey, A-37
12 Lots, 1 Block and 4 Restricted Reserves
Montgomery County, Texas
MARCH 2006

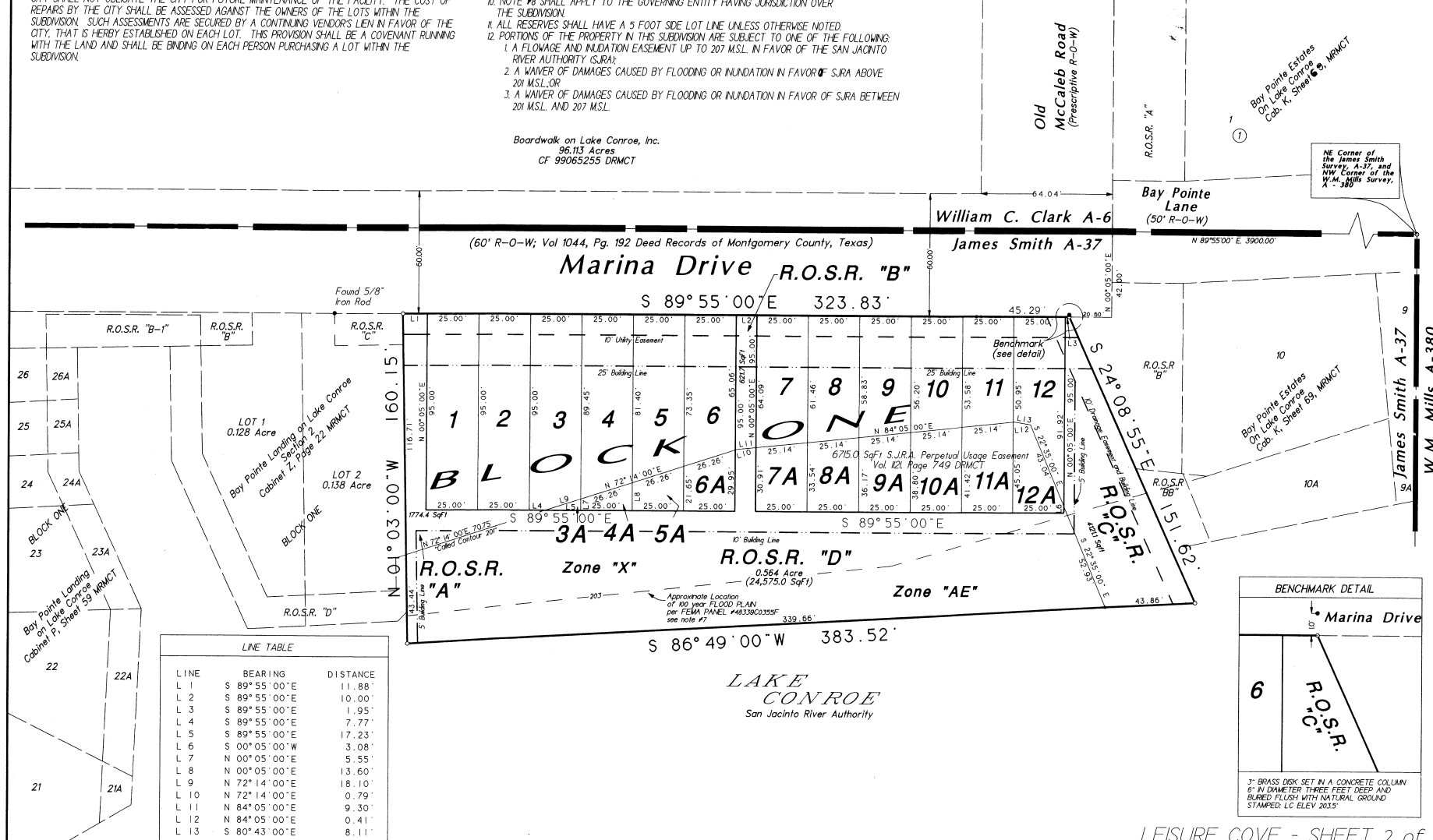
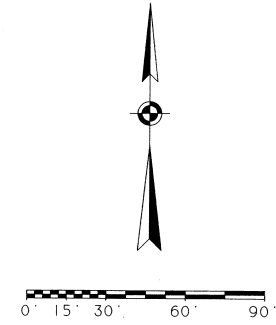
NOTES:

- PLAT SCALE: 1" = 30'
- LEGEND:
 CAB = CABINET
 CF = CLERK'S FILE NUMBER
 DRMCT = DEED RECORDS MONTGOMERY COUNTY, TEXAS
 MRMCT = MAP RECORDS MONTGOMERY COUNTY, TEXAS
 MSL = MEAN SEA LEVEL
 R.O.S.R. = RESTRICTED OPEN SPACE RESERVE
 R-O-W = RIGHT OF WAY
 RPRMCT = REAL PROPERTY RECORDS MONTGOMERY COUNTY, TEXAS
 SJRA = SAN JACINTO RIVER AUTHORITY
- ALL PROPERTY CORNERS ARE SET WITH 5/8" IRON RODS WITH CAPS STAMPED: "GLEZMAN RPLS 4627" UNLESS OTHERWISE NOTED.
- THERE IS HEREBY DEDICATED A 25' BUILDING LINE ALONG THE FRONT OF ALL LOTS AND 0' REAR AND SIDE LOT SETBACK LINES, UNLESS OTHERWISE NOTED.
- THERE IS HEREBY DEDICATED A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED.
- MINIMUM SLAB ELEVATION SHALL BE 207.5 MSL.
- PORTIONS OF THIS PROPERTY LIES WITHIN ZONE AE AS SHOWN ON FEMA FIRRM MAP PANEL #4833800355F ZONE AE: SPECIAL FLOOD HAZARD AREA FLOODATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATION = 203'
- STORM WATER DETENTION FACILITIES, COMMON AREAS, AND STREETLIGHTS NOT MAINTAINED BY 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 INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICES OR PASS A SIGNIFICANT THREAT TO PERSON 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 THE CITY SHALL BE ASSESSED AGAINST THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDORS LIEN IN FAVOR OF THE CITY, THAT IS HERBY ESTABLISHED ON 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.

9. THE PROPERTY IN THE SUBDIVISION IS SUBJECT TO THE FOLLOWING:

- TERMS, CONDITIONS, STIPULATIONS AND RESTRICTIONS AS SET OUT IN INSTRUMENT CREATING A RESTRICTED WATER QUALITY ZONE, DATED NOVEMBER 20, 1970, EXECUTED BY TEXAS WATER QUALITY BOARD AND SAN JACINTO RIVER AUTHORITY, RECORDED IN VOLUME 741, PAGE 445 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID INSTRUMENT HAVING BEEN AMENDED BY ORDER OF THE TEXAS WATER QUALITY BOARD, BEARING ORDER NO. 76-126-4, DATED DECEMBER 16, 1978, AND BEING FURTHER AMENDED BY ORDER OF THE SAN JACINTO RIVER AUTHORITY AND THE TEXAS WATER COMMISSION, ISSUED ON FEBRUARY 12, 1988, AS CONTAINED IN 13 TEX REG. 1004.
 - TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WAIVER OF DAMAGES, AS SET OUT IN DEED FROM MAURICE L. FULTZ AND WIFE, LORA B. FULTZ TO SAN JACINTO RIVER AUTHORITY, DATED FEBRUARY 20, 1971, RECORDED IN VOLUME 730, PAGE 465 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN FLOWAGE EASEMENT GRANTED TO SAN JACINTO RIVER AUTHORITY IN INSTRUMENT EXECUTED BY MAURICE L. FULTZ AND WIFE, LORA B. FULTZ, DATED FEBRUARY 20, 1971, RECORDED IN VOLUME 730, PAGE 470 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - EASEMENT GRANTED TO MAURICE L. FULTZ IN INSTRUMENT EXECUTED BY SAN JACINTO RIVER AUTHORITY, DATED MAY 25, 1978, RECORDED IN VOLUME 1021, PAGE 749 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
10. NOTE #8 SHALL APPLY TO THE GOVERNING ENTITY HAVING JURISDICTION OVER THE SUBDIVISION.
11. ALL RESERVES SHALL HAVE A 5 FOOT SIDE LOT LINE UNLESS OTHERWISE NOTED.
12. PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING:
- A FLOWAGE AND INUNDATION EASEMENT UP TO 207 MSL. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA);
 - A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF SJRA ABOVE 201 MSL. OR
 - A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF SJRA BETWEEN 201 MSL. AND 207 MSL.

LOT	AREA (in Square feet)
1	2375.0
2	2375.0
3	2327.2
4A	47.9
4	2135.7
4A	239.3
5	1934.4
5A	416.1
6	1733.1
6A	641.9
7	1569.3
7A	805.7
8	1503.6
8A	871.4
9	1437.9
9A	937.1
10	1372.3
10A	1002.8
11	1316.9
11A	1068.4
12	1643.9
12A	745.8



LINE	BEARING	DISTANCE
L 1	S 89° 55' 00\"	11.88'
L 2	S 89° 55' 00\"	10.00'
L 3	S 89° 55' 00\"	1.95'
L 4	S 89° 55' 00\"	7.77'
L 5	S 89° 55' 00\"	17.23'
L 6	S 00° 05' 00\"	3.08'
L 7	N 00° 05' 00\"	5.55'
L 8	N 00° 05' 00\"	13.60'
L 9	N 72° 14' 00\"	18.10'
L 10	N 72° 14' 00\"	0.79'
L 11	N 84° 05' 00\"	9.30'
L 12	N 84° 05' 00\"	0.41'
L 13	S 80° 43' 00\"	8.11'

LAKE CONROE
San Jacinto River Authority

