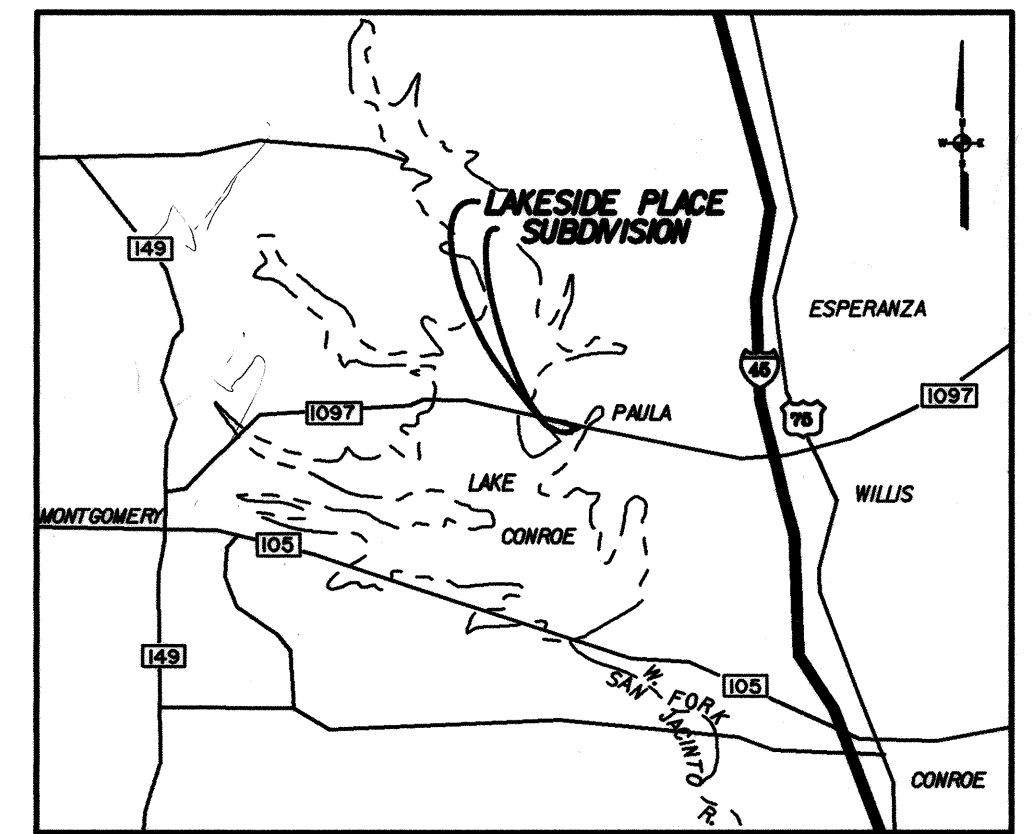


JOHN R. KLEIMAN, TRUSTEE
VOL. 1048 PG. 227
M.C.D.R.

EDWARD G. BARNES
VOL. 416 PG. 331
M.C.D.R.



LOCATION MAP
N.T.S.

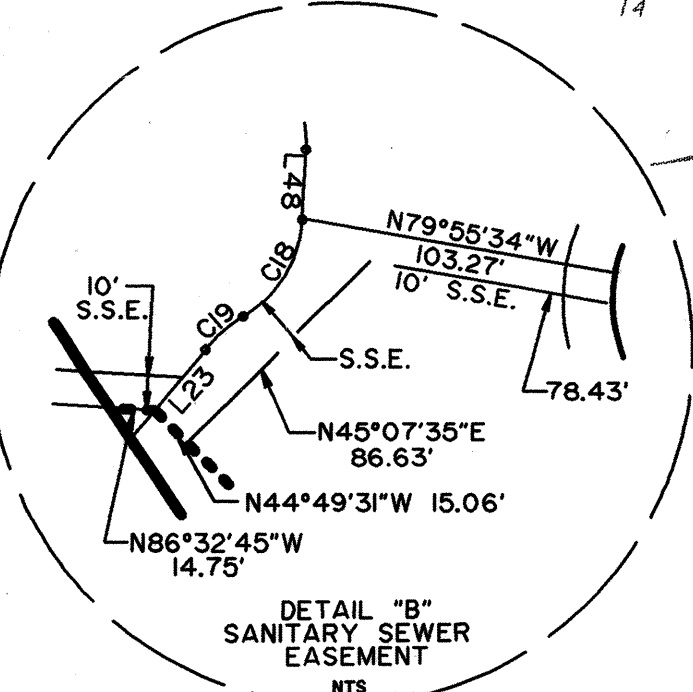
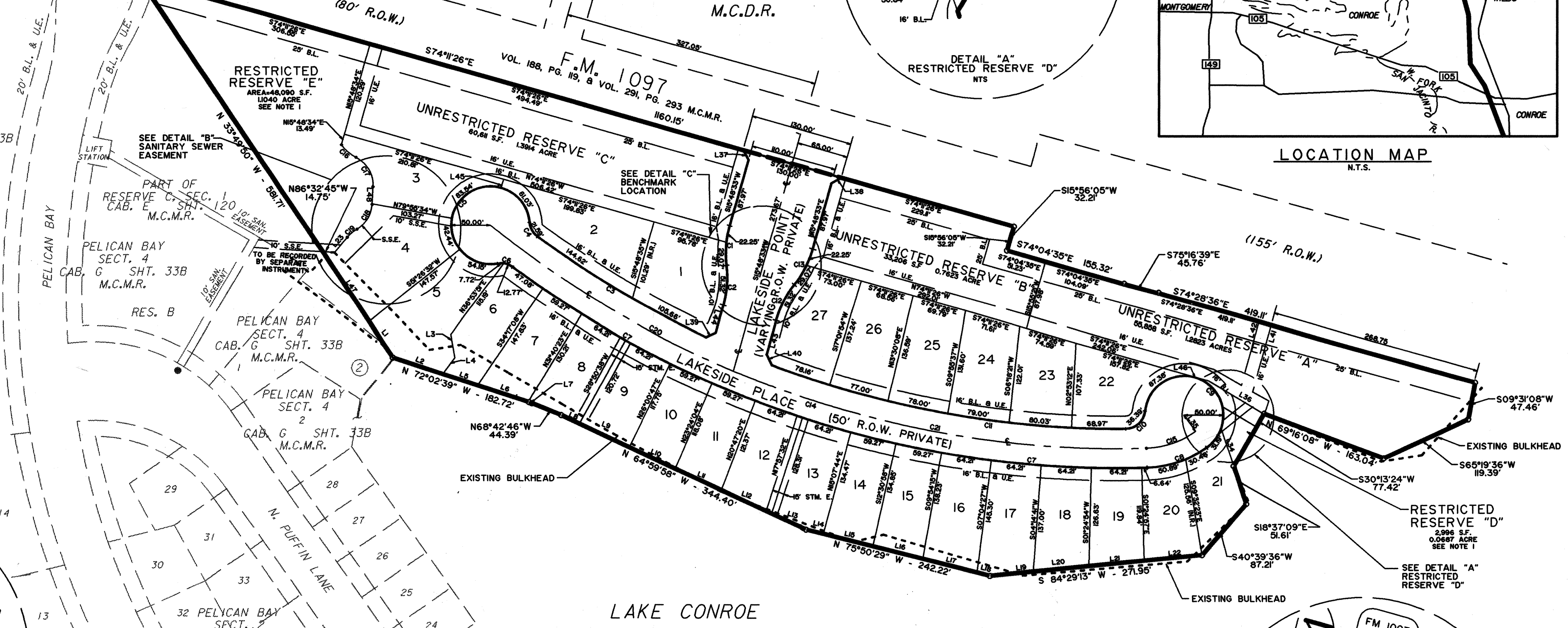
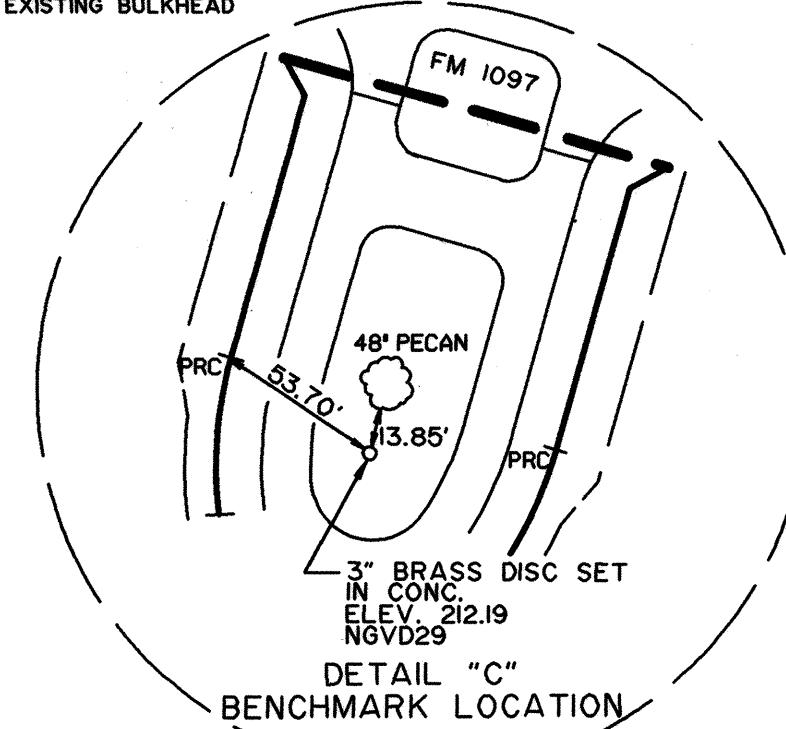


TABLE OF PROPERTY OWNERS

DESCRIPTION	PROPERTY OWNER	FILE NUMBER
RESIDUE OF RESERVE C, PELICAN BAY SECT. 1	PATTEN CORPORATION	CFN 8908755
LOT 1, BLOCK 2, PELICAN BAY SECT. 4	GEORGE W. FAIRCHILD, ET UX AND DENNIS R. BLAKE, ET UX	CFN 9447781
LOT 2, BLOCK 2, PELICAN BAY SECT. 4	GEORGE W. FAIRCHILD, ET UX	CFN 9213936
RESERVE B, PELICAN BAY SECT. 4	PELICAN BAY ON LAKE CONROE PROPERTY OWNERS ASSOCIATION	CFN 9253719
LOT 25 PELICAN BAY, SECT. 2	RANDY & PATTY GOFF	CFN 9314077
LOT 26 PELICAN BAY, SECT. 2	FRANKIE L. AND JANE ROBERTS	CFN 9117011
LOT 27 PELICAN BAY, SECT. 2	HUBERT T. & OLLIE BUSH	CFN 9364292
LOT 28 PELICAN BAY, SECT. 2	ROGER Q. AND CONNIE JANE SMITH	CFN 9416823

LINE	BEARING	DISTANCE
L1	N33°49'50"W	53.82'
L2	N72°02'39"W	67.07'
L3	S09°32'27"W	29.99'
L4	S36°53'42"W	25.66'
L5	N72°02'39"W	16.78'
L6	N72°02'39"W	67.93'
L7	N72°02'39"W	0.94'
L8	N64°59'58"W	25.74'
L9	N64°59'58"W	70.16'
L10	N64°59'58"W	64.64'
L11	N64°59'58"W	64.81'
L12	N64°59'58"W	70.71'
L13	N64°59'58"W	48.35'
L14	N75°50'29"W	22.89'
L15	N75°50'29"W	65.41'
L16	N75°50'29"W	65.58'
L17	N75°50'29"W	71.59'
L18	N75°50'29"W	16.79'
L19	S84°29'13"W	55.62'
L20	S84°29'13"W	71.47'
L21	S84°29'13"W	70.62'
L22	S84°29'13"W	74.25'
L23	S40°04'27"W	25.71'
L34	S18°37'09"E	50.84'
L35	N35°02'58"W	25.00'
L36	N60°00'30"W	81.50'
L37	S29°11'22"E	14.14'
L38	N60°48'38"E	14.14'
L39	S65°15'45"W	13.56'
L40	N26°34'56"W	14.99'
L41	S15°33'53"W	87.56'
L42	N15°33'53"E	83.44'
L43	N15°48'34"E	44.31'
L44	S15°48'37"W	35.64'
L45	S15°48'19"W	11.00'
L46	S16°14'51"W	0.36'
L47	N35°49'50"W	106.30'
L48	S03°04'14"W	16.26'

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	130.00'	22°37'11"	51.32'	50.99'
C2	130.00'	22°37'12"	51.32'	50.99'
C3	1250.00'	11°28'20"	250.28'	249.86'
C4	25.00'	49°29'02"	21.59'	20.93'
C5	50.00'	276°21'16"	235.60'	91.64'
C6	25.00'	46°58'13"	20.49'	19.93'
C7	1300.00'	38°04'07"	863.75'	847.95'
C8	140.00'	33°44'12"	82.43'	81.25'
C9	50.00'	228°32'06"	199.42'	91.16'
C10	25.00'	83°24'32"	36.39'	33.26'
C11	1250.00'	21°08'17"	461.16'	458.55'
C12	130.00'	22°37'13"	51.32'	50.99'
C13	130.00'	22°37'11"	51.32'	50.99'
C14	1275.00'	40°31'59"	901.98'	883.29'
C15	115.00'	33°13'31"	66.69'	65.76'
C16	50.00'	28°17'14"	24.68'	24.44'
C17	40.00'	66°04'41"	46.12'	43.62'
C18	40.00'	58°39'18"	38.95'	38.85'
C19	50.00'	18°38'34"	29.18'	25.71'
C20	1275.00'	16°15'58"	361.97'	360.75'
C21	1275.00'	24°16'01"	540.01'	535.98'



FINAL PLAT

LAKESIDE PLACE

1 BLOCK 27 LOTS 5 RESERVES

BEING A REPLAT OF 12.342 ACRES
OF RESERVE "D" PELICAN BAY SECTION 1
RECORDED IN CABINET E - SHEET 119B M.C.M.R.
MONTGOMERY COUNTY, TEXAS

DEVELOPER: DIAMOND PROPERTIES, INC. SURVEYOR: PRECISION SURVEY SERVICES
12275 FM 1097 1712 N. FRAZIER ST. NO. 205
WILLIS, TEXAS 77378 CONROE, TEXAS 77301

SCALE: 1" = 100'

FEBRUARY 29, 1996

HUITT-ZOLLARS
ENGINEERING/ARCHITECTURE
HUITT-ZOLLARS, INC.
9575 KATY FREEWAY SUITE 220
HOUSTON, TEXAS 77024-1409
(713) 461-2200

File # 9628424 Cab. I Sheet 13

THE STATE OF TEXAS]
COUNTY OF MONTGOMERY]

I, Joe Ranieri, President and Secretary of Diamond Properties, Inc. owner of the property subdivided in the above and foregoing map of Lakeside Place, do hereby make subdivision of said property for and on behalf of said Diamond Properties, Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Lakeside Place, located in the Timothy Cude Survey, Abstract NO. 12, Montgomery County, Texas, and on behalf of said Diamond Properties, Inc., 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.

This is to certify that I, Joe Ranieri, President and Secretary of Diamond Properties, Inc. and owner of the property subdivided in the above and foregoing map of Lakeside Place, 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, Diamond Properties Inc., 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 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.

FURTHER, we do hereby covenant and agree that 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. The easement shall also provide a right of access to the public agencies engaged in both routine and emergency public services including law enforcement, fire protection, medical response, inspection and code enforcement.

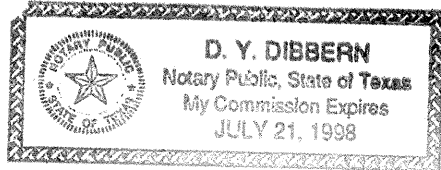
IN TESTIMONY WHEREOF, that Diamond Properties, Inc. has caused these presents to be signed by Joe Ranieri, President and Secretary of Diamond Properties, Inc., its common seals hereunto affixed this 29th day of February, 1996.

Diamond Properties Inc.
Joe Ranieri
Joe Ranieri, President & Secretary

THE STATE OF TEXAS]
COUNTY OF MONTGOMERY]

BEFORE ME, the undersigned authority, on this day personally appeared Joe Ranieri, President and Secretary of Diamond Properties, 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 29th day of February, 1996.



D. Y. DIBBERN
Notary Public In and for Montgomery County, Texas

This is to certify that I, Burton W. Buffamante, 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 3/4" diameter and 3' long, and that this plat correctly represents that survey made by me.



Burton W. Buffamante
Burton W. Buffamante
Texas Registration No. 2063

File #9628424 Cab. I Sheet 14

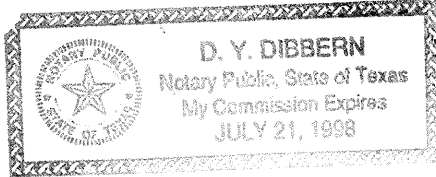
We, Woodforest National Bank, owners and holders of liens against the property described in the plat known as Lakeside Place, said liens being evidenced by Instrument of record in Clerk File No. 9602274, 9602275, 9602278, of the Real Property Records of Montgomery County, Texas, do hereby in all things 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 nor any part thereof.

By: *Boyd Nelson*
Boyd Nelson, Vice President

THE STATE OF TEXAS]
COUNTY OF MONTGOMERY]

BEFORE ME, the undersigned authority, on this day personally appeared Boyd Nelson, Vice President of Woodforest National Bank, 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 29th day of February, 1996.



D. Y. DIBBERN
Notary Public In and for Montgomery County, Texas

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.

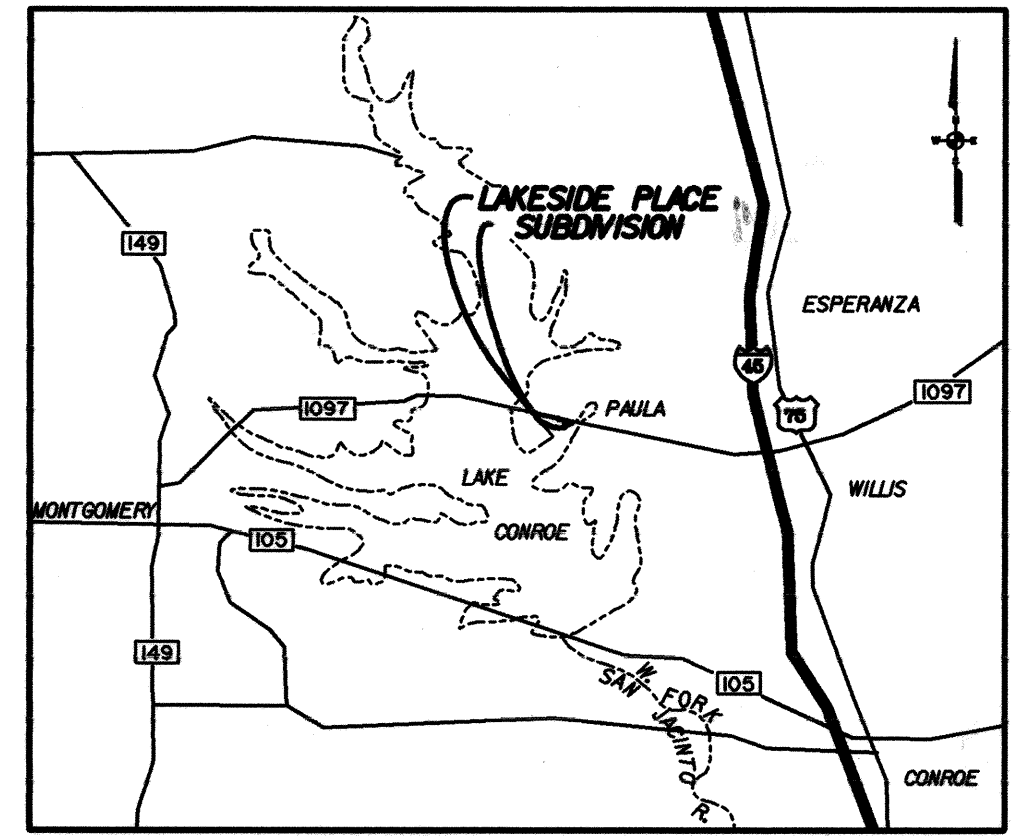
J.D. Blanton
County Engineer

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.

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 13th day of May, 1996.

John Allen Commissioner, Precinct 1
Waldemar Commissioner, Precinct 2

Ed Chase County Judge
Don R. ... Commissioner, Precinct 3
... Commissioner, Precinct 4

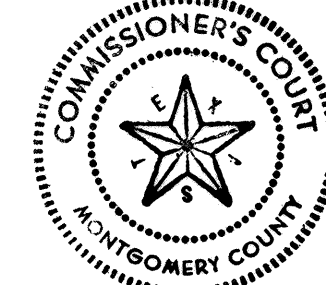


LOCATION MAP
N.T.S.

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 certificate of authentication was filed for registration in my office on May 13, 1996, at 9:30 o'clock, A.M., and duly recorded on May 13, 1996, at 0 o'clock, A.M., in cabinet I, sheets 13-14, 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: *Mark Turnbull* Deputy

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

In TESTIMONY WHEREOF, witness the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas, this 21 day of March, 1996.

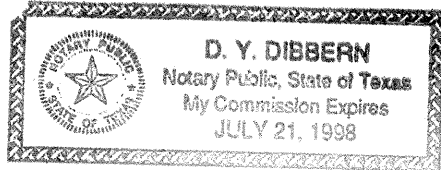
...
Chairman

Sereno Moreno
Secretary

THE STATE OF TEXAS]
COUNTY OF MONTGOMERY]

BEFORE ME, the undersigned authority, on this day personally appeared Joe Ranieri, President and Secretary of Diamond Properties, 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 29th day of February, 1996.



D. Y. DIBBERN
Notary Public In and for Montgomery County, Texas

This is to certify that I, Burton W. Buffamante, 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 3/4" diameter and 3' long, and that this plat correctly represents that survey made by me.



Burton W. Buffamante
Burton W. Buffamante
Texas Registration No. 2063

File #9628424 Cab. I Sheet 14

FILED FOR RECORD
96 MAY 13 AM 10:26
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
... DEPUTY

FINAL PLAT

LAKESIDE PLACE

1 BLOCK 27 LOTS 5 RESERVES

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FEBRUARY 29, 1996

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