

CHAMPION REALTY CORPORATION (FLORIDA)
 PORTION OF CALLED 1117.77 Ac.
 M.C.C.F. No. 8550943
 R.P.R.M.C.

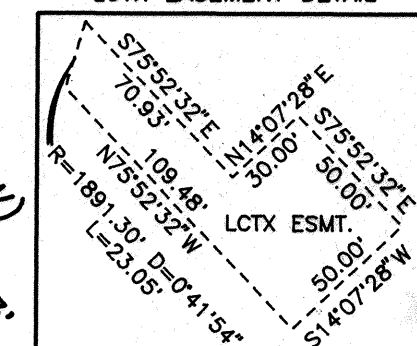
CURVE DATA

LINE/CURVE	CHORD BEARING	ARC/DISTANCE	RADIUS	DELTA
L1	S14°33'44"W	550.00'		
L2	S02°56'38"E	110.68'		
L3	S56°27'26"E	372.74'		
L4	S56°27'26"E	888.25'		
L5	N58°36'33"E	1102.32'		
L6	N31°22'56"W	1399.26'		
L7	N75°52'32"W	1597.33'		
C1		228.48'	1000.00'	13°05'27"
C2		157.10'	294.18'	30°35'49"
C3		804.17'	1921.30'	23°58'53"
C4		305.83'	600.38'	29°11'08"
C5		757.70'	739.35'	58°43'03"
C6		427.93'	377.60'	64°56'01"
C7		157.09'	100.02'	89°59'29"
C8		379.79'	489.07'	44°29'36"
C9		458.94'	1943.69'	13°31'43"
C10		861.29'	1513.51'	32°36'19"
C11		538.52'	1513.51'	20°23'11"
C12		1267.26'	1802.02'	40°17'34"
C13		609.15'	497.90'	70°05'53"

BOUNDARY DATA

LINE	BEARING	DISTANCE
B1	S75°26'16"E	200.00'
B2	S72°34'32"E	100.12'
B3	S75°26'16"E	100.00'

LCTX EASEMENT DETAIL



SCALE: 1"=300' DATE: 6/28/96

STONECREST RANCH
SECTION ONE

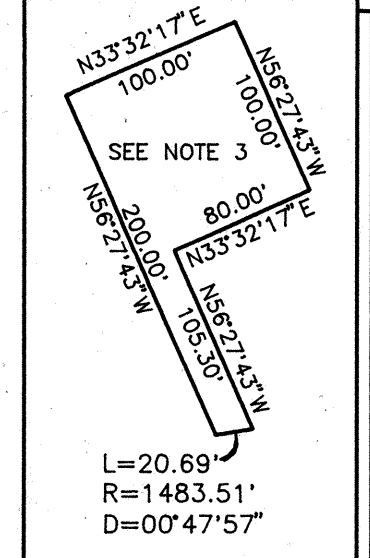
2 BLOCKS * 92 RESIDENTIAL LOTS * 1 RESERVE

A SUBDIVISION OF 508.075 ACRES
 IN THE GOWAN HARRIS SURVEY, A-246
 MONTGOMERY COUNTY, TEXAS

NOTES:

1. THERE IS A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
2. THERE IS A TWENTY-SIX FOOT (26') UTILITY EASEMENT LYING THIRTEEN FEET (13') EITHER SIDE OF ALL SIDE AND REAR LOT LINES EXCEPT AS SHOWN ON THE REAR OF LOTS 8-15 AND THE SIDE OF LOT 59 BLOCK ONE
3. RESTRICTED RESERVE "A" 0.277 ACRES
4. THERE IS A TWENTY-FIVE FOOT (25') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES EXCEPT AS SHOWN ON THE REAR OF LOTS 8-15 BLOCK ONE.
5. DRILLSITE SHOWN PER SURFACE USE AGREEMENT RECORDED UNDER CLERK'S FILE NUMBERS 8644380, 8712618, AND 8712619 IN THE OFFICE OF THE COUNTY CLERK OF MONTGOMERY COUNTY, TEXAS.
6. 100 YEAR FLOOD PLAIN AS PER FEMA PANEL No. 480483 0170 EFFECTIVE DATE OCTOBER 16, 1991, 480483 0175 - EFFECTIVE DATE AUGUST 1, 1984, 480483 0210 - EFFECTIVE DATE JANUARY 6, 1988 AND 480483 0215 EFFECTIVE DATE JUNE 18, 1987.
7. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED IN DONATION DEED AS TO A SCENIC EASEMENT AS RECORDED UNDER C.C.F. #9135180 R.P.R.M.C.

RESTRICTED RESERVE "A" DETAIL



OWNER: LIPAR GROUP INC.
 610 F.M. 1488 #5
 MAGNOLIA, TEXAS 77355

File # 9656500 Cab. I Sheet 88

RONALD E. HOLMES
 CALLED 584.69 Ac.
 812/152 D.R.M.C.

APPROX. LOCATION OF
 ASSUMED 20' TIDENATER PIPELINE EASEMENT
 VOL. 155, PG. 415 D.R.M.C.
 (APPARENTLY ABANDONED)

POWERS ENGINEERING
 3706 W. DAVIS - CONROE, TEXAS 77304

RONALD E. HOLMES
 CALLED 584.69 Ac.
 812/152 D.R.M.C.

CONC. MONUMENT STAMPED C.P.F. M-12
 BEING THE CORNER OF:
 THE JOHN BRICKER SURVEY, A-98
 THE R.G. HAMLET SURVEY, A-258
 F.K. HENDERSON SURVEY, A-243
 AND
 THE GOWAN HARRIS SURVEY, A-246
 MONTGOMERY COUNTY, TEXAS

KEYSTONE MILLS COMPANY
 CALLED 640 Ac.
 787/251 D.R.M.C.

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Thomas E. Lipar, President, of Lipar Group, Inc., Trustee, owners of the property subdivided in the above and foregoing map of Stonecrest Ranch Section One, do hereby make subdivision of said property for and on behalf of said Lipar Group, Inc., Trustee, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Stonecrest Ranch Section One, located in the Gowan Harris Survey, A-246, Montgomery County, Texas, and on behalf of said Lipar Group, Inc., Trustee, 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 ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Thomas E. Lipar, President, of Lipar Group, Inc., Trustee, owners of the property subdivided in the above and foregoing map of Stonecrest Ranch Section One, 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, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements, or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements shown hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back to back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back to back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements shown hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

Further, we, Lipar Group, Inc., Trustee 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.

IN TESTIMONY WHEREOF, Lipar Group, Inc., Trustee, has caused these presents to be signed by Thomas E. Lipar, its President, thereunto authorized, and its common seal hereunto affixed this

3rd day of July, 1996.

LIPAR GROUP INC.

BY: Thomas E. Lipar
Thomas E. Lipar, President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Lipar, President, of Lipar Group, Inc., Trustee, 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 3rd day of July, 1996.

Linda A. Furniss
Notary Public in and for
Montgomery County, Texas

This is to certify that the City Planning Commission of the City of Conroe, Texas, has approved this plat and subdivision of Stonecrest Ranch Section One 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

18 day of July, 1996.
David Friday
David Friday, Chairman

Soco Moreno
Soco Moreno, Secretary

File # 9656500

Cab. I Sheet 89

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

CHAMPION REALTY CORPORATION consents to and joins in the execution of the foregoing plat and subordinates the liens created by Deed of Trust dated June 20, 1996 recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File No. 9639120 to the extent said liens cover any portion of the property described in said plat. In no event shall CHAMPION REALTY CORPORATION be required to enforce any restrictions, covenants, easements and/or any other matters, if any, appearing on said plat, nor shall the failure to enforce such restrictions, covenants, easements, and/or other matters, if any, give rise to any claim or cause of action against CHAMPION REALTY CORPORATION

Further, this consent and joinder shall not be construed or operate as a release of CHAMPION REALTY CORPORATION'S liens or any part thereof covering that portion of the property described in the foregoing plat which is subject to the above described Deed of Trust, but CHAMPION REALTY CORPORATION agrees that its liens shall hereafter be upon and against said portion of the platted property subject to the restrictions, covenants, easements and other matters, if any, set forth on the plat.

Executed this 2nd day of July, 1996.

CHAMPION REALTY CORPORATION

By: [Signature]
Name: Emoey H. Daniels
Title: Vice President

ATTEST

By: Richard K. McInnis
Name: Richard K. McInnis
Title: Secretary

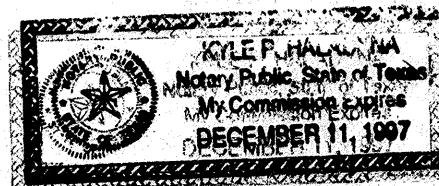
STATE OF TEXAS:
COUNTY OF HARRIS:

This instrument was acknowledged before me on the 2nd day of July, 1996, by

R. H. Daniels and Richard K. McInnis
Vice President and Secretary

of CHAMPION REALTY CORPORATION, a Delaware corporation, on behalf of said corporation.

Kyle P. Haladyna
Notary Public in and for the State of Texas



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 this plat correctly represents that survey made by me.

Ken Powers
Ken Powers, R.P.L.S.
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

9th day of September, 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 L. Simmons
Jim L. 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

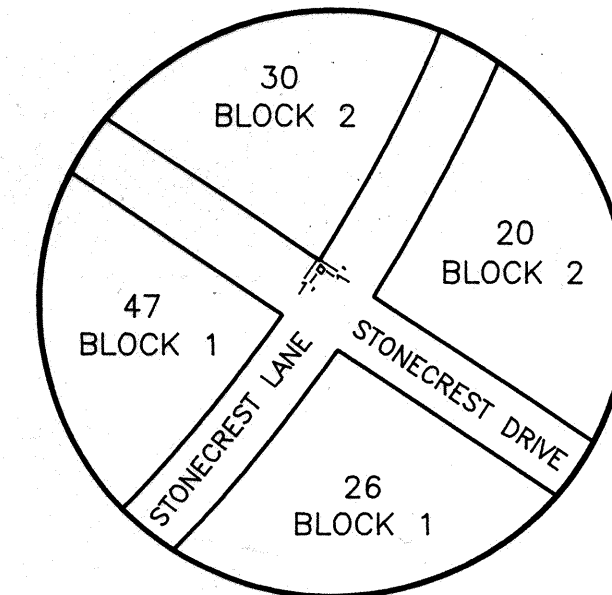
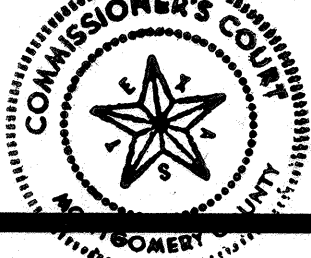
September 9, 1996, at 9:30 o'clock, A.M., and duly recorded on September 11, 1996, at 9:39 o'clock, A.M.,

in Cabinet I, Sheet 88-89 of record of Maps for said County.

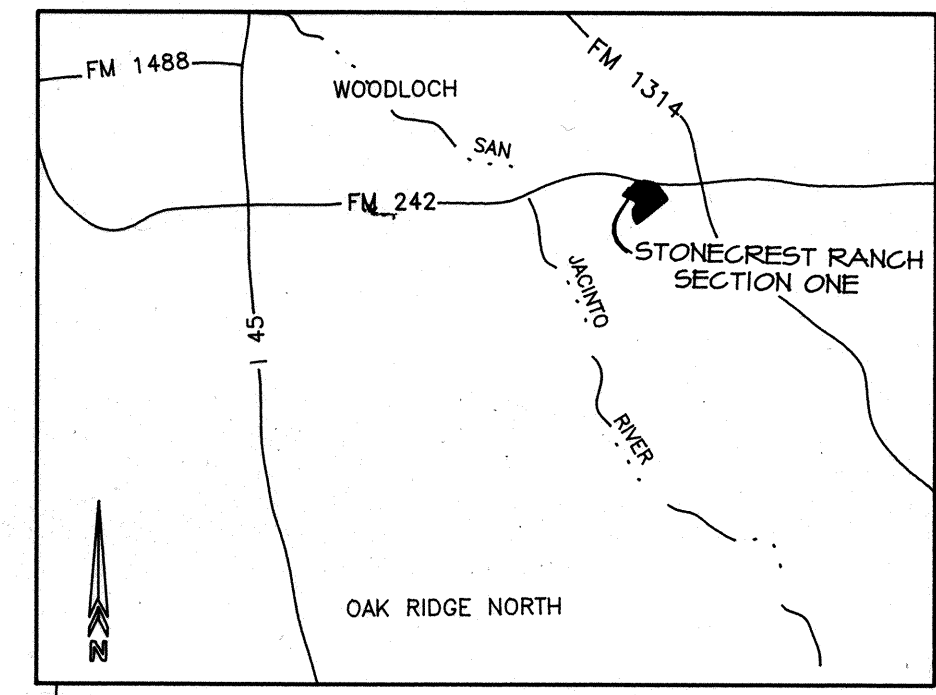
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date above written.

Mark Turnbull, Clerk, County Court
Montgomery County, Texas

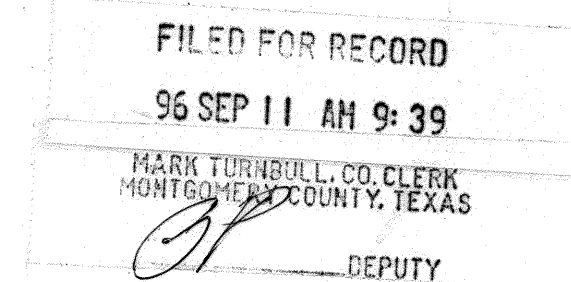
By: Mark Turnbull Deputy



BENCH MARK
3" BRASS DISK SET IN CONCRETE
ELEVATION = 150.9



VICINITY MAP



STONECREST RANCH SECTION ONE