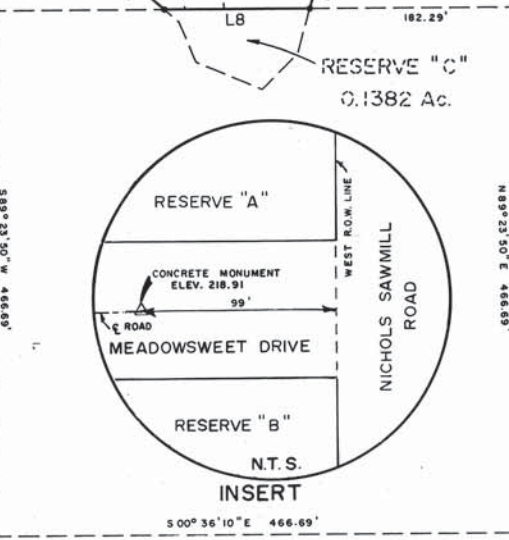
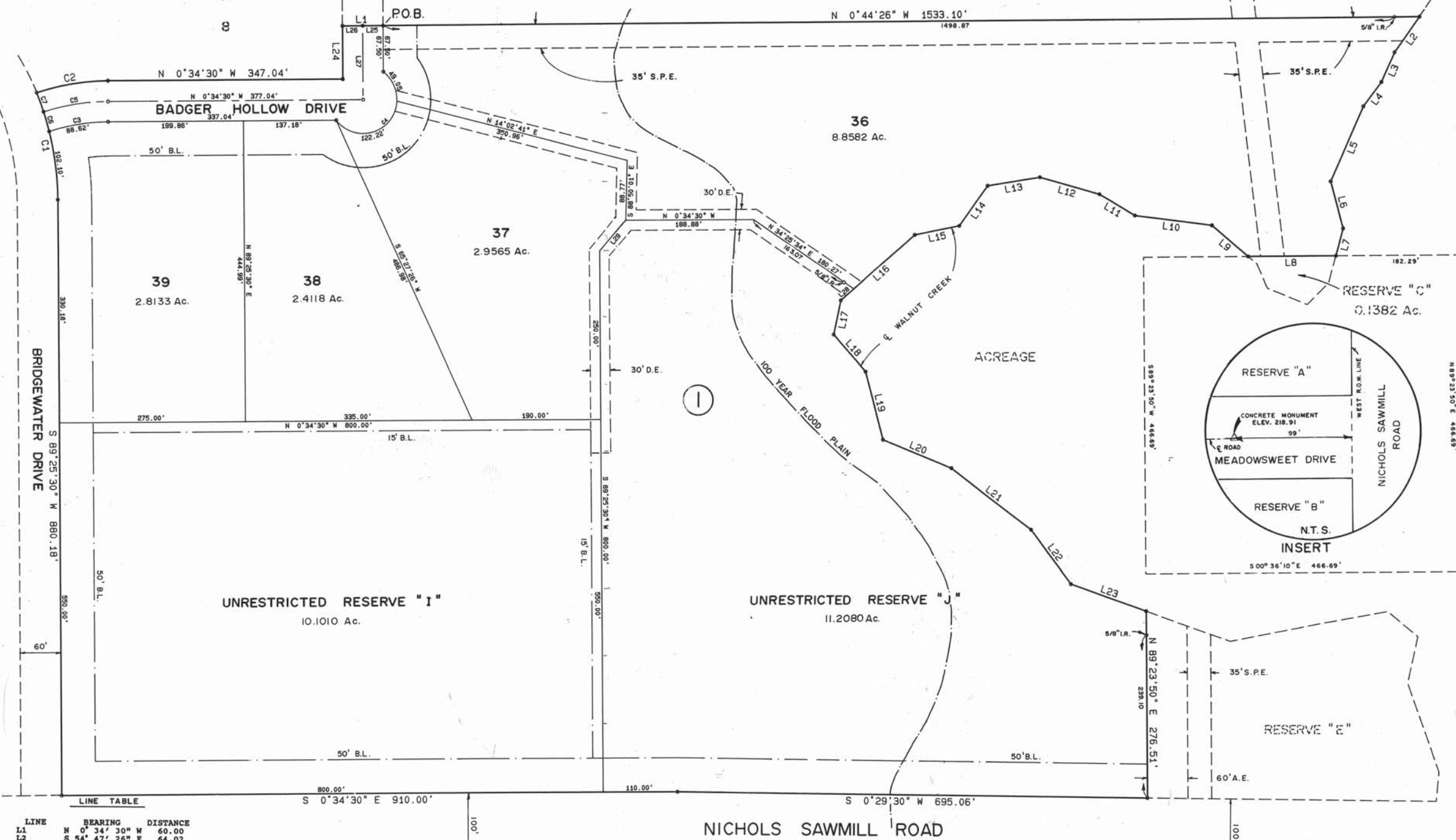




35



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0° 34' 30" W	60.00
L2	S 54° 47' 26" E	64.02
L3	S 66° 02' 22" E	47.13
L4	S 53° 07' 59" E	44.58
L5	S 66° 33' 50" E	120.63
L6	N 75° 04' 51" E	72.26
L7	S 75° 21' 32" E	42.00
L8	S 0° 36' 10" E	129.73
L9	S 40° 39' 00" W	71.02
L10	S 7° 03' 18" W	114.72
L11	S 30° 37' 15" W	61.13
L12	S 15° 49' 42" W	91.64
L13	S 9° 46' 30" E	78.43
L14	S 54° 57' 02" E	72.55
L15	S 11° 43' 15" E	67.17
L16	S 41° 45' 25" E	146.35
L17	S 78° 35' 04" E	52.32
L18	N 48° 43' 21" E	71.81
L19	N 75° 33' 27" E	104.14
L20	N 22° 15' 49" E	109.49
L21	N 37° 08' 46" E	148.11
L22	N 53° 23' 32" E	99.26
L23	N 19° 38' 16" E	118.56
L24	S 89° 25' 30" W	77.50
L25	S 0° 34' 30" E	30.00
L26	S 0° 34' 30" E	30.00
L27	S 89° 25' 30" W	107.50
L28	S 41° 45' 25" E	25.74
L29	S 49° 39' 10" E	59.24

- NOTES
1. B.L. INDICATES BUILDING LINE
 2. D.E. INDICATES DRAINAGE EASEMENT
 3. S.P.E. INDICATES SPECIAL PURPOSE EASEMENT
 4. A.E. INDICATES ACCESS EASEMENT
 5. THE 100 YEAR FLOOD PLAIN SHOWN HERE IS AS DEPICTED ON THE F.E.M.A. MAP, PANEL NO. 480483 0230 C, DATED AUGUST 1, 1984.
 6. THE PURPOSE OF THIS REPLAT IS TO CONVERT 14 RESIDENTIAL LOTS (LOTS 36-49, BLOCK 1) INTO 4 RESIDENTIAL LOTS (LOTS 36-39, BLOCK 1) AND TWO UNRESTRICTED RESERVES (UNRESTRICTED RESERVES I AND J).

CURVE TABLE

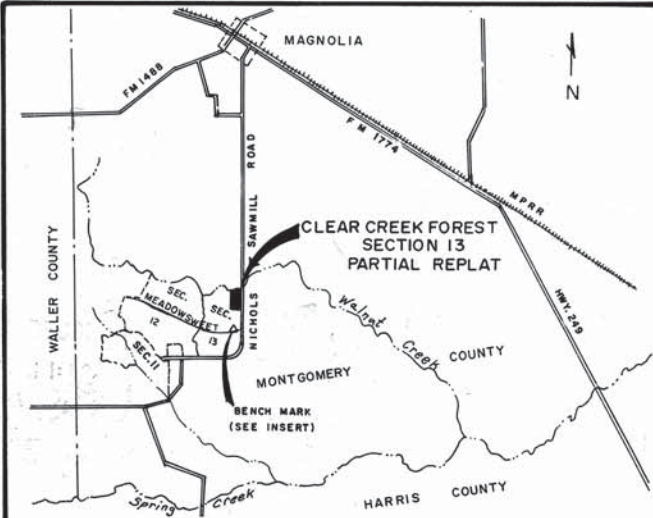
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	162.14	21 36' 18"	430.00	161.19	S 78 37' 21" W
C2	107.06	17 46' 48"	345.00	106.63	N 9 27' 54" W
C3	88.62	17 49' 01"	285.00	88.27	N 9 29' 00" W
C4	171.27	196 15' 37"	50.00	98.99	N 45 34' 30" W
C5	95.79	17 36' 22"	315.00	96.41	N 9 22' 41" W
C6	30.02	4 00' 01"	430.00	30.02	S 73 49' 15" W
C7	30.02	4 00' 01"	430.00	30.02	S 69 49' 12" W

A PARTIAL REPLAT OF LOTS 36 THRU 49, BLOCK 1
OF THE
REPLAT OF CLEAR CREEK FOREST SECTION 13
AS RECORDED IN
CABINET E, SHEET 186B THRU 191A
MAP RECORDS OF MONTGOMERY CO., TEXAS

OWNER:
MITCHELL / SOUTHWEST
2201 TIMBERLOCH PLACE, THE WOODLANDS, TX. 77380

ENGINEER:
D.A. VOGT ENGINEERING
1544 Sawdust Road, Suite 180 The Woodlands, Texas 77380
(713) 367-0947

JANUARY, 1992



We, Roger L. Galatas and G. David Bumgardner, President and Secretary respectively of Mitchell/Southwest, owner of the property subdivided in the above and foregoing map of THE PARTIAL REPLAT OF LOTS 36 THRU 49, BLOCK 1 OF THE REPLAT OF CLEAR CREEK FOREST, SECTION 13, do hereby make subdivision of said property for and on behalf of said Mitchell/Southwest, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as THE PARTIAL REPLAT OF LOTS 36 THRU 49, BLOCK 1 OF THE REPLAT OF CLEAR CREEK FOREST, SECTION 13, located in the D.M. Goheen Survey A-234, Montgomery County, Texas, and on behalf of said Mitchell/Southwest; 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.

There are dedicated for utilities the following easements:

1. An unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all utility easements and streets shown herein or described herein.
2. A twenty (20) foot utility easement centered on all interior side lot lines and on all rear lot lines which are a common with and abut other lots.
3. A twenty (20) foot utility easement along the rear or sides of lots which abut the boundary of the subdivision.
4. A ten (10) foot utility easement across the front and side of each lot where it abuts the street right-of-way.

This is to certify that we, Roger L. Galatas and G. David Bumgardner, President and Secretary respectively of Mitchell/Southwest, owner of the property subdivided in the above and foregoing map of THE PARTIAL REPLAT OF LOTS 36 THRU 49, BLOCK 1 OF THE REPLAT OF CLEAR CREEK FOREST, SECTION THIRTEEN, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioner's Court of Montgomery County, Texas.

FURTHER, we, Mitchell/Southwest, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage coursed 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)."
3. The owner of any lot who may install a private sewage facility (septic tank and field lines) therein shall first obtain a permit to construct such facility from Montgomery County. The owner shall make application for such permit as required by the applicable regulations of Montgomery County. Where conventional private sewage facilities are deemed inadequate under such regulations Montgomery County may require the installation of a "modified drainage field" as a condition to the grant of any permit. The owner may obtain the description of a typical "modified drainage field" from the developer or Montgomery County. MOST LOTS WITHIN THIS SUBDIVISION WILL REQUIRE A "MODIFIED DRAINAGE FIELD" FOR EFFECTIVE AND SAFE SEWAGE WASTE DISPOSAL. THE DEVELOPER SHALL INFORM ALL INITIAL LOT PURCHASERS OF THIS POTENTIAL REQUIREMENT.

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 Mitchell/Southwest has caused these presents to be signed by Roger L. Galatas, its President, thereunto authorized, attested by its Secretary, G. David Bumgardner, and its common seal hereunto affixed this 4 day of March, 1992.

MITCHELL/SOUTHWEST

By: Roger L. Galatas
Roger L. Galatas, President

ATTEST:

By: G. David Bumgardner
G. David Bumgardner, Secretary

A. PARTIAL REPLAT OF LOTS 36 THRU 49, BLOCK 1
OF THE
REPLAT OF CLEAR CREEK FOREST SECTION 13
AS RECORDED IN
CABINET E, SHEET 186B THRU 191A
MAP RECORDS OF MONTGOMERY CO., 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 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 6th day of April, 1992.

John Martin
John Martin,
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

Charles Hayden
Charles Hayden,
Commissioner, Precinct 4

I, John G. Davidson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was 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 having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three (3'); and that the plat boundary corners have been tied to the nearest survey corner.



John G. Davidson
John G. Davidson
Texas Registration No. 1792

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Roger L. Galatas, President, and G. David Bumgardner, Secretary of Mitchell/Southwest, 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 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 9 day of March, 1992.



Kathy L. Leibold
Notary Public in and
for the State of Texas

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Roy Harris, 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 APRIL 6, 1992, at 9:30 o'clock, A.M., and duly recorded on APRIL 7, 1992, at 1:42 o'clock, P.M., in cabinet G, sheet 043A, of record of MONTGOMERY for said County. 043B

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

Roy Harris
Roy Harris, Clerk, County Court,
Montgomery County, Texas

By: Roy Harris

FILED FOR RECORD

92 APR -7 PM 1:42

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

