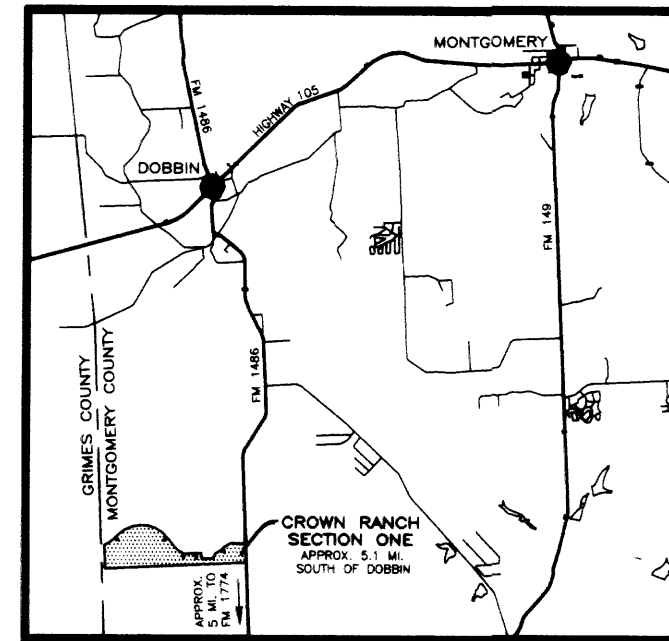
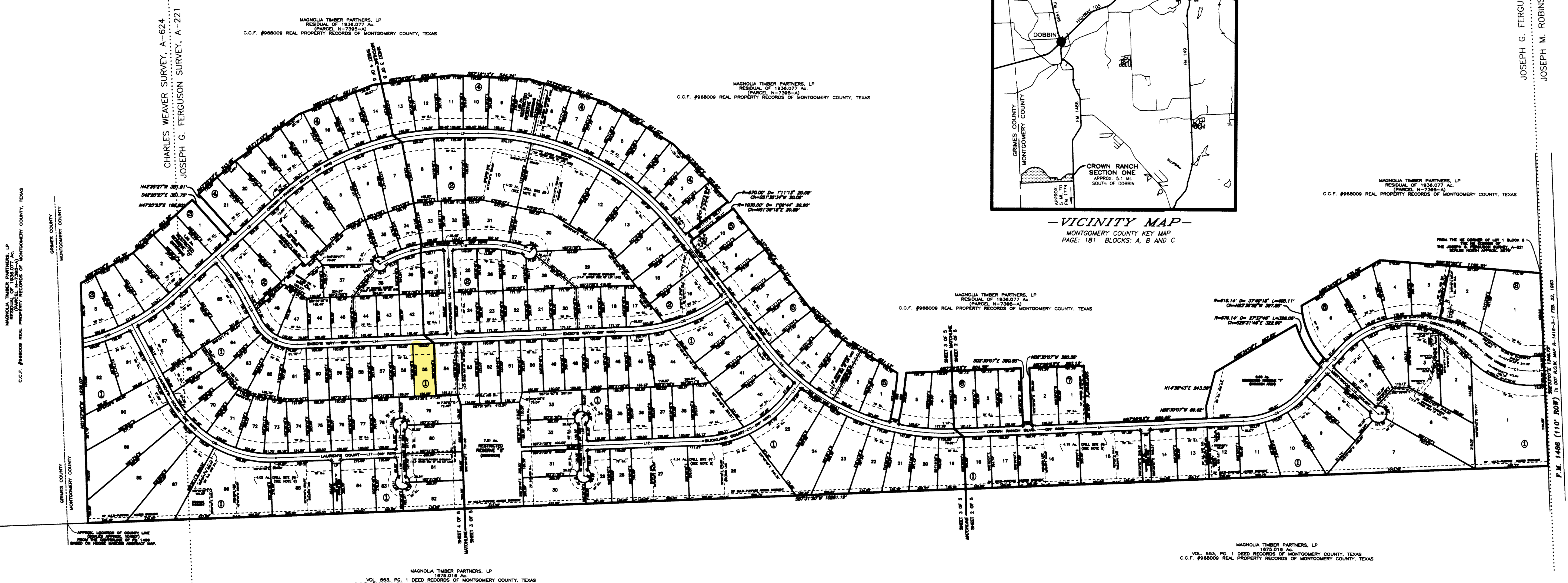


THOMAS C. BRADBURY SURVEY, A-91  
 JOSEPH G. FERGUSON SURVEY, A-221

JOSEPH G. FERGUSON SURVEY, A-221  
 JOSEPH M. ROBINSON SURVEY, A-450



-VICINITY MAP-  
 MONTGOMERY COUNTY KEY MAP  
 PAGE: 181 BLOCKS: A, B AND C



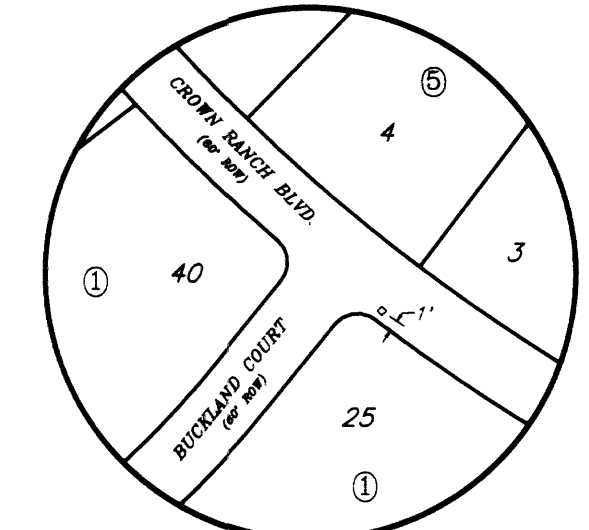
-CENTERLINE DATA-

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
L1	S87°21'15\"	73.67'			
C1	N68°53'51\"	406.85'	490.79'	47°29'48\"	395.30'
C2	N67°34'29\"	547.95'	700.00'	44°51'03\"	534.07'
C3	S66°01'18\"	548.89'	655.78'	47°57'23\"	533.01'
L2	S42°02'37\"	149.10'			
L3	S42°02'37\"	246.84'			
C4	S64°46'15\"	477.41'	601.78'	45°27'17\"	464.99'
L4	S87°29'53\"	2039.45'			
C5	N71°49'28\"	1154.84'	1600.00'	41°21'17\"	1129.94'
C6	N44°28'50\"	372.34'	1600.00'	13°20'01\"	371.50'
L5	N37°48'49\"	415.83'			
L6	N37°48'49\"	584.39'			
C7	N64°08'14\"	1608.00'	1750.00'	52°38'48\"	1552.03'
L7	S89°32'22\"	215.09'			
C8	S68°33'28\"	1281.70'	1750.00'	41°57'49\"	1253.25'
L8	S47°34'33\"	613.92'			
L9	S47°34'33\"	404.13'			
C9	S54°34'33\"	354.30'	1450.00'	14°00'00\"	353.42'
C10	S68°52'27\"	369.40'	1450.00'	14°35'48\"	368.40'
L10	S47°57'33\"	487.07'			
L11	S38°51'10\"	151.13'			
C11	S63°11'15\"	679.56'	800.00'	48°40'11\"	659.31'
L12	S87°31'20\"	844.98'			
C12	N69°51'15\"	717.93'	1164.09'	35°20'10\"	706.61'
L13	S87°31'20\"	1273.35'			
L14	S87°31'20\"	1084.13'			
C13	S60°27'03\"	335.38'	300.00'	64°03'13\"	318.19'
L15	N28°25'27\"	187.56'			
C14	S35°23'27\"	354.39'	1450.35'	14°00'00\"	353.51'
L16	S28°25'27\"	576.50'			
C15	S60°27'03\"	894.36'	800.00'	64°03'13\"	848.51'
L17	N87°31'20\"	880.00'			
L18	N02°28'40\"	650.01'			
C16	N74°39'16\"	500.88'	964.00'	29°46'11\"	495.26'
L19	N87°31'20\"	215.09'			
C17	S81°40'41\"	363.41'	964.00'	21°35'58\"	361.26'
L20	N02°28'40\"	190.59'			
L30	S02°28'40\"	209.91'			
L31	N02°28'40\"	194.91'			
L32	S02°28'40\"	205.59'			

-LOT/RIGHT-OF-WAY DATA-

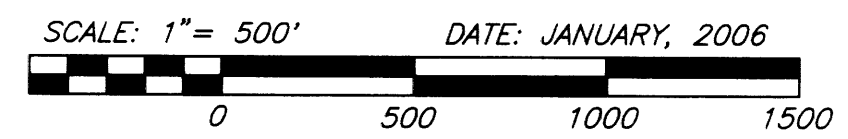
LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
C18	S02°57'23\"	39.27'	25.00'	90°00'00\"	35.36'
C19	S87°02'37\"	39.27'	25.00'	90°00'00\"	35.36'
C20	S00°39'01\"	37.26'	25.00'	85°23'16\"	33.90'
C21	S89°46'48\"	41.66'	25.00'	95°28'23\"	37.00'
C22	S72°47'47\"	21.68'	25.00'	49°40'47\"	21.00'
C23	N23°07'00\"	21.68'	25.00'	49°40'47\"	21.00'
C24	N33°51'47\"	39.66'	25.00'	90°54'18\"	35.63'
C25	S58°09'17\"	40.68'	25.00'	93°13'16\"	36.34'
C26	S82°59'04\"	38.51'	25.00'	88°15'49\"	34.82'
C27	N05°11'42\"	38.44'	25.00'	88°05'44\"	34.76'
C28	N81°31'15\"	38.14'	25.00'	87°24'51\"	34.55'
C29	N08°36'27\"	40.51'	25.00'	92°50'33\"	36.22'
C30	N07°11'11\"	39.27'	25.00'	90°00'00\"	35.36'
C31	N82°48'50\"	39.27'	25.00'	90°00'00\"	35.36'
C32	S03°37'22\"	38.36'	25.00'	87°54'22\"	34.70'
C33	N86°17'41\"	40.26'	25.00'	92°15'32\"	36.05'
C34	S02°34'33\"	39.27'	25.00'	90°00'00\"	35.36'
C35	N87°25'27\"	39.27'	25.00'	90°00'00\"	35.36'
C36	S15°31'44\"	38.36'	25.00'	87°54'20\"	34.70'
C37	N72°22'37\"	38.36'	25.00'	87°54'20\"	34.70'
C38	S42°31'20\"	39.27'	25.00'	90°00'00\"	35.36'
C39	S47°28'40\"	39.27'	25.00'	90°00'00\"	35.36'
C40	N48°08'30\"	39.85'	25.00'	91°19'41\"	35.76'
C41	N40°40'57\"	19.38'	25.00'	44°25'01\"	18.90'
C42	N83°24'28\"	18.06'	25.00'	41°22'47\"	17.67'
C43	S85°29'02\"	18.06'	25.00'	41°22'47\"	17.67'
C44	N51°47'28\"	19.38'	25.00'	44°25'01\"	18.90'
C45	N42°31'20\"	39.27'	25.00'	90°00'00\"	35.36'
C46	N42°31'20\"	39.27'	25.00'	90°00'00\"	35.36'
C47	S47°28'40\"	39.27'	25.00'	90°00'00\"	35.36'
C48	N47°28'40\"	39.27'	25.00'	90°00'00\"	35.36'
C49	S42°31'20\"	39.27'	25.00'	90°00'00\"	35.36'
C50	S42°29'53\"	39.27'	25.00'	90°00'00\"	35.36'
C51	S47°30'07\"	39.27'	25.00'	90°00'00\"	35.36'
C52	S42°29'53\"	39.27'	25.00'	90°00'00\"	35.36'
C53	N47°30'07\"	39.27'	25.00'	90°00'00\"	35.36'

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
C54	S47°28'40\"	39.27'	25.00'	90°00'00\"	35.36'
C55	S42°31'20\"	39.27'	25.00'	90°00'00\"	35.36'
C56	S08°13'51\"	322.80'	2781.03'	06°37'36\"	322.62'
C57	N08°10'30\"	339.80'	2851.03'	06°49'44\"	339.60'
L20	N47°34'33\"	60.00'			
L21	S37°48'49\"	60.00'			
L22	S76°18'39\"	60.04'			
L23	N87°29'53\"	60.00'			
L24	N37°53'49\"	60.78'			
L25	N87°29'53\"	60.00'			
L26	S87°31'20\"	60.00'			
L27	N87°31'20\"	60.00'			
L28	S87°31'20\"	60.00'			
C58	N18°56'21\"	18.69'	25.00'	42°50'00\"	18.26'
C59	S23°53'40\"	18.69'	25.00'	42°50'00\"	18.26'
C60	S18°56'21\"	18.69'	25.00'	42°50'00\"	18.26'
C61	N23°53'40\"	18.69'	25.00'	42°50'00\"	18.26'
C62	S23°53'40\"	18.69'	25.00'	42°50'00\"	18.26'
C63	N18°56'21\"	18.69'	25.00'	42°50'00\"	18.26'
C64	S18°56'21\"	18.69'	25.00'	42°50'00\"	18.26'
C65	N23°53'40\"	18.69'	25.00'	42°50'00\"	18.26'



-BENCH MARK-  
 3\" BRASS DISK SET IN CONCRETE COLUMN  
 6\" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH  
 WITH NATURAL GROUND  
 STAMPED: CR1 - ELEV.=321.50

- NOTES:
1. "B.L." - DENOTES BUILDING LINE.
  2. "D.E." - DENOTES DRAINAGE EASEMENT.
  3. "U.E." - DENOTES UTILITY EASEMENT.
  4. THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT AND DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL STREET RIGHT-OF-WAYS UNLESS OTHERWISE SHOWN OR NOTED.
  5. THERE IS HEREBY DEDICATED AN EIGHT-FOOT (8') UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
  6. THERE IS HEREBY DEDICATED A TWENTY-FOOT (20') BUILDING LINE ALONG ALL SIDE LOT LINES AND A FIFTY-FOOT (50') BUILDING LINE ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
  7. THIS PROPERTY LIES IN ZONES X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 48339C0320 F, EFFECTIVE DATE DECEMBER 19, 1998.
  8. DESIGNATION OF DRILL SITES SET OUT IN INSTRUMENT RECORDED UNDER C.C.F. #2005-142374 R.P.R.M.C.
  9. PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, AND CONDITIONS INCORPORATED IN INSTRUMENT RECORDED UNDER C.C.F. #2005-036975 R.P.R.M.C.
  10. PROPERTY IS SUBJECT TO AN ACCESS EASEMENT AGREEMENT AS SET OUT IN DRILL SITE DESIGNATION AGREEMENT RECORDED UNDER C.C.F. #2005-036974 R.P.R.M.C.



- FINAL PLAT -  
**CROWN RANCH**  
**SECTION ONE**

**189 LOTS \* 8 BLOCKS \* 7 RESERVES**  
 A SUBDIVISION OF  
 408.066 ACRES OF LAND  
 IN THE JOSEPH G. FERGUSON SURVEY, A-221  
 AND THE CHARLES WEAVER SURVEY, A-624  
 MONTGOMERY COUNTY, TEXAS

OWNER: AFFILIATED CROWN DEVELOPMENTS, LTD.  
 6004 HIGHWAY 59 SOUTH  
 LUFKIN, TX 75901

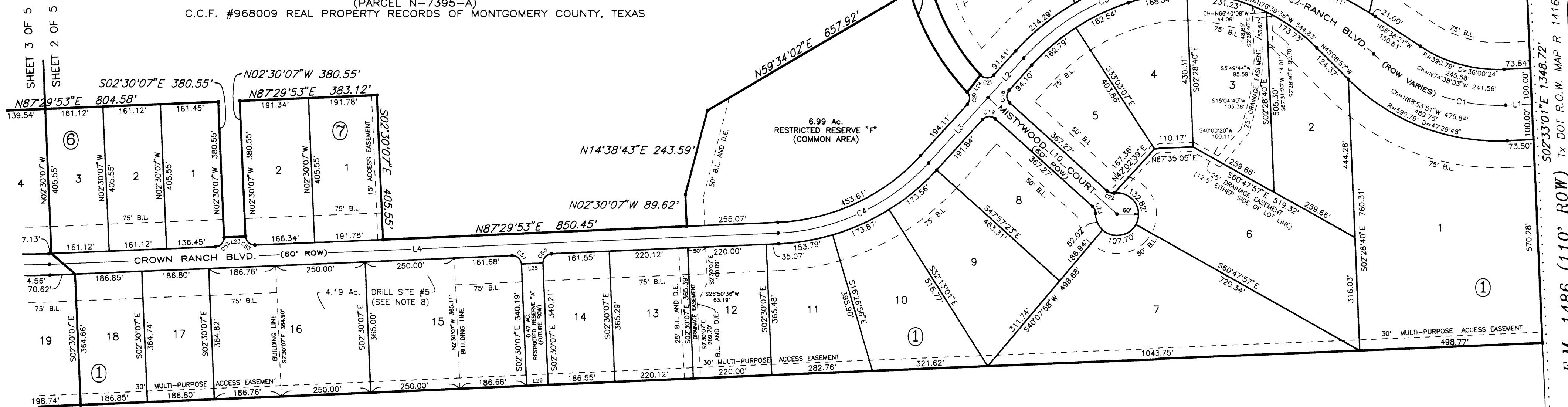
**MAYER**  
**SURVEYING, LLC**  
 3706 WEST DAVIS - CONROE, TX. 77304

MAGNOLIA TIMBER PARTNERS, LP  
RESIDUAL OF 1936.077 Ac.  
(PARCEL N-7395-A)  
C.C.F. #968009 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

FROM THE NE CORNER OF LOT 1 BLOCK 8  
THE NE CORNER OF  
THE JOSEPH G. FERGUSON SURVEY, A-221  
SCALES NORTH APPROX. 2676'

JOSEPH G. FERGUSON SURVEY, A-221  
JOSEPH M. ROBINSON SURVEY, A-450

MAGNOLIA TIMBER PARTNERS, LP  
RESIDUAL OF 1936.077 Ac.  
(PARCEL N-7395-A)  
C.C.F. #968009 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS



MAGNOLIA TIMBER PARTNERS, LP  
1675.016 Ac.  
VOL. 553, PG. 1 DEED RECORDS OF MONTGOMERY COUNTY, TEXAS  
C.C.F. #968009 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

-CENTERLINE DATA-

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
L1	S87°21'15"W	73.67'			
C1	N68°53'51"E	406.85'	490.79'	47°29'48"	395.30'
C2	N67°34'29"W	547.95'	700.00'	44°51'03"	534.07'
C3	S66°01'18"W	548.89'	655.78'	47°57'23"	533.01'
L2	S42°02'37"W	149.10'			
L3	S42°02'37"W	246.84'			
C4	S64°46'15"W	477.41'	601.78'	45°27'17"	464.99'
L4	S87°29'53"W	2039.45'			
L10	S47°57'23"E	487.07'			

-LOT/RIGHT-OF-WAY DATA-

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
C18	S02°57'23"E	39.27'	25.00'	90°00'00"	35.36'
C19	S87°02'37"W	39.27'	25.00'	90°00'00"	35.36'
C20	S00°39'01"E	37.26'	25.00'	85°23'16"	33.90'
C21	S89°46'48"W	41.66'	25.00'	95°28'23"	37.00'
C22	S72°47'47"E	21.68'	25.00'	49°40'47"	21.00'
C23	N23°07'00"W	21.68'	25.00'	49°40'47"	21.00'
C50	S42°29'53"W	39.27'	25.00'	90°00'00"	35.36'
C51	S47°30'07"E	39.27'	25.00'	90°00'00"	35.36'
C52	S42°29'53"W	39.27'	25.00'	90°00'00"	35.36'
C53	N47°30'07"W	39.27'	25.00'	90°00'00"	35.36'
L23	N87°29'53"E	60.00'			
L24	N37°53'49"E	60.78'			
L25	N87°29'53"E	60.00'			
L26	S87°31'20"W	60.00'			

NOTES:

- "B.L." - DENOTES BUILDING LINE.
- "D.E." - DENOTES DRAINAGE EASEMENT.
- "U.E." - DENOTES UTILITY EASEMENT.
- THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT AND DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL STREET RIGHT-OF-WAYS UNLESS OTHERWISE SHOWN OR NOTED.
- THERE IS HEREBY DEDICATED AN EIGHT-FOOT (8') UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
- THERE IS HEREBY DEDICATED A TWENTY-FOOT (20') BUILDING LINE ALONG ALL SIDE LOT LINES AND A FIFTY-FOOT (50') BUILDING LINE ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
- THIS PROPERTY LIES IN ZONES X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 48339C0320 F, EFFECTIVE DATE DECEMBER 19, 1998.
- DESIGNATION OF DRILL SITES SET OUT IN INSTRUMENT RECORDED UNDER C.C.F. #2005-142374 R.P.R.M.C.
- PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, AND CONDITIONS INCORPORATED IN INSTRUMENT RECORDED UNDER C.C.F. #2005-036975 R.P.R.M.C.
- PROPERTY IS SUBJECT TO AN ACCESS EASEMENT AGREEMENT AS SET OUT IN DRILL SITE DESIGNATION AGREEMENT RECORDED UNDER C.C.F. #2005-036974 R.P.R.M.C.



SCALE: 1" = 200' DATE: JANUARY, 2006  
0 200 400 600

- FINAL PLAT -  
**CROWN RANCH**  
**SECTION ONE**

OWNER: AFFILIATED CROWN DEVELOPMENTS, LTD.  
6004 HIGHWAY 59 SOUTH  
LUFKIN, TX 75901

MAYER SURVEYING, LLC  
3706 WEST DAVIS - CONROE, TX. 77304

MAGNOLIA TIMBER PARTNERS, LP  
 RESIDUAL OF 1936.077 Ac.  
 (PARCEL N-7395-A)  
 C.C.F. #968009 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

NOTES:

1. "B.L." - DENOTES BUILDING LINE.
2. "D.E." - DENOTES DRAINAGE EASEMENT.
3. "U.E." - DENOTES UTILITY EASEMENT.
4. THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT AND DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL STREET RIGHT-OF-WAYS UNLESS OTHERWISE SHOWN OR NOTED.
5. THERE IS HEREBY DEDICATED AN EIGHT-FOOT (8') UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
6. THERE IS HEREBY DEDICATED A TWENTY-FOOT (20') BUILDING LINE ALONG ALL SIDE LOT LINES AND A FIFTY-FOOT (50') BUILDING LINE ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
7. THIS PROPERTY LIES IN ZONES X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 48390C0320 F, EFFECTIVE DATE DECEMBER 19, 1996.
8. DESIGNATION OF DRILL SITES SET OUT IN INSTRUMENT RECORDED UNDER C.C.F. #2005-142374 R.P.R.M.C.
9. PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, AND CONDITIONS INCORPORATED IN INSTRUMENT RECORDED UNDER C.C.F. #2005-036975 R.P.R.M.C.
10. PROPERTY IS SUBJECT TO AN ACCESS EASEMENT AGREEMENT AS SET OUT IN DRILL SITE DESIGNATION AGREEMENT RECORDED UNDER C.C.F. #2005-036974 R.P.R.M.C.

SCALE: 1" = 200' DATE: JANUARY, 2006

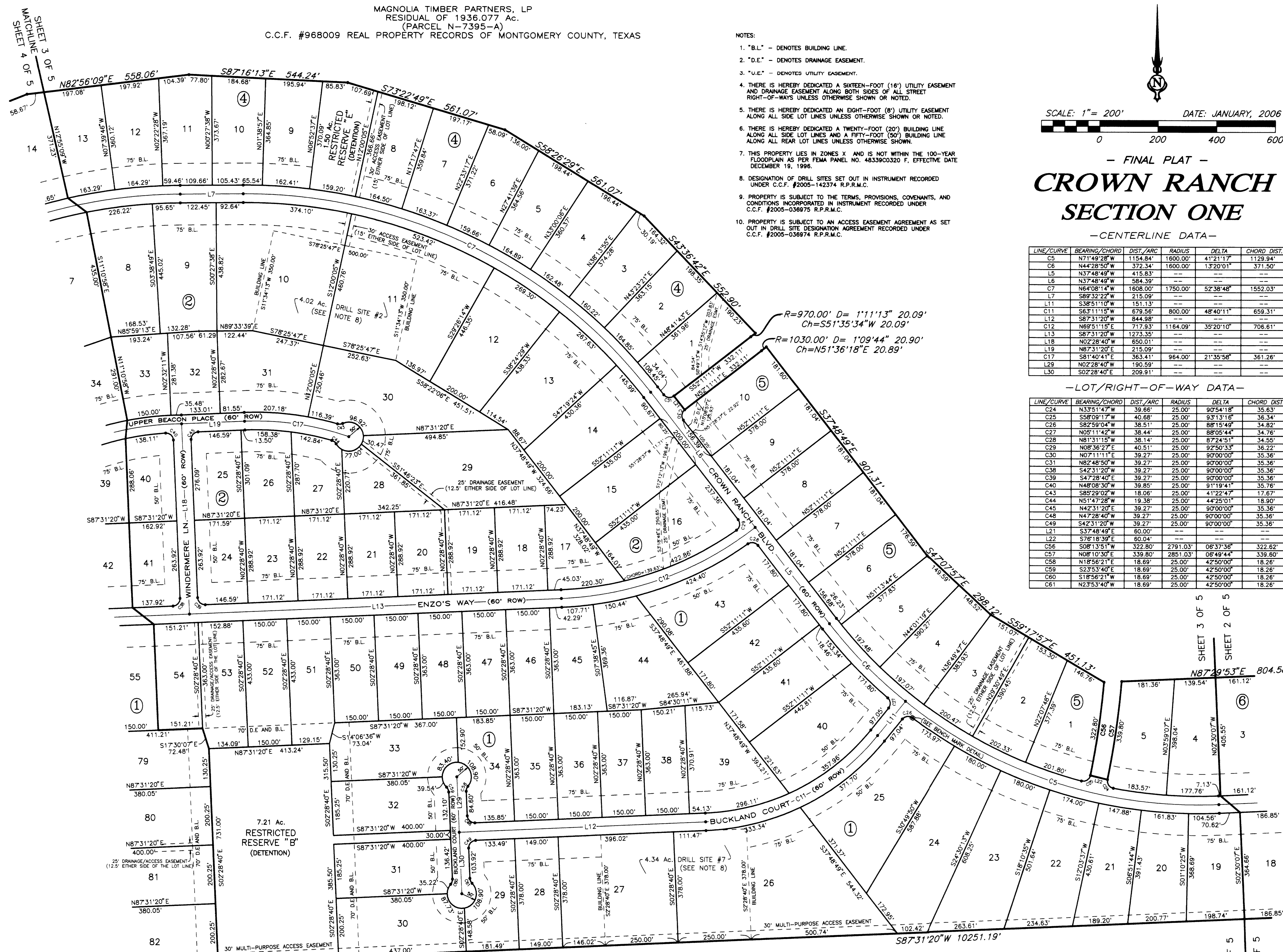
- FINAL PLAT -  
**CROWN RANCH**  
**SECTION ONE**

- CENTERLINE DATA -

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
C5	N71°49'28"W	1154.84'	1600.00'	41°21'17"	1129.94'
C6	N44°28'50"W	372.34'	1600.00'	13°20'01"	371.50'
L5	N37°48'49"W	415.83'	---	---	---
L6	N37°48'49"W	584.39'	---	---	---
C7	N64°08'14"W	1608.00'	1750.00'	52°38'48"	1552.03'
L7	S89°32'22"W	215.09'	---	---	---
L11	S38°51'10"W	151.13'	---	---	---
C11	S63°11'15"W	679.56'	800.00'	48°40'11"	659.31'
L12	S87°31'20"W	844.98'	---	---	---
C12	N69°51'15"E	719.33'	1164.09'	35°20'10"	706.61'
L13	S87°31'20"W	1273.35'	---	---	---
L18	N02°28'40"W	650.01'	---	---	---
L19	N87°31'20"E	215.09'	---	---	---
C17	S81°40'41"E	363.41'	964.00'	21°35'58"	361.26'
L29	N02°28'40"W	190.59'	---	---	---
L30	S02°28'40"E	209.91'	---	---	---

- LOT/RIGHT-OF-WAY DATA -

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
C24	N33°51'47"W	39.66'	25.00'	90°54'18"	35.63'
C25	S58°09'17"W	40.68'	25.00'	93°13'16"	36.34'
C26	S82°59'04"W	38.51'	25.00'	88°15'49"	34.82'
C27	N05°11'42"W	38.44'	25.00'	88°05'44"	34.76'
C28	N81°31'15"W	38.14'	25.00'	87°24'51"	34.55'
C29	N08°36'27"E	40.51'	25.00'	92°50'33"	36.22'
C30	N07°11'11"E	39.27'	25.00'	90°00'00"	35.36'
C31	N82°48'50"W	39.27'	25.00'	90°00'00"	35.36'
C38	S42°31'20"W	39.27'	25.00'	90°00'00"	35.36'
C39	S47°28'40"E	39.27'	25.00'	90°00'00"	35.36'
C40	N48°08'30"W	39.85'	25.00'	91°19'41"	35.76'
C43	S85°29'02"W	18.06'	25.00'	41°22'47"	17.67'
C44	N51°47'28"W	19.38'	25.00'	44°25'01"	18.90'
C45	N42°31'20"E	39.27'	25.00'	90°00'00"	35.36'
C48	N47°28'40"W	39.27'	25.00'	90°00'00"	35.36'
C49	S42°31'20"W	39.27'	25.00'	90°00'00"	35.36'
L21	S37°48'49"E	60.04'	---	---	---
L22	S78°18'39"E	60.04'	---	---	---
C56	S08°13'51"W	322.80'	2791.03'	06°37'36"	322.62'
C57	N08°10'30"E	339.80'	2851.03'	06°49'44"	339.60'
C58	N18°56'27"E	18.69'	25.00'	42°50'00"	18.28'
C59	S23°53'40"E	18.69'	25.00'	42°50'00"	18.28'
C60	S18°56'21"W	18.69'	25.00'	42°50'00"	18.28'
C61	N23°53'40"W	18.69'	25.00'	42°50'00"	18.28'



MAGNOLIA TIMBER PARTNERS, LP  
 1675.016 Ac.  
 VOL. 553, PG. 1 DEED RECORDS OF MONTGOMERY COUNTY, TEXAS  
 C.C.F. #968009 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

OWNER: AFFILIATED CROWN DEVELOPMENTS, LTD.  
 6004 HIGHWAY 59 SOUTH  
 LUFKIN, TX 75901

MØYER SURVEYING, LLC  
 3706 WEST DAVIS - CONROE, TX 77304

MAGNOLIA TIMBER PARTNERS, LP  
RESIDUAL OF 1936.077 Ac.  
(PARCEL N-7395-A)  
C.C.F. #968009 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

CHARLES WEAVER SURVEY, A-624  
JOSEPH G. FERGUSON SURVEY, A-221

-CENTERLINE DATA-

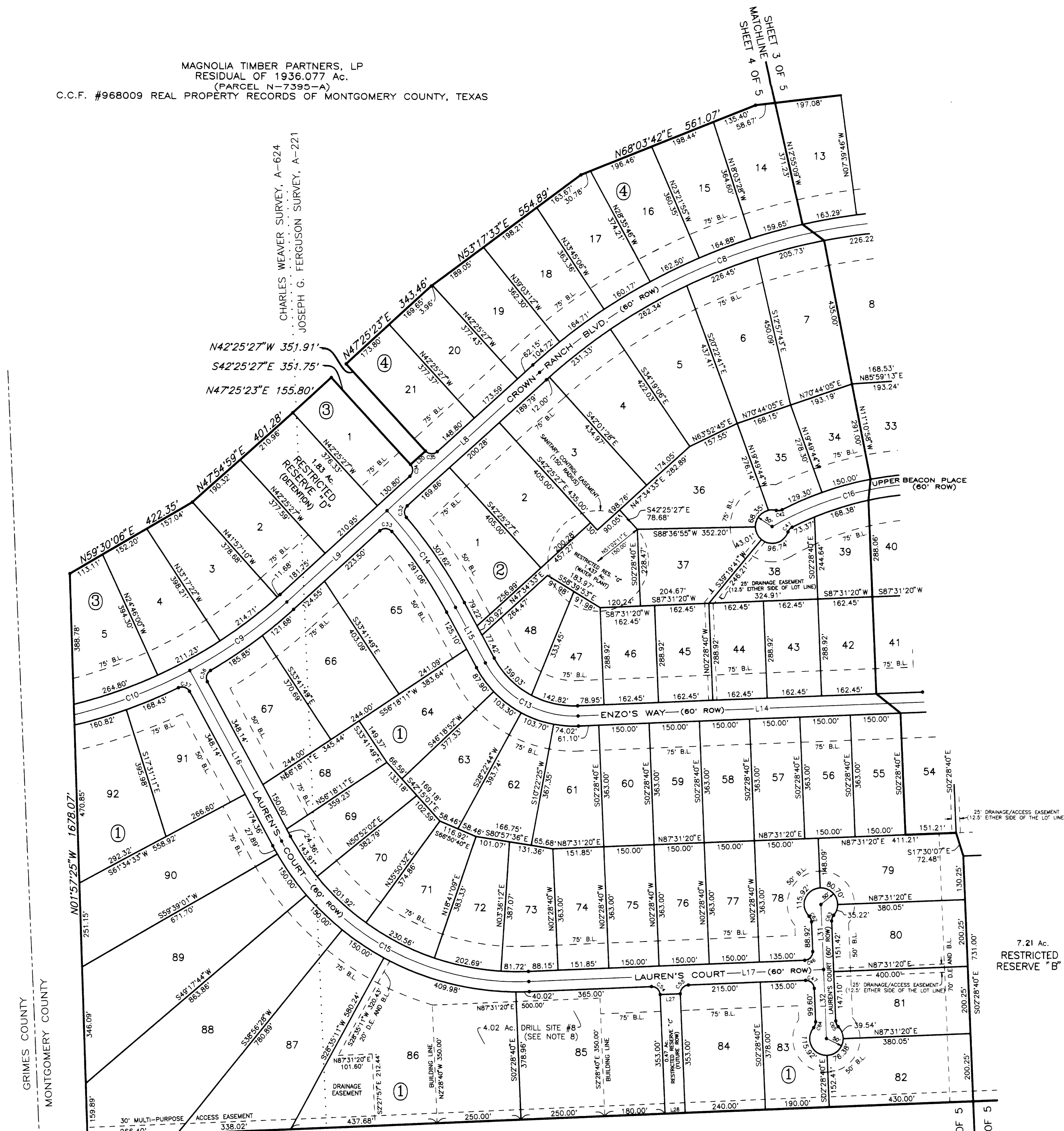
LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
C8	S68°33'28"W	1281.70'	1750.00'	41°57'49"	1253.25'
L8	S47°34'33"W	613.92'	---	---	---
L9	S47°34'33"W	404.13'	---	---	---
C9	S54°34'33"W	354.30'	1450.00'	14°00'00"	353.42'
C10	S68°52'27"W	369.40'	1450.00'	14°35'48"	368.40'
L14	S87°31'20"W	1084.13'	---	---	---
C13	S60°27'03"E	335.38'	300.00'	64°03'13"	318.10'
L15	N28°25'27"W	187.56'	---	---	---
C14	S35°25'27"E	354.39'	1450.35'	14°00'00"	353.51'
L16	S28°25'27"E	576.50'	---	---	---
C15	S60°27'03"E	894.36'	800.00'	64°03'13"	848.51'
L17	N87°31'20"E	880.00'	---	---	---
C16	N74°39'16"E	500.88'	964.00'	29°46'11"	495.26'
L31	N02°28'40"W	194.91'	---	---	---
L32	S02°28'40"E	205.59'	---	---	---

-LOT/RIGHT-OF-WAY DATA-

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
C32	S03°37'22"W	38.36'	25.00'	87°54'22"	34.70'
C33	N88°17'41"W	40.26'	25.00'	92°15'32"	36.05'
C34	S02°34'33"W	39.27'	25.00'	90°00'00"	35.36'
C35	N87°25'27"W	39.27'	25.00'	90°00'00"	35.36'
C36	S15°31'44"W	38.36'	25.00'	87°54'20"	34.70'
C37	N72°22'37"W	38.36'	25.00'	87°54'20"	34.70'
C41	N40°40'57"E	19.38'	25.00'	44°25'01"	18.90'
C42	N83°24'28"E	18.06'	25.00'	41°22'47"	17.67'
C46	N42°31'20"E	39.27'	25.00'	90°00'00"	35.36'
C47	S47°28'40"E	39.27'	25.00'	90°00'00"	35.36'
C54	S47°28'40"E	39.27'	25.00'	90°00'00"	35.36'
C55	S42°31'20"W	39.27'	25.00'	90°00'00"	35.36'
L20	N47°34'33"E	60.00'	---	---	---
L27	N87°31'20"E	60.00'	---	---	---
L28	S87°31'20"W	60.00'	---	---	---
C62	S23°53'40"E	18.69'	25.00'	42°50'00"	18.26'
C63	N18°56'21"E	18.69'	25.00'	42°50'00"	18.26'
C64	S18°56'21"W	18.69'	25.00'	42°50'00"	18.26'
C65	N23°53'40"W	18.69'	25.00'	42°50'00"	18.26'

NOTES:

- "B.L." - DENOTES BUILDING LINE.
- "D.E." - DENOTES DRAINAGE EASEMENT.
- "U.E." - DENOTES UTILITY EASEMENT.
- THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT AND DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL STREET RIGHT-OF-WAYS UNLESS OTHERWISE SHOWN OR NOTED.
- THERE IS HEREBY DEDICATED AN EIGHT-FOOT (8') UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
- THERE IS HEREBY DEDICATED A TWENTY-FOOT (20') BUILDING LINE ALONG ALL SIDE LOT LINES AND A FIFTY-FOOT (50') BUILDING LINE ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
- THIS PROPERTY LIES IN ZONES X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 483390320 F, EFFECTIVE DATE DECEMBER 19, 1996.
- DESIGNATION OF DRILL SITE SET OUT IN INSTRUMENT RECORDED UNDER C.C.F. #2005-142374 R.P.R.M.C.
- PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, AND CONDITIONS INCORPORATED IN INSTRUMENT RECORDED UNDER C.C.F. #2005-036975 R.P.R.M.C.
- PROPERTY IS SUBJECT TO AN ACCESS EASEMENT AGREEMENT AS SET OUT IN DRILL SITE DESIGNATION AGREEMENT RECORDED UNDER C.C.F. #2005-036974 R.P.R.M.C.



SCALE: 1" = 200' DATE: JANUARY, 2006

- FINAL PLAT -  
**CROWN RANCH**  
**SECTION ONE**

OWNER: AFFILIATED CROWN DEVELOPMENTS, LTD.  
6004 HIGHWAY 59 SOUTH  
LUFKIN, TX 75901

MAYER SURVEYING, LLC  
3706 WEST DAVIS - CONROE, TX. 77304

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

We, Affiliated Crown Developments, Ltd., acting by and through its General Partner Estex, Inc., acting through its President, Harold Estes, owners of the property subdivided in the above and foregoing map of Crown Ranch Section One, do hereby make subdivision of said property for and on behalf of said Affiliated Crown Developments, Ltd., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Crown Ranch Section One, located in the Joseph G. Ferguson Survey, A-221, and the Charles Weaver Survey, A-624 Montgomery County, Texas, and on behalf of said Affiliated Crown Developments, Ltd., 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 we, Affiliated Crown Developments, Ltd., acting by and through its General Partner, Estex, Inc. acting by and through its President, Harold Estes, owners of the property subdivided in the above and foregoing map of Crown 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, 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, Affiliated Crown Developments, Ltd., acting by and through its General Partner, Estex Inc., acting by and through its President, Harold Estes, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline 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, Estex Inc., General Partner of Affiliated Crown Developments, Ltd., has caused these presents to be signed by Harold Estes, its President, thereunto authorized, and its common seal hereunto affixed

this 30<sup>th</sup> day of JANUARY, 2006.

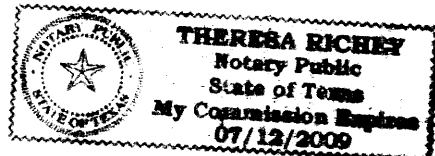
Estex Inc.  
General Partner of  
Affiliated Crown Developments, Ltd.

By: [Signature]  
Harold Estes, President

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Harold Estes, 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 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 30<sup>th</sup> day of JANUARY, 2006.



Theresa Richey  
Notary Public in and for  
Angelina County, Texas

I, Hal Moyer, am registered 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 feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

[Signature]  
Hal Moyer, R.P.S.  
Texas Registration No. 5656



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 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]  
Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 27<sup>th</sup> day of FEBRUARY, 2006.

[Signature] Mike Meador, Commissioner, Precinct 1  
[Signature] Craig Doyal, Commissioner, Precinct 2

[Signature]  
Alan B. Sadler, County Judge

[Signature]  
Ed Chance, Commissioner, Precinct 3

[Signature]  
Ed Rinehart, Commissioner, Precinct 4



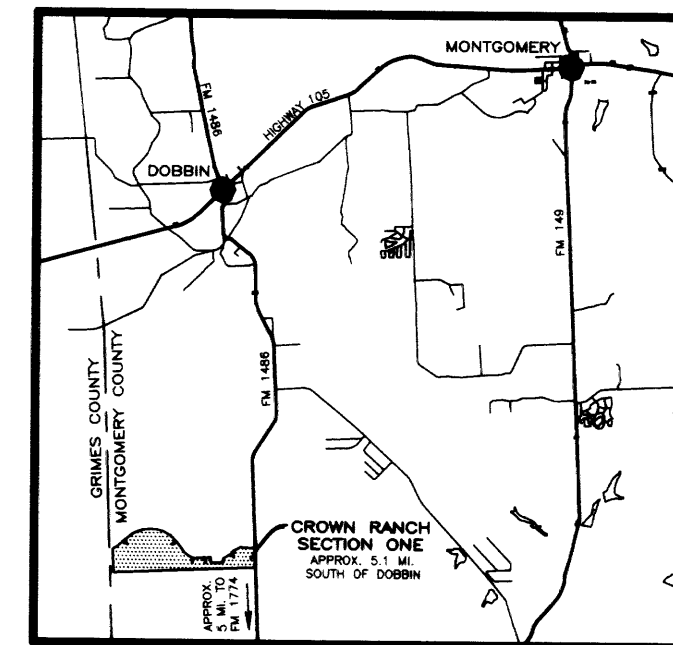
STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

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 2-27, 2006, at 9:30 o'clock, A.M., and duly recorded on 2-28, 2006, at 2:14 o'clock, P.M., in Cabinet Z, Sheet 235-239 of record of MONTGOMERY for said County.

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

[Signature]  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas

By: [Signature] Deputy



- VICINITY MAP -  
MONTGOMERY COUNTY KEY MAP  
PAGE: 181 BLOCKS: A, B AND C

- FINAL PLAT -  
**CROWN RANCH  
SECTION ONE**

FILED FOR RECORD  
06 FEB 28 PM 2:14  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS