

STATE OF TEXAS
COUNTY OF MONTGOMERY

PEBBLE GLEN ON THE LAKE

PEBBLE GLEN, LTD., acting herein by its General Partner, Sig-Stack, Inc., acting herein by its President and Secretary, Michael B. Stoeker, "DEVELOPER", owner of the property subdivided in the above and foregoing map of PEBBLE GLEN ON THE LAKE, do hereby make subdivision of said property for and on behalf of said DEVELOPER according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as PEBBLE GLEN ON THE LAKE, located in the James Edwards Survey, A-190, Montgomery County, Texas, and on behalf of said DEVELOPER, and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon, 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 errand and forever defend the title to the land so dedicated.

"This is to certify that 'DEVELOPER' of the property subdivided in the above and foregoing map PEBBLE GLEN ON THE LAKE, have complied with 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 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 gutters, ditches, drains, ditches or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to exercise 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 of the property, and shall be enforceable at the option of Montgomery County, by Montgomery County, or any citizen thereof, by injunction, as follows:

1. The 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 cover).

"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 the same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

"Further, we do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be established and maintained as private streets by the owners, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets."

IN TESTIMONY WHEREOF, PEBBLE GLEN, LTD., has caused these presents to be signed Sig-Stack, Inc., its General Partner by Michael B. Stoeker, its President, thereto authorized, attested by its Secretary, Michael B. Stoeker, and the common seal hereunto affixed this 4 day of February, 2000.

PEBBLE GLEN, LTD.
By Sig-Stack, Inc. its General Partner
Michael B. Stoeker
President and Secretary
Michael B. Stoeker
DEVELOPER

A SUBDIVISION OF 22.891 ACRES,
SITUATED IN THE JAMES EDWARDS SURVEY,
A-190, MONTGOMERY COUNTY, TEXAS,
AND BEING OUT OF THAT 23.320 ACRE TRACT
RECORDED UNDER C.F. # 20000009229,
OF THE REAL PROPERTY RECORDS,
MONTGOMERY COUNTY, TEXAS

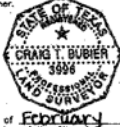
CONTAINING: 95 LOTS, 2 BLOCKS, 7 RESERVES

OWNER / DEVELOPER

PEBBLE GLEN, LTD.
By SIG-STACK, INC., its General Partner
MICHAEL B. STOECKER - PRESIDENT
P.O. BOX 247
CONROE, TEXAS 77305

PREPARED BY :
SURVTECH CORPORATION
SURVEYORS PLANNERS CONSULTANTS
P. O. BOX 1080 CONROE, TEXAS 77305
(409) 539-5444

I, Craig T. Bubbler, 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 regulations; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron or (other suitable permanent metal) pipe or 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.



Craig T. Bubbler, R.P.L.S.
Texas Registration No. 3596

On the 17 day of February, 2000, this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically voided if this 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 17 day of February, 2000.

Chairman: David Friday
Secretary: Deputy Norman

I, Mark J. Mooney, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all 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 the requirements for internal subdivision drainage as adopted by the Commissioners' Court; however, no certification is hereby given as to the effects of drainage from this subdivision on the intercepting drainage artery or sewer system or on any other area of subdivision within the watershed."

Mark J. Mooney, County Engineer
Montgomery County, Texas

"APPROVED by the Commissioners' Court of Montgomery County, Texas, this 17 day of February, 2000.

Mike Meador, Commissioner Precinct 1
Ed Chance, Commissioner Precinct 3
Maxim Purvis, Commissioner Precinct 2
Ed Rinsant, Commissioner Precinct 4
Ash B. Sailer, County Judge



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 registering in my office on February 17, 2000, at 10:30 a.m., and duly recorded on February 17, 2000, at 1:00 p.m., in Cabinet N, Sheet 125-126 of record of Maps for said County."

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

Mark Turnbull, Clerk, County Court
Montgomery County, Texas
Deputy

"I, Chris D. Baughman, Vice President of First National Bank owner and holder of a lien against the property described in the plat known as PEBBLE GLEN ON THE LAKE, said lien being evidenced by instrument recorded under Clerk's File # 20000009230 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien and I hereby confirm that I am on the present owner, and I have not assigned the same nor any part thereof."

Chris D. Baughman, Vice President
First National Bank

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Chris D. Baughman, Vice President of First 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 4 day of February, 2000.

DANIEL GRETZ, Notary Public
State of Texas

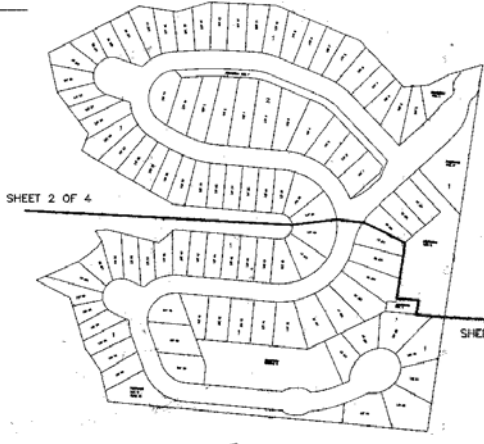
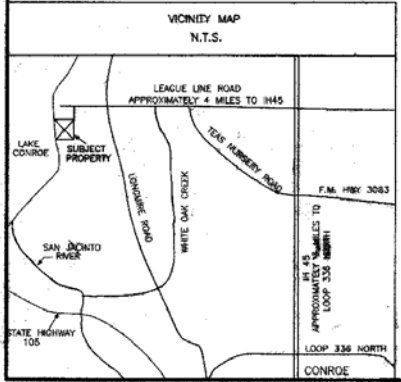
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Stoeker, President and Secretary of PEBBLE GLEN, LTD., DEVELOPER, of PEBBLE GLEN ON THE LAKE, 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 4 day of February, 2000.



Daniel Gretz, Notary Public
State of Texas



File No 2000-017147 Cab N Sheet 125

FILED FOR RECORD
MAR - 17 PM 3:36
MARK TURNBULL, CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

SHEET 1 OF 4

PEBBLE GLEN

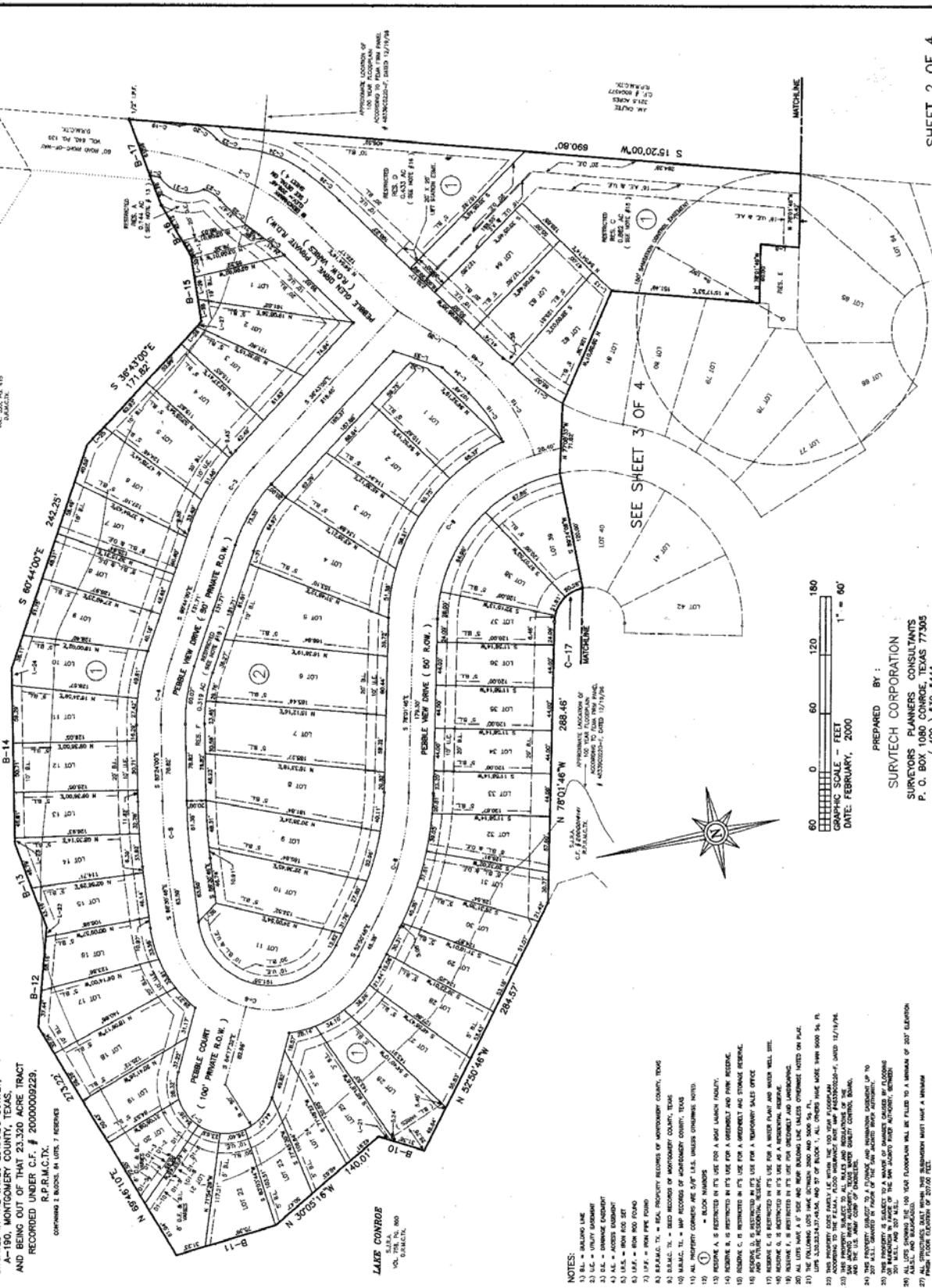
ON THE LAKE

A SUBDIVISION OF 23.891 ACRES,
SITUATED IN THE JAMES HARBOR CANALWAY,
A-190, MONTGOMERY COUNTY, TEXAS,
AND BEING OUT OF THAT 23.300 ACRE TRACT
RECORDED UNDER C.F. # 20000009229,
R.P.R.M.C.T.C.

CONTAINING 1 BLOCK & LOTS 1 THROUGH 100

OWNER / DEVELOPER
PEBBLE GLEN, L.L.C.
11111 W. BRIDLE TRAIL, SUITE 200
DALLAS, TEXAS 75244
CONTACT: BOB 77005

LAKE CONTOUR
S. 1/4, T. 10N, R. 10E
MONTGOMERY COUNTY, TEXAS



NOTES:

- 1) B.L. = BUILDING LINE
- 2) S.L. = SURFACE ELEVATION
- 3) S.E. = SURFACE ELEVATION
- 4) A.L. = ADDRESS CORNER
- 5) L.S. = LOT SURFACE
- 6) L.P. = LOT PERMITS
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PREPARED BY:
SURVTECH CORPORATION
SURVEYORS PLANNERS CONSULTANTS
P. O. BOX 1000 CANTON, TEXAS 77005
(409) 539-5444
File No. 2000-017147
Cdn N. sheet 126

GRAPHIC SCALE - FEET
DATE: FEBRUARY, 2000
1" = 60'



SEE SHEET 3 OF 4

PEBBLE GLEN ON THE LAKE

A SUBDIVISION OF 22.89 ACRES,
SITUATED IN THE LAKE CHARLES SUBDIVISION,
A-190, MONTGOMERY COUNTY, TEXAS,
AND BEING OUT OF THAT 23,320 ACRE TRACT
RECORDED UNDER G.E. # 20000009229,
R.P.R.M.C.T.V.

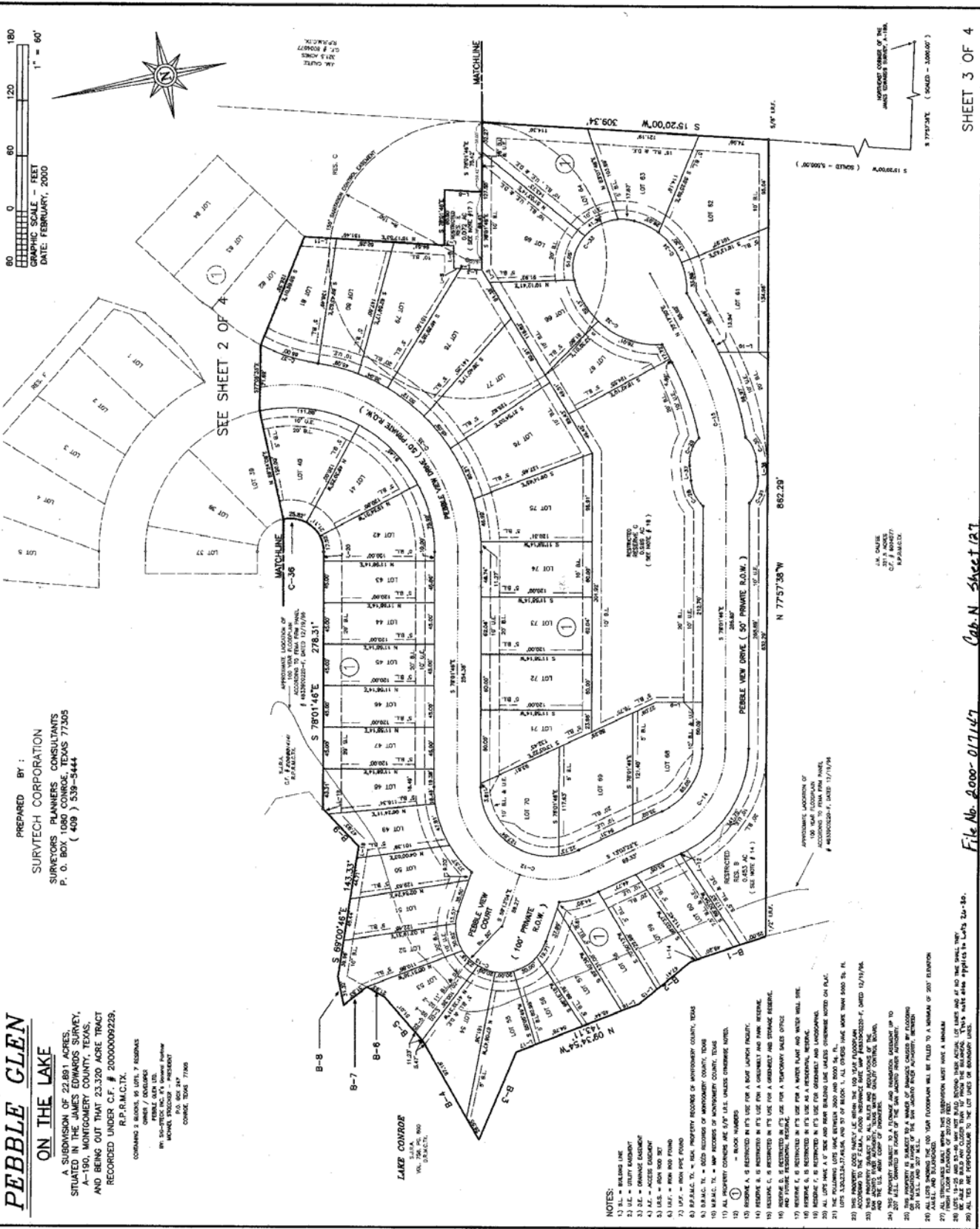
CONTRACT NO. 20000009229
OWNER'S RESERVES
FEBILE ADA LTD.
BY SURVEYOR, INC. 4100 South Foothill
DALLAS, TEXAS 75242
P.O. BOX 247
CORNER, TEXAS 77060

PREPARED BY:
SURVITECH CORPORATION
SURVEYORS PLANNERS CONSULTANTS
P. O. BOX 4000 DALLAS TEXAS 77205
(409) 539-5444



SEE SHEET 2 OF 4

SHEET 3 OF 4



- NOTES:
- 1) BOUNDARY LINE
 - 2) U.E. = UTILITY EASEMENT
 - 3) D.E. = DRAINAGE EASEMENT
 - 4) A.E. = ACCESS EASEMENT
 - 5) U.S.E. = ROW 500 SET
 - 6) U.S.E. = ROW 100 SET
 - 7) U.S.E. = ROW 500 SET
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 - 9) U.S.E. = ROW 500 SET
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 - 11) ALL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
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File No. 2000-017147
Cap. N. Sheet 127

PEBBLE GLEN
ON THE LAKE

A SUBDIVISION OF 22.693 ACRES,
SITUATED IN THE JAMES EDWARDS SURVEY,
A-190, MONTGOMERY COUNTY, TEXAS,
AND BEING OUT OF THAT 23.320 ACRE TRACT
RECORDED UNDER C.F. # 2000009229,
R.P.R.M.C.T.X.

OWNER / DEVELOPER
BY: S.C. REED, INC., 1111 Westway Parkway
MCKINNEY, TEXAS 75069
MICHAEL HENDERSON - PRESIDENT
CONTRACT TEXAS 77295

PREPARED BY:
SURVTECH CORPORATION
SURVEYORS PLANNERS CONSULTANTS
P. O. BOX 1080 CONROE, TEXAS 77305
(409) 539-5444

BOUNDARY LINE TABLE

COURSE	BEARING	DISTANCE
B-1	N 09°53'11"W	95.39'
B-2	N 54°25'59"W	103.09'
B-3	N 72°31'21"E	123.71'
B-4	N 60°40'52"E	62.24'
B-5	N 41°12'39"E	21.93'
B-6	S 89°42'49"E	31.32'
B-7	N 58°02'13"E	55.97'
B-8	N 27°59'47"E	48.71'
B-9	S 38°22'14"E	102.66'
B-10	N 69°10'57"E	102.66'
B-11	S 44°27'26"W	102.66'
B-12	S 30°46'56"W	91.98'
B-13	S 80°24'00"E	179.53'
B-14	S 89°17'50"E	68.12'
B-15	S 74°28'00"E	102.66'
B-16	N 60°19'50"E	94.34'
B-17	N 60°19'50"E	94.34'

CURVE TABLE

COURSE	RADIUS	LENGTH	DEGREE	CHORD	CH-BEARING
C-1	275.86'	10.16'	20°44'53"	10.16'	S 19°41'03"W
C-2	263.66'	196.83'	1709.00"	193.39'	S 33°04'13"W
C-3	200.00'	83.83'	28°38'52"	83.22'	N 48°43'30"W
C-4	600.00'	66.65'	28°38'52"	66.31'	N 70°34'00"W
C-5	600.00'	64.01'	5°23'52"	63.98'	N 82°27'23"W
C-6	50.00'	137.08'	11°43'39"	100.00'	S 25°42'27"W
C-7	50.00'	131.86'	19°05'55"	130.80'	S 66°26'16"E
C-8	181.00'	250.57'	31°36'18"	231.04'	S 38°22'14"E
C-9	181.00'	250.57'	31°36'18"	231.04'	S 38°22'14"E
C-10	100.00'	200.78'	57°17'45"	166.70'	S 44°27'26"W
C-11	100.00'	113.40'	57°17'45"	107.42'	S 45°32'34"E
C-12	100.00'	113.40'	57°17'45"	107.42'	S 45°32'34"E
C-13	100.00'	113.40'	57°17'45"	107.42'	S 45°32'34"E
C-14	100.00'	113.40'	57°17'45"	107.42'	S 45°32'34"E
C-15	300.00'	146.65'	15°09'18"	145.03'	N 30°18'49"W
C-16	172.20'	61.54'	33°16'20"	61.21'	S 65°21'42"W
C-17	336.66'	32.45'	17°19'38"	32.40'	S 18°15'55"W
C-18	336.66'	43.24'	18°54'19"	40.54'	S 30°53'30"W
C-19	30.00'	29.88'	14°54'40"	29.39'	S 32°29'52"W
C-20	30.00'	29.88'	14°54'40"	29.39'	S 32°29'52"W
C-21	30.00'	29.88'	14°54'40"	29.39'	S 32°29'52"W
C-22	30.00'	29.88'	14°54'40"	29.39'	S 32°29'52"W
C-23	30.00'	29.88'	14°54'40"	29.39'	S 32°29'52"W
C-24	123.99'	70.71'	48°12'38"	69.76'	S 29°45'32"W
C-25	240.00'	33.68'	23°27'38"	33.57'	S 52°25'45"W
C-26	240.00'	33.68'	23°27'38"	33.57'	S 52°25'45"W
C-27	260.00'	33.89'	07°29'05"	33.68'	S 51°00'15"W
C-28	40.00'	30.93'	143°14'21"	30.17'	N 76°49'08"E
C-29	40.00'	32.55'	143°14'27"	31.66'	S 60°09'08"E
C-30	40.00'	31.50'	143°14'28"	30.60'	N 69°54'25"E
C-31	40.00'	128.14'	62°05'08"	118.09'	N 48°04'07"E
C-32	92.29'	110.30'	106°08'31"	91.45'	S 32°31'43"E
C-33	53.00'	104.27'	31°33'38"	95.68'	S 65°35'23"W
C-34	181.45'	34.91'	159°09'18"	256.18'	N 50°41'11"E
C-35	200.00'	66.00'	28°38'52"	65.70'	N 29°43'20"E

LINE TABLE

COURSE	BEARING	DISTANCE
L-1	S 89°17'50"E	2.48'
L-2	N 70°46'51"E	15.93'
L-3	N 15°17'53"E	22.38'
L-4	N 15°17'53"E	30.09'
L-5	S 28°01'44"E	24.81'
L-6	N 15°17'53"E	9.95'
L-7	N 15°17'53"E	40.00'
L-8	S 11°58'14"W	50.45'
L-9	S 11°58'14"W	50.45'
L-10	S 15°17'53"E	34.85'
L-11	S 15°17'53"E	34.85'
L-12	S 15°17'53"E	34.85'
L-13	S 15°17'53"E	34.85'
L-14	N 09°53'11"W	7.19'
L-15	N 27°19'00"W	25.00'
L-16	N 09°34'54"W	20.32'
L-17	N 09°34'54"W	22.95'
L-18	S 89°00'46"E	13.23'
L-19	S 89°00'46"E	8.04'
L-20	S 89°00'46"E	8.04'
L-21	S 74°28'00"E	17.33'
L-22	S 74°28'00"E	17.33'
L-23	S 74°28'00"E	17.33'
L-24	S 80°24'00"E	17.48'
L-25	S 36°43'00"E	16.01'
L-26	S 36°43'00"E	24.14'
L-27	S 36°43'00"E	6.75'
L-28	S 88°17'50"E	23.16'
L-29	S 88°17'50"E	22.82'
L-30	S 88°17'50"E	19.66'
L-31	S 88°17'50"E	13.82'
L-32	S 29°26'41"W	52.14'
L-33	S 29°26'41"W	52.14'
L-34	S 54°54'14"W	37.32'
L-35	S 42°59'15"W	11.88'
L-36	S 36°28'55"E	26.10'
L-37	S 83°35'45"E	16.06'
L-38	S 83°35'45"E	16.06'
L-39	S 42°24'06"W	69.56'
L-40	N 54°54'14"E	42.52'

DRAINAGE EASEMENT # 1

COURSE	BEARING	DISTANCE
D1-1	N 44°52'46"W	40.00'
D1-2	S 45°07'14"W	2.00'
D1-3	N 44°52'46"W	20.00'
D1-4	N 45°07'14"E	2.00'
D1-5	N 44°52'46"W	40.00'
D1-6	N 45°07'14"E	2.00'
D1-7	N 44°52'46"W	20.00'
D1-8	N 44°52'46"W	2.00'
D1-9	S 45°07'14"W	2.00'
D1-10	N 44°52'46"W	41.38'

DRAINAGE EASEMENT # 2

COURSE	BEARING	DISTANCE
D2-1	N 41°32'31"W	60.00'
D2-2	S 48°27'29"W	2.00'
D2-3	N 41°32'31"W	20.00'
D2-4	S 48°27'29"W	16.86'

