

BENTWATER SECTION NINETEEN

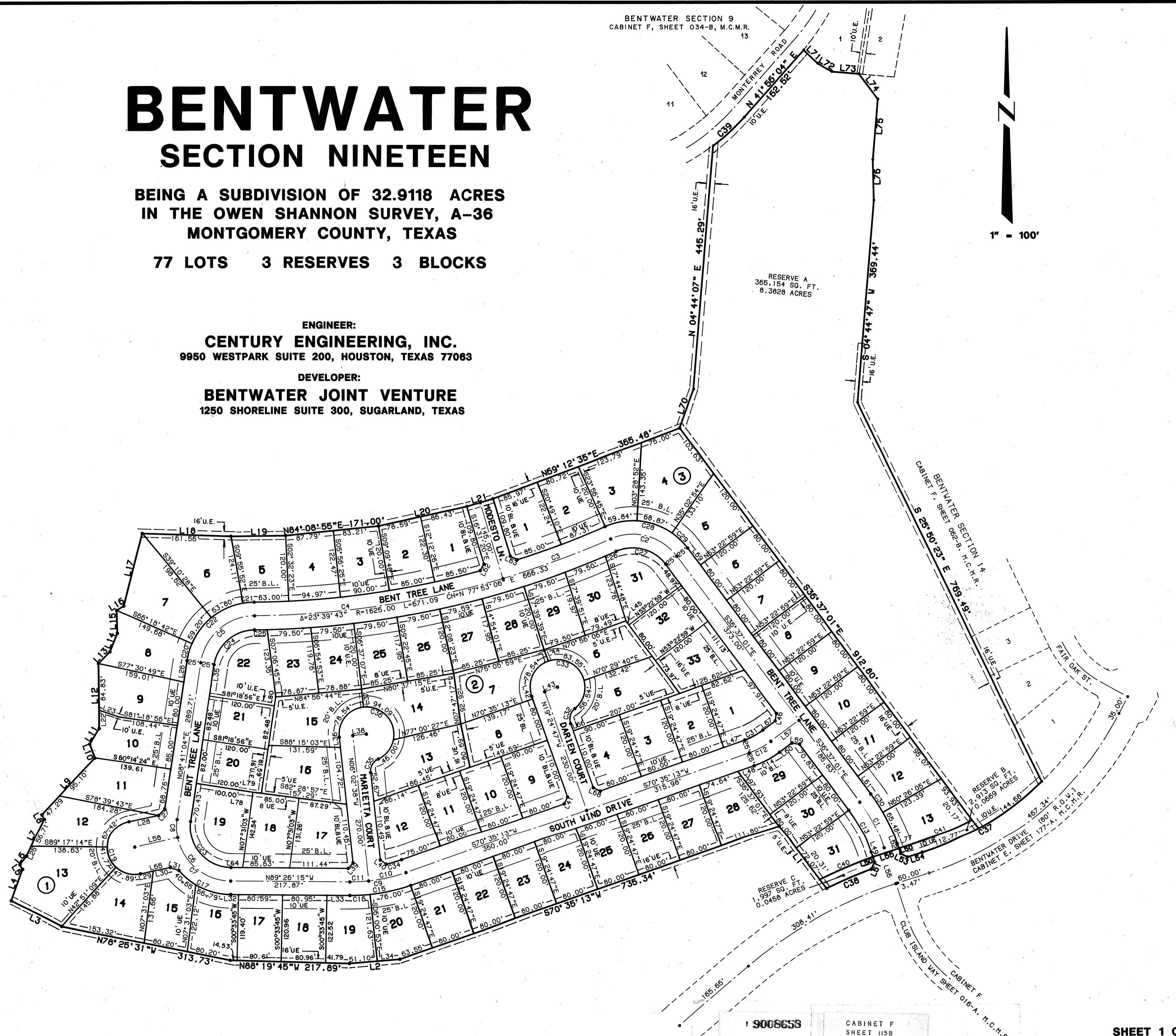
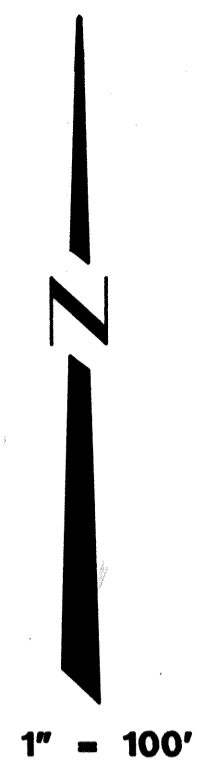
BEING A SUBDIVISION OF 32.9118 ACRES
IN THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

77 LOTS 3 RESERVES 3 BLOCKS

ENGINEER:
CENTURY ENGINEERING, INC.
9950 WESTPARK SUITE 200, HOUSTON, TEXAS 77063

DEVELOPER:
BENTWATER JOINT VENTURE
1250 SHORELINE SUITE 300, SUGARLAND, TEXAS

BENTWATER SECTION 9
CABINET F, SHEET 034-B, M.C.M.R.
13



1 9008658

CABINET F
SHEET 115B

9008658 Cabinet F, Sheet 115B

We, BENTWATER JOINT VENTURE, a Texas Joint Venture, acting by and through James O. Kelly, Vice Chairman of San Jac Financial Services, Inc., and J. B. Belin, Jr., President of J. B. Land Co., Inc., being the owner of the property subdivided in the above and foregoing map of Bentwater Section Nineteen hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines and easements therein shown, and designate said subdivision as Bentwater Section Nineteen in the Owen Shannon Survey, Abstract 36, Montgomery County, Texas, and dedicate to public use, as such, the easements shown thereon and dedicated hereunder forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the private streets and alleys dedicated hereunder 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.

FURTHER, we do hereby establish building setback lines as shown on the above plat and more particularly described in the Declaration of Covenants, Conditions and Restrictions for Bentwater Section Nineteen hereafter adopted by the owner of said land for said subdivision (and the provisions of such Declaration shall control any inconsistencies between this plat and said Declaration).

FURTHER, we do dedicate for public utility purposes all street right-of-ways, FURTHER, we dedicate other ground and aerial utility easements as indicated on this plat, FURTHER, we do dedicate utility easements as follows: a ten foot utility easement along the front of all lots adjacent to street right-of-way and a ten foot utility easement along all side lot lines of all corner lots which are adjacent to street right-of-way, except as otherwise shown on the plat. These utility easements are conveyed unto the public and to utility companies serving the public, and are non-exclusive underground easements for public utility purposes.

FURTHER, we do hereby establish a minimum slab elevation for each lot, which shall in no case be lower than the higher of the elevation of one (1) foot above the 100 year flood plain on each lot and that no house slab shall be constructed at an elevation of less than 205.5 feet.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are restricted to the construction of residential dwellings thereon and shall be restricted to residential use under the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Bentwater Section Nineteen.

FURTHER, we do hereby covenant and agree that all of the land within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any street or road or any drainage ditch.

FURTHER, BENTWATER JOINT VENTURE does hereby reserve into itself, its successors and assigns, all of the oil, gas and other minerals in, on, under, and that may be produced and saved from all the land and easements hereby dedicated, but without surface rights to produce same, which surface right are hereby waived.

FURTHER, we, BENTWATER JOINT VENTURE, owner of the property subdivided in the above and foregoing map of Bentwater Section Nineteen 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, BENTWATER JOINT VENTURE, 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 shown on the plat 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 purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Bentwater Section Nineteen where building setback lines or public utility easements are to be established (pursuant to this plat) outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public all public utility easements shown in said adjacent acreage.

The roads and streets in this Subdivision are not dedicated to the public and we do hereby dedicate same as easements for the use and benefit of all purchasers or owners of lots fronting thereon or adjacent thereto, which easements shall include rights of ingress, egress, and passage to each lot shown hereon, and in favor of the invitees and designees of each such owner and each successor-in-title to each Lot shown hereon, but not in favor of the public. However, BENTWATER JOINT VENTURE does hereby reserve unto itself, its successors and assigns, the right to (i) dedicate the roads and streets in this Subdivision to the public and/or to grant additional ingress and egress easements thereon without the joinder of any Lot owner or other parties or (ii) convey the roads and streets in this subdivision to the property owners association formed for this subdivision, subject to such restrictions and conditions set forth in the deed conveying the streets and roads (such conveyance, if made, shall not require the joinder of any lot owners or other parties). Notwithstanding the fact that all the roads and streets in this Subdivision are not dedicated to the public, but that each property owner has an appurtenant easement for rights of ingress and egress and use of such streets, it is hereby stipulated that the law enforcement officers of Montgomery County, Texas, the State of Texas, other official law enforcement bodies, and fire department officials and fire protection personnel, vehicles, and equipment are hereby expressly given the right to enter upon the roads and streets in this Subdivision to enforce all applicable regulations and laws and to protect the safety of the residents and their property.

BENTWATER JOINT VENTURE, its designees, successors and assigns, shall also have the right to use said streets for the installation, maintenance and improvement of water, sanitary and storm sewer lines and other utility above, in or under said streets.

Montgomery County shall have no responsibility for maintenance of streets within the subdivision, unless such streets have been dedicated to the public by the current owner of said streets (without the joinder of any other party) and meet county standards and county maintenance has been requested by the current owner of said streets and such dedication has been accepted by Montgomery county.

IN TESTIMONY WHEREOF, the BENTWATER JOINT VENTURE has caused these presents to be signed by San Jac Financial Services, Inc., and J. B. Land Co., Inc., hereunto authorized, this _____ day of _____, 1990.

SAN JAC FINANCIAL SERVICES, INC. J. B. LAND CO., INC.

By: James O. Kelly Vice Chairman By: J. B. Belin, Jr. President

Attest: Mary Newnam Assistant Secretary Attest: M. D. Belin Assistant Secretary

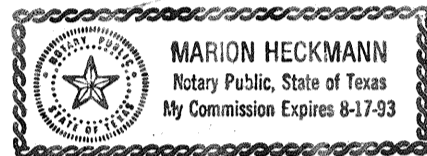


THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared J. B. Belin, Jr., President and M. D. Belin, Assistant Secretary of J. B. Land Co., Inc., 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 13th day of February, 1990.

Marion Heckmann
Notary Public in and for Montgomery County, Texas

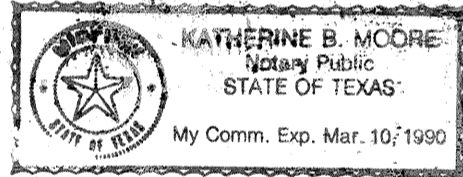


THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared James O. Kelly, Vice Chairman, and Mary Newnam, Assistant Secretary of San Jac Financial Services, Inc. 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 21st day of February, 1990.

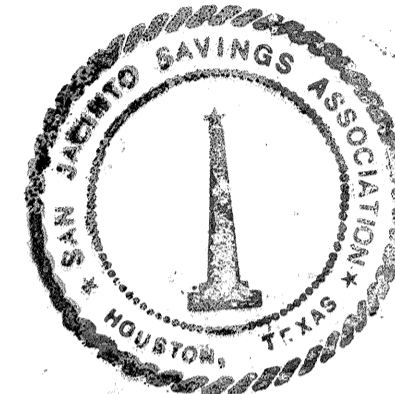
Katherine B. Moore
Notary Public in and for Montgomery County, Texas



WE, San Jacinto Savings Association, owner and holder of the following liens against the property described in the plat known as Bentwater Section Nineteen said liens being evidenced by instruments recorded of record as follows, (a) vendor's lien created by instrument duly recorded under Clerk's File No. 8616289 of the Real Property Records of Montgomery County, Texas as thereafter amended and modified by instruments duly recorded under Clerk's File No. 8709342, and Clerk's File No. 8716882 of the Real Property Records of Montgomery County, Texas, (b) deed of trust lien created by instrument duly recorded under Clerk's File No. 8713627 of the Real Property Records of Montgomery County, Texas, as amended and modified by instrument duly recorded under Clerk's File No. 8716883 of the Real Property Records of Montgomery County, Texas, (c) security interest created by instrument recorded under Clerk's File No. 8713625 of the Real Property Records of Montgomery County, Texas, (d) deed of trust lien created by instrument duly recorded under Clerk's File No. 8713626 of the Real Property Records of Montgomery County, Texas, as amended and modified by instrument duly recorded under Clerk's File No. 8716883 of the Real Property Records of Montgomery County, Texas, and (e) security interest created by instrument duly recorded under Clerk's File No. 8713624 of the Real Property Records of Montgomery County, Texas, and do in all things subordinate to said plat and said liens, and we hereby confirm that we are the present owners of said liens and have not assigned the same or any part thereof.

SAN JACINTO SAVINGS ASSOCIATION

By: James O. Kelly Vice Chairman Attest: Mary Newnam Assistant Secretary

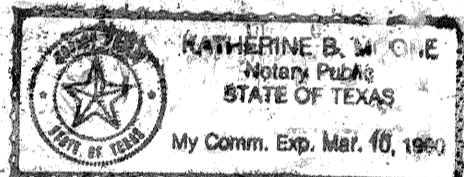


STATE OF TEXAS
COUNTY OF MONTGOMERY

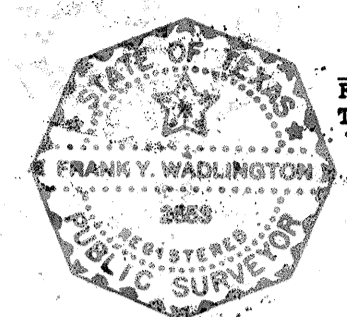
BEFORE ME, the undersigned authority, on this day personally appeared James O. Kelly, Vice Chairman, and Mary Newnam, Assistant Secretary of the San Jacinto Savings Association, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed 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 21st day of February, 1990.

Katherine B. Moore
Notary Public in and for Montgomery County, Texas



This is to certify that I, Frank Y. Wadlington, 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 point of curvature 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.



F. Y. Wadlington
Frank Y. Wadlington, P.E.
Texas Registration No. 2653

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, P.E.
County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 5 day of March, 1990.

John W. Martin Commissioner, Precinct 1
Malcolm Purvis Commissioner, Precinct 2

Alvin Stahl
Alvin Stahl
County Judge

Ed Chance
Ed Chance
Commissioner, Precinct 3

A. V. Sallas
A. V. Sallas
Commissioner, Precinct 4

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 certification of authentication was filed for registration in my office on March 6, 1990 at 11:50 o'clock A.M., and duly recorded on March 6, 1990, at 11:50 o'clock A.M., in Cabinet F, Sheet 116A of the Maps Records for said County.

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: _____

BENTWATER SECTION NINETEEN

BEING A SUBDIVISION OF 32.9118 ACRES
IN THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

77 LOTS 3 RESERVES 3 BLOCKS

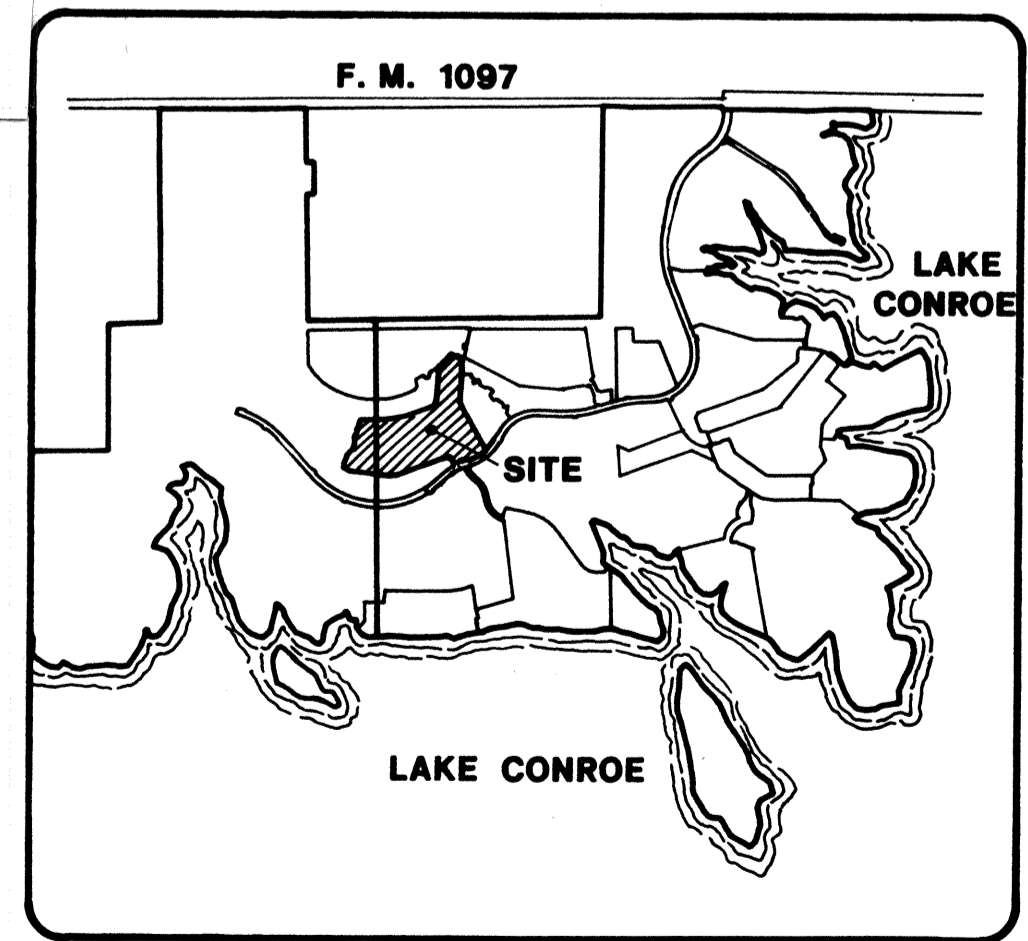
ENGINEER:

CENTURY ENGINEERING, INC.
9950 WESTPARK SUITE 200, HOUSTON, TEXAS 77063

DEVELOPER:

BENTWATER JOINT VENTURE
1250 SHORELINE SUITE 300, SUGARLAND, TEXAS

FILED FOR RECORD
90 MAR -6 AM 10:54
Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



VICINITY MAP NOT TO SCALE

9008653

CABINET F
SHEET 116A

SHEET 2 OF 3

9008658 Cabinet F, Sheet 116A

LINE DATA:

LINE NUMBER	BEARING	DISTANCE
L 1	N 36° 37' 01" W	144.69'
L 2	S 85° 21' 06" W	92.41'
L 3	N 63° 28' 14" W	102.93'
L 4	N 19° 38' 56" E	61.23'
L 5	N 30° 28' 39" W	9.67'
L 6	N 38° 16' 07" E	20.22'
L 7	N 25° 07' 02" E	76.70'
L 8	N 28° 12' 59" W	9.44'
L 9	N 43° 03' 34" E	142.39'
L 10	N 19° 59' 31" W	27.15'
L 11	N 31° 56' 19" E	32.93'
L 12	N 00° 34' 20" W	118.39'
L 13	N 44° 00' 15" E	30.22'
L 14	N 21° 59' 01" E	36.42'
L 15	N 01° 52' 25" W	40.93'
L 16	N 58° 27' 10" E	15.52'
L 17	N 14° 21' 06" E	136.67'
L 18	S 88° 02' 53" E	161.56'
L 19	N 89° 23' 47" E	100.00'
L 20	N 77° 42' 51" E	165.02'
L 21	N 73° 28' 40" E	50.00'
L 22	N 00° 34' 20" W	33.56'
L 23	S 70° 45' 13" E	37.20'
L 24	S 70° 39' 50" E	26.00'
L 25	N 25° 07' 02" E	19.99'
L 26	N 08° 41' 04" E	39.77'
L 27	N 43° 19' 36" E	16.45'
L 28	N 77° 58' 07" E	55.47'
L 29	N 77° 58' 07" E	24.32'
L 30	N 77° 58' 07" E	31.31'
L 31	S 69° 58' 16" E	16.96'
L 32	S 89° 26' 15" E	14.81'
L 33	S 89° 26' 15" E	41.82'
L 34	N 85° 21' 06" E	41.31'
L 35	N 08° 41' 04" E	40.80'
L 36	N 05° 02' 38" W	18.70'
L 37	N 05° 52' 35" W	32.95'
L 38	N 63° 57' 22" E	26.00'
L 39	N 42° 01' 36" E	13.36'
L 40	S 54° 10' 16" E	13.36'
L 41	N 25° 35' 13" E	14.14'
L 42	N 19° 24' 47" W	5.00'
L 43	N 70° 35' 13" E	26.00'
L 44	N 20° 37' 37" W	22.61'
L 45	S 35° 37' 01" E	10.00'
L 46	N 08° 22' 59" E	14.14'
L 47	N 70° 35' 13" E	40.98'
L 48	N 70° 35' 13" E	31.34'
L 49	S 18° 01' 17" E	9.34'
L 50	N 18° 01' 17" W	10.00'
L 51	S 25° 57' 39" W	14.40'
L 52	S 18° 01' 17" E	9.08'
L 53	N 62° 53' 49" W	14.17'
L 54	S 72° 13' 39" W	28.65'
L 55	S 71° 40' 38" W	50.00'
L 56	N 18° 01' 17" W	68.98'
L 57	S 53° 22' 59" W	63.30'
L 58	N 7° 58' 07" E	80.20'
L 59	S 81° 37' 01" E	14.14'
L 60	N 53° 22' 59" E	26.30'
L 61	S 35° 37' 01" E	40.02'
L 62	N 29° 00' 54" E	14.01'
L 63	S 62° 03' 34" E	14.01'
L 64	S 89° 26' 15" E	22.51'
L 65	N 77° 58' 07" E	55.64'
L 66	S 19° 24' 47" E	14.29'
L 67	N 53° 22' 59" E	26.30'
L 68	S 64° 24' 47" E	14.14'
L 69	S 35° 37' 01" E	38.81'
L 70	N 20° 02' 40" E	75.00'
L 71	S 45° 00' 12" E	34.61'
L 72	S 59° 40' 08" E	30.05'
L 73	S 85° 28' 33" E	49.63'
L 74	S 37° 15' 45" E	56.68'
L 75	S 04° 57' 32" W	110.38'
L 76	S 01° 27' 50" E	74.36'
L 77	S 72° 13' 39" W	38.73'
L 78	N 87° 12' 01" W	5.09'
L 79	N 79° 00' 26" W	15.03'
L 80	S 08° 41' 04" W	14.00'

CURVE DATA:

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C 1	18° 35' 44"	300.00'	97.37'	49.11'	S 27° 19' 09" E	96.94'
C 2	77° 19' 44"	100.00'	134.96'	80.01'	S 75° 16' 53" E	124.95'
C 3	7° 25' 25"	1625.00'	210.55'	105.42'	N 69° 45' 57" E	210.40'
C 4	16° 14' 18"	1625.00'	460.55'	231.83'	N 81° 35' 49" E	459.01'
C 5	81° 01' 54"	100.00'	141.43'	85.46'	N 49° 12' 01" E	129.93'
C 6	98° 07' 19"	100.00'	171.26'	115.28'	N 40° 22' 35" W	151.08'
C 7	77° 24' 22"	100.00'	135.10'	80.12'	N 50° 44' 04" W	125.06'
C 8	20° 42' 57"	100.00'	36.16'	18.28'	N 01° 40' 24" W	35.96'
C 9	19° 58' 32"	300.00'	104.59'	52.83'	S 80° 34' 29" W	104.06'
C 10	13° 22' 09"	300.00'	70.00'	35.16'	S 77° 16' 18" W	69.84'
C 11	6° 35' 23"	300.00'	34.59'	17.31'	S 87° 15' 34" W	34.57'
C 12	17° 12' 14"	150.00'	45.04'	22.69'	S 61° 59' 06" W	44.87'
C 13	18° 35' 44"	275.00'	89.25'	45.02'	S 27° 19' 09" E	88.86'
C 14	17° 12' 14"	175.00'	52.55'	26.47'	S 61° 59' 06" W	52.35'
C 15	19° 58' 32"	325.00'	113.31'	57.23'	S 80° 34' 29" W	112.73'
C 16	6° 34' 38"	325.00'	37.31'	18.67'	S 87° 16' 26" W	37.29'
C 17	49° 14' 40"	125.00'	107.43'	57.29'	N 64° 48' 55" W	104.16'
C 18	18° 37' 52"	125.00'	40.65'	20.50'	N 49° 30' 31" W	40.47'
C 19	180° 00' 00"	50.00'	157.08'	-----	N 12° 01' 53" W	100.00'
C 20	15° 00' 14"	125.00'	32.73'	16.45'	N 16° 11' 11" E	32.64'
C 21	9° 38' 50"	125.00'	21.05'	10.55'	N 84° 53' 33" E	21.02'
C 22	81° 01' 54"	125.00'	175.78'	106.82'	N 49° 12' 01" E	162.41'
C 23	98° 07' 19"	75.00'	126.44'	86.46'	N 40° 22' 35" W	113.31'
C 24	81° 01' 54"	75.00'	106.07'	64.09'	N 49° 12' 01" E	97.45'
C 25	0° 48' 48"	1650.00'	23.42'	11.71'	S 89° 18' 34" W	23.42'
C 26	0° 45' 49"	1650.00'	21.99'	11.00'	S 66° 26' 09" W	21.99'
C 27	77° 19' 44"	75.00'	101.22'	60.01'	S 75° 16' 53" E	93.71'
C 28	77° 19' 44"	125.00'	166.71'	100.02'	S 75° 16' 53" E	156.19'
C 29	18° 20' 05"	125.00'	40.00'	20.17'	S 45° 47' 03" E	39.83'
C 30	7° 03' 06"	325.00'	40.00'	20.02'	S 33° 05' 28" E	39.97'
C 31	17° 12' 14"	125.00'	37.53'	18.91'	S 61° 59' 06" W	37.39'
C 32	70° 31' 44"	25.00'	30.77'	17.68'	N 15° 51' 05" E	28.87'
C 33	250° 31' 44"	50.00'	218.63'	-----	S 74° 08' 55" E	81.65'
C 34	6° 04' 11"	275.00'	29.13'	14.58'	S 73° 37' 19" W	29.12'
C 35	70° 31' 44"	25.00'	30.77'	17.68'	N 29° 13' 14" E	28.87'
C 36	250° 31' 43"	50.00'	218.63'	-----	S 60° 46' 46" E	81.65'
C 37	26° 20' 27"	560.00'	257.45'	131.04'	S 59° 03' 25" W	255.19'
C 38	6° 04' 33"	840.00'	89.08'	44.58'	S 66° 33' 10" W	89.03'
C 39	11° 47' 58"	375.00'	77.23'	38.75'	N 47° 50' 02" E	77.09'
C 40	7° 02' 10"	860.00'	105.61'	52.87'	N 66° 47' 41" E	105.54'
C 41	11° 15' 58"	540.00'	106.18'	53.26'	S 66° 35' 40" W	106.01'

BENTWATER
SECTION NINETEEN

1 9008658

CABINET F
SHEET 116B

SHEET 3 OF 3

9008658 Cabinet F, Sheet 116B