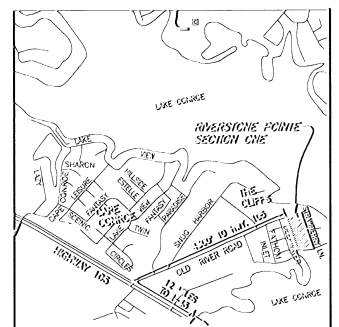


-BENCH MARK-
 3" BRASS DISK SET IN A CONCRETE COLUMN
 6" IN DIAMETER, THREE FEET DEEP AND BURIED
 FLUSH WITH NATURAL GROUND
 STAMPED: RSP ELEVATION: 217.10



-VICINITY MAP-
 MONTGOMERY COUNTY KEY MAP
 PAGE: 124
 BLOCK: 1

- NOTES:
1. THIS PROPERTY LIES IN ZONE AE AND IS PARTIALLY IN THE 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 48339C0195 F, EFFECTIVE DATE DECEMBER 19, 1996.
 2. BOTH PRIVATE RIGHT-OF-WAYS ARE HEREBY DEDICATED AS UTILITY EASEMENTS.
 3. A ONE FOOT STRIP IS RESERVED AS A BUFFER SEPARATION ALONG THE SIDE OF BOTH RIGHT-OF-WAYS WITHIN THIS SUBDIVISION WHERE THE RIGHT-OF-WAYS ADJACENT TRACTS. ACCESS TO BOTH STREETS WITHIN THIS SUBDIVISION IS NOT PERMITTED ACROSS THIS ONE FOOT BUFFER.
 4. STORM WATER DETENTION FACILITIES, PRIVATE STREETS AND COMMON AREAS, AND STREET LIGHTS NOT MAINTAINED BY A GOVERNMENTAL ENTITY SHALL BE MAINTAINED BY THE PROPERTY OWNERS WITHIN THE SUBDIVISION. THE CITY OF CONROE MAY REPAIR ANY SUCH PRIVATE FACILITY IF IT DETERMINES THAT ITS CONDITION WOULD INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE OR POSE A SIGNIFICANT THREAT OF INJURY TO PERSONS OR PROPERTY OUTSIDE THE SUBDIVISION. A REPAIR MADE BY THE CITY SHALL NOT OBLIGATE THE CITY FOR FUTURE MAINTENANCE OF THE FACILITY. THE COST OF REPAIRS BY CITY SHALL BE ASSESSED AGAINST THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDOR'S LIEN IN FAVOR OF THE CITY THAT IS HEREBY ESTABLISHED UPON EACH LOT. THIS PROVISION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON EACH PERSON PURCHASING A LOT WITHIN THE SUBDIVISION.
 5. THIS PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) AS PER VOL. 637, PG. 678, VOL. 683 PG. 15 AND VOL. 701 PG. 815 D.R.M.C.
 6. ALL FINISHED FLOOR ELEVATIONS SHALL BE AT OR ABOVE ELEVATION 207.0
 7. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE RIGHT-OF-WAYS.
 8. LOT OWNERS RETAIN THE RIGHT TO OFFER SAID RIGHT-OF-WAYS FOR PUBLIC DEDICATION BY SIMPLE MAJORITY VOTE PER CITY OF CONROE ORDINANCE 17 1/2-119. PUBLIC DEDICATION OPTION APPLIES ONLY IF THIS PROPERTY IS ANNEXED INTO THE CITY OF CONROE AND ALL ROADS MEET CITY OF CONROE SPECIFICATIONS.
 9. OLD RIVER ROAD RIGHT-OF-WAY PER SUMMER PLACE REPLAT AS RECORDED IN CABINET A, SHEET 190-B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SCALE: 1" = 60' DATE: 31 Mar 2003

FINAL PLAT
RIVERSTONE POINTE
SECTION ONE
A UNIT DEVELOPMENT
 22 RESIDENTIAL LOTS * 1 BLOCK * 1 RESERVE
 A SUBDIVISION OF 6.293 ACRES OF LAND
 IN THE WILLIAM ATKINS SURVEY, A-3,
 MONTGOMERY COUNTY, TEXAS

OWNER: SOUTH LAKE CENTRE, L.L.C.
 244 E. BLUE HERRON DRIVE
 MONTGOMERY, TEXAS 77316

Plot # 2003-040289 C.A. "U" 3103 N. DAVIS - CONROE, TEXAS 77304 Sheet 1

© 2003 Powers Engineering, P.S.D. Final Plat Mar 31, 2003 3:24 PM CSR
 2003M CCF# 2003-040287

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Doug Joslyn, President of South Lake Centre, L.L.C., owner of the property sub-divided in the above and foregoing map of Riverstone Pointe Section One, do hereby make subdivision of said property for and on behalf of said South Lake Centre, L.L.C., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Riverstone Pointe Section One, located in the William Atkins Survey, A-3, Montgomery County, Texas, and on behalf of said South Lake Centre, L.L.C.; 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 surfaces 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 covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby 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 fireman, 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.

This is to certify that I, Doug Joslyn, President of South Lake Centre, L.L.C., owner of the property subdivided in the above and foregoing map of Riverstone Pointe 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, I, Doug Joslyn, President of South Lake Centre, L.L.C., 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, South Lake Centre, L.L.C. has caused these presents to be signed by Doug Joslyn, its President, thereunto authorized, this 10 day of March, 2003.

South Lake Centre, L.L.C.

By: Doug Joslyn, President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Doug Joslyn, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of March, 2003.

Notary Public in and for the State of Texas



THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, First Bank of Conroe, N. A., owner and holder of a lien against the property described in the plat known as Riverstone Pointe, Section One, said lien being evidenced by instrument of record under County Clerk's File Number 2002-118297 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: [Signature]
Title: Executive Vice President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of March, 2003.

Notary Public in and for the State of Texas



I, Ken Powers, 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.



Ken Powers, R.P.L.S.
Texas Registration No. 3484

Certificate of Approval by Planning and Zoning Commission

On the 20th day of March, 2003, this plat was approved by the Planning Commission of the City of Conroe, Texas. The approval will be automatically revoked 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 Commission of the City of Conroe, Texas this

20th day of March, 2003.

[Signatures]
Chairman
Secretary

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 interconnecting 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 10 day of April, 2003.

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

[Signature]
Alan B. Sadler, County Judge

[Signatures]
Ed Chance, Commissioner, Precinct 3
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 10-9-2003, at 2:23 o'clock P.M., and duly recorded on 10-9-2003, at 2:23 o'clock P.M., in Cabinet U, Sheet 2, of record of 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

FINAL PLAT
RIVERSTONE POINTE
SECTION ONE
A UNIT DEVELOPMENT
22 RESIDENTIAL LOTS * 1 BLOCK * 1 RESERVE
A SUBDIVISION OF 6.293 ACRES OF LAND
IN THE WILLIAM ATKINS SURVEY, A-3,
MONTGOMERY COUNTY, TEXAS
SHEET 2 of 2