

GEMSTONE ESTATES

A SUBDIVISION OF 37.6570 ACRES OF LAND
IN THE OWEN SHANNON SURVEY A - 36
MONTGOMERY COUNTY, TEXAS
31 LOTS 2 BLOCKS 2 RESERVES

200 0 200 400 600

GRAPHIC SCALE - FEET 1" = 200'
DATE: SEPTEMBER 25, 1996

OWNER / DEVELOPER
GEMSTONE ESTATES L.L.C.
3023 POE
MONTGOMERY TEXAS 77356

I, David Graham, Executive Vice President for Coastal Bank SSB, owner and holder of a lien or liens against the property described in the plat known as Gemstone Estates, said lien or liens being evidenced by Instrument of Record under Clerk File No. 2064973, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said lien or liens, and I hereby confirm that I am the present owner of said lien or liens and have not assigned the same nor any part thereof.

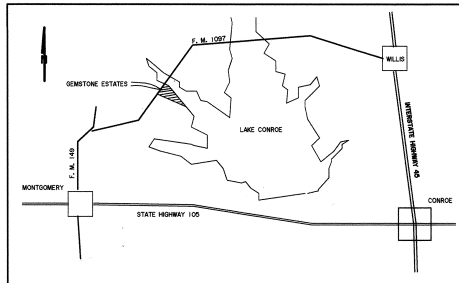
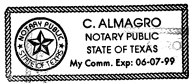
THE STATE OF TEXAS :

COUNTY OF MONTGOMERY :

BEFORE ME, the undersigned authority, on this day personally appeared David Graham, Executive Vice President, 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 22nd day of September, 1996.

HONORABLE STATE OF TEXAS



VICINITY MAP
N. T. S.

STATE OF TEXAS :
COUNTY OF MONTGOMERY :

I, Gem Childers, General Manager respectively of Gemstone Estates L.L.C., owner of the property subdivided in the above and foregoing map of Gemstone Estates, hereby make subdivision of said property for and on behalf of said Gemstone Estates L.L.C., according to the lines, streets, lots, other parts, portions, areas, and easements therein shown, and designate said subdivision as Gemstone Estates, located in the Owen Shannon Survey, A-36 Montgomery County, Texas, and on behalf of said Gemstone Estates L.L.C. do hereby waive any claims for drainage easements by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the construction 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 I, Gem Childers, General Manager respectively of Gemstone Estates L.L.C., owners of the property subdivided in the above and foregoing map Gemstone Estates, have complied with and will comply with all regulations hereinafter set forth 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 alleys, roads, drives, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes giving Montgomery County and/or maintaining drainage work and/or structures.

Further, all of the property subdivided in the above and foregoing map shall be restricted to 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:

- The drainage of sewage tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private drainways, shall have no drainage capacity less than 18" diameter pipe. The 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 the same under the terms and conditions of such restrictions filed separately, unless noted otherwise.

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 owner, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature of all times and do hereby 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, Gemstone Estates L.L.C. has caused these presents to be signed by Gem Childers, General Manager, hereunto authorized.

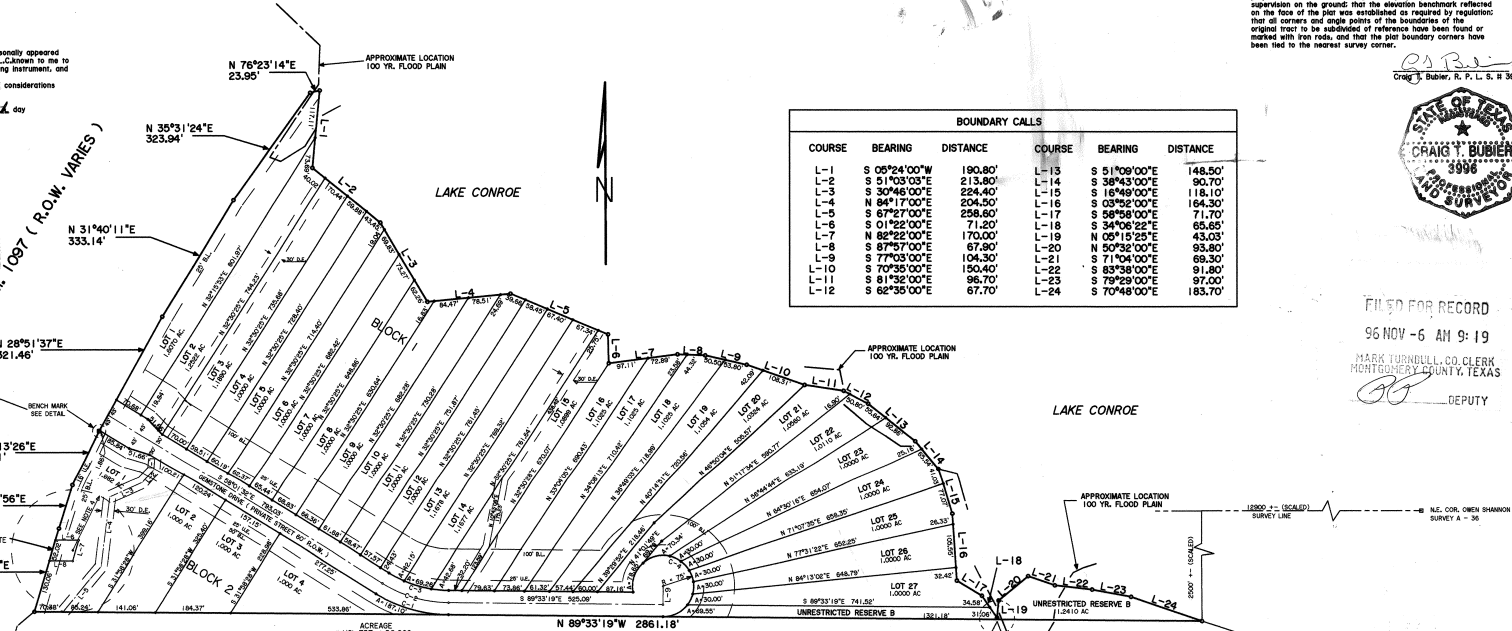
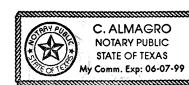
Gemstone Estates L.L.C.
By *Gem Childers*
Gem Childers, General Manager

THE STATE OF TEXAS :
COUNTY OF MONTGOMERY :

BEFORE ME, the undersigned authority, on this day personally appeared Gem Childers, General Manager of Gemstone Estates L.L.C., 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 22nd day of September, 1996.

HONORABLE STATE OF TEXAS



| BOUNDARY CALLS | | | | | |
|----------------|--------------|----------|--------|--------------|----------|
| COURSE | BEARING | DISTANCE | COURSE | BEARING | DISTANCE |
| L-1 | S 09°24'00"W | 190.80' | L-13 | S 51°09'00"E | 148.50' |
| L-2 | S 1°03'03"E | 213.80' | L-14 | S 38°43'00"E | 90.70' |
| L-3 | S 30°46'00"E | 224.40' | L-15 | S 16°49'00"E | 118.10' |
| L-4 | N 84°17'00"E | 204.50' | L-16 | S 03°52'00"E | 164.30' |
| L-5 | S 67°22'00"E | 258.60' | L-17 | S 58°58'00"E | 71.70' |
| L-6 | S 01°22'00"E | 71.20' | L-18 | S 34°06'22"E | 65.65' |
| L-7 | N 88°22'00"E | 170.00' | L-19 | N 00°15'25"E | 43.03' |
| L-8 | S 87°57'00"E | 67.90' | L-20 | N 50°52'00"E | 93.80' |
| L-9 | S 77°03'00"E | 104.30' | L-21 | S 71°04'00"E | 69.30' |
| L-10 | S 70°25'00"E | 190.40' | L-22 | S 83°38'00"E | 91.80' |
| L-11 | S 81°52'00"E | 98.70' | L-23 | S 70°23'00"E | 97.00' |
| L-12 | S 62°35'00"E | 67.70' | L-24 | S 70°48'00"E | 183.70' |

| LINE TABLE | | |
|------------|--------------|----------|
| COURSE | BEARING | DISTANCE |
| L-1 | S 09°14'32"W | 312.28' |
| L-2 | S 38°48'28"W | 435.00' |
| L-3 | S 68°04'28"W | 872.88' |
| L-4 | S 07°08'37"W | 725.03' |
| L-5 | S 18°37'37"W | 184.99' |
| L-6 | S 89°33'19"E | 57.18' |
| L-7 | S 18°37'37"W | 184.99' |
| L-8 | N 89°33'19"W | 57.18' |
| L-9 | N 02°02'41"E | 45.00' |

| CURVE TABLE | | | | | | | |
|-------------|---------|---------|---------|------------|-----------|---------|--------------|
| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CHSBEARING |
| C-1 | 340.00' | 95.98' | 187.10' | 31°13'47" | 16°51'06" | 184.75' | S 73°47'28"E |
| C-2 | 310.00' | 87.23' | 170.29' | 31°13'47" | 18°28'37" | 166.40' | S 73°47'28"E |
| C-3 | 280.00' | 78.02' | 154.08' | 31°13'47" | 20°27'46" | 152.15' | S 73°47'28"E |
| C-4 | 75.00' | 61.24' | 368.23' | 281°32'11" | 76°23'40" | 94.87' | S 50°19'28"E |

I, J.D. Blanton, 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 lateral 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 intervening drainage artery or parent system or on any other area of subdivision within the watershed.

J.D. BLANTON, COUNTY ENGINEER
MONTGOMERY COUNTY, TEXAS

APPROVED AND ACCEPTED BY the Commissioners' Court of Montgomery County, Texas, this 4th day of Nov. 1996.

Mike Meador
Commissioner Precinct 1

Ed Chance
Commissioner Precinct 3

Mark Turnull
County Clerk
Montgomery County, Texas

STATE OF TEXAS :
COUNTY OF MONTGOMERY :

I, Mark Turnull, 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 November 6, 1996, at 9:19 AM, and duly recorded on November 6, 1996, at 9:19 AM, in the public records of Montgomery County, Texas.

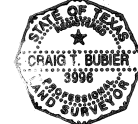
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, this 6th day of November, 1996.



Mark Turnull
County Clerk
Montgomery County, Texas

I, Craig T. Bubier, 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 found or marked with iron rods, and that the plat boundary corners have been tied to the nearest survey corner.

Craig T. Bubier, R. P. L. S. # 3996



FILED FOR RECORD
96 NOV -6 AM 9:19
MARK TURNULL, CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

PREPARED BY:
SURVTECH CORPORATION
SURVEYORS PLANNERS CONSULTANTS
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(408) 539-5444