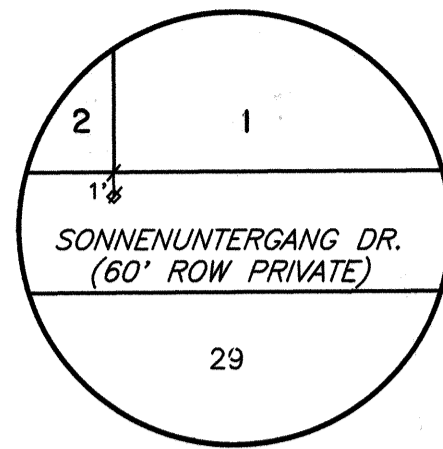


—VICINITY MAP—
MONTGOMERY KEY MAP
PAGE: 154, BLOCK: X,Y
PAGE: 184, BLOCK: B,C



—BENCH MARK DETAIL—
3" BRASS DISK SET IN CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH
WITH NATURAL GROUND
STAMPED: SR1, ELEV. - 251.00'

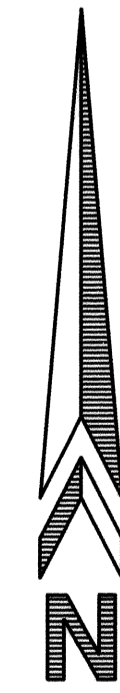
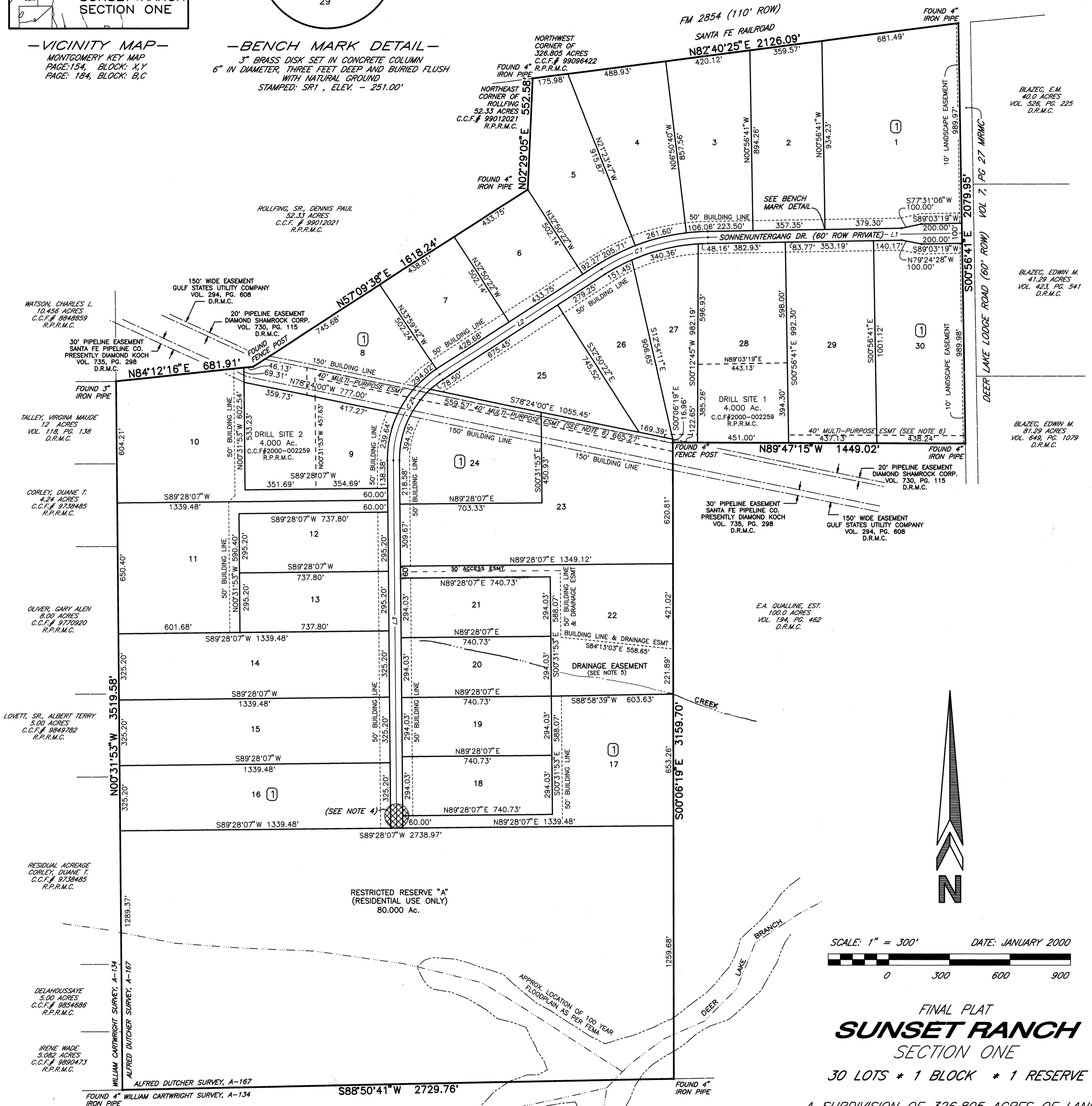
NOTES:

1. THERE IS HEREBY DEDICATED A SIXTEEN FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
2. THERE IS HEREBY DEDICATED A TWENTY FOOT (20') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES.
3. A PORTION OF THIS PROPERTY LIES IN ZONE AE AND IS IN THE 100 YEAR FLOOD PLAIN AS PER FEMA PANEL NUMBERS 48339C0335 F, AND 48339C0345 F, EFFECTIVE DATE DECEMBER 19, 1996.
4. CROSS-HATCHED AREA IS TEMPORARY 60' RADIUS EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED SOUTH IN A RECORDED PLAT.
5. THE MAINTENANCE OF DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF AFFECTED PROPERTY OWNER.
6. DRILL SITES AND MULTI-PURPOSE EASEMENTS PER C.C.F.# 2000-002259 R.P.R.M.C.

—CENTERLINE DATA—

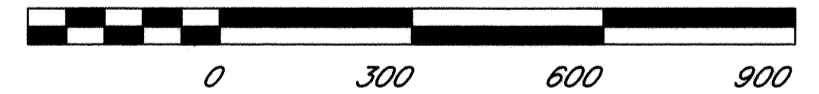
CURVE	CHORD BEARING	CHORD	ARC	RADIUS	DELTA
C1	N73°06'29"E	549.51'	556.67'	1000.00'	31°53'41"
C2	N28°18'53"E	482.46'	503.46'	500.00'	57°41'31"

LINE	BEARING	DISTANCE
L1	S89°03'19"W	1258.12'
L2	S57°09'38"W	954.70'
L3	S00°31'53"E	1864.38'



SCALE: 1" = 300'

DATE: JANUARY 2000



FINAL PLAT
SUNSET RANCH
SECTION ONE
30 LOTS * 1 BLOCK * 1 RESERVE

A SUBDIVISION OF 326.805 ACRES OF LAND
IN THE ALFRED DUTCHER SURVEY, A-167
MONTGOMERY COUNTY, TEXAS

OWNERS: EBBA LTD.
204 WEST DAVIS
CONROE TX, 77301

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304 File No. 2000-012962

Cap. N Sheet 112 SHEET 1 OF 2

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Randy H. Bartlett, President of EBBA, LTD., a Texas Limited Partnership, owner of the property subdivided in the above and foregoing map of Sunset Ranch Section One, do hereby make subdivision of said property for and on behalf of said EBBA, LTD., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Sunset Ranch Section One, located in the Alfred Dutcher Survey, A-167, Montgomery County, Texas and on behalf of said EBBA, 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.

Further, I 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 firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind myself, my 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, Randy Bartlett, President of EBBA, LTD., owner of the property subdivided in the above and foregoing map of Sunset 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.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all utility easements shown hereon.

FURTHER, I, Randy H. Bartlett, President of EBBA, LTD., 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, EBBA, LTD., a Texas Limited Partnership has caused these presents to be signed by Randy H. Bartlett, President, and its common seal hereunto affixed this

15th day of December, 1999.

EBBA, LTD.
a Texas Limited Partnership
Randy H. Bartlett
Randy H. Bartlett, President

OWNER: EBBA LTD.
TEXAS LIMITED PARTNERSHIP
204 WEST DAVIS
CONROE TX, 77301

File No. 2000-012962

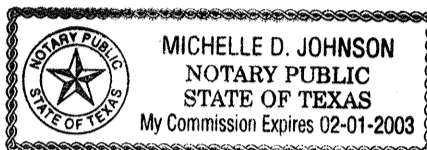
Cab. N sheet 113

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Randy H. Bartlett, President of EBBA, LTD., a Texas Limited Partnership, 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 15 day of December, 1999.



Michelle D. Johnson
Notary Public in and for
Montgomery County, Texas

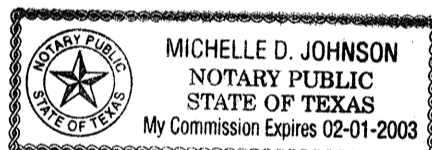
We, First Bank of Conroe, N.A., owner and holder of a lien against the property described in the plat known as Sunset Ranch Section One, said lien being evidenced by instrument recorded under County Clerk's File No. 99096423 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner and holder of said lien and have not assigned the same nor any part thereof.

By: *Dan Dominicy*
Name: Dan Dominicy
Title: Chairman of Board + President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Dan Dominicy, 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.

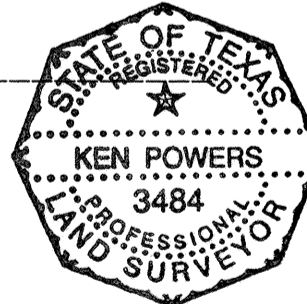
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of December, 1999.



Michelle D. Johnson
Notary Public in and for
Montgomery County, 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
Ken Powers, R.P.L.S.
Texas Registration No. 3484



Certificate of Approval by Planning and Zoning Commission

On the 20 day of Jan, 2000, this plat was approved by the Planning and Zoning 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 signature of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas, this 21 day of Jan, 2000.

Dusty Norman
Chairman
Dusty Norman
Secretary

FILED FOR RECORD
00 FEB 16 PM 1:58
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY



APPROVED by the Commissioners' Court of Montgomery County, Texas, this 14 day of February, 2000.

Mike Meador
Mike Meador
Commissioner Precinct 1
Malcolm Purvis
Malcolm Purvis
Commissioner Precinct 2

Alan B. Sadler
Alan B. Sadler, County Judge

Ed Chance
Ed Chance
Commissioner Precinct 3

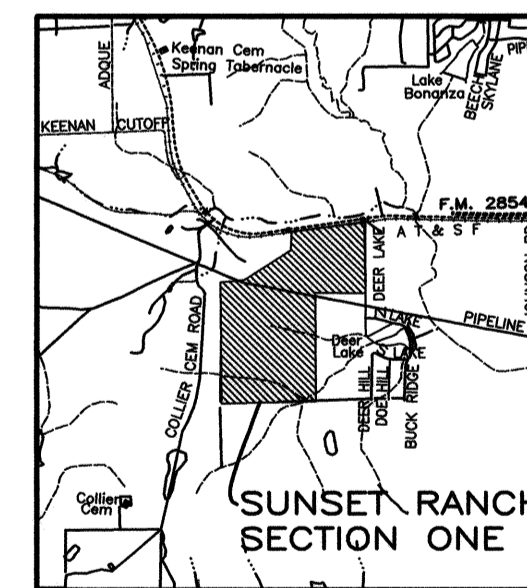
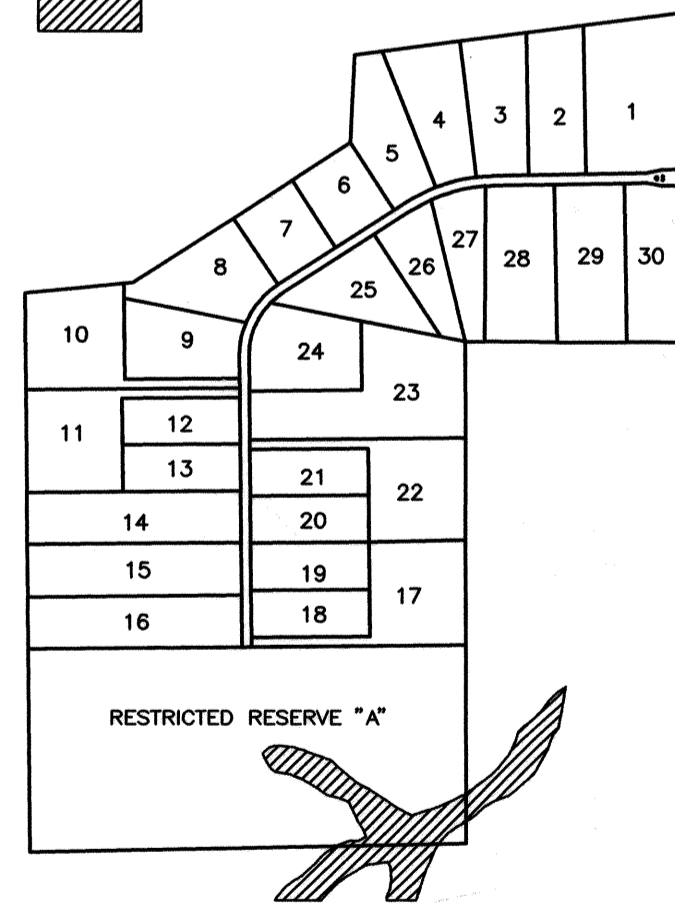
Ed Rinehart
Ed Rinehart
Commissioner Precinct 4

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 February 14, 2000, at 9:30 o'clock, A.M., and duly recorded on February 16, 2000, at 1:56 o'clock, P.M., in Cabinet N, Sheet 112-113 of record of Maps for said County.

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

Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County, Texas
By: *Judy D. Muslaw* Deputy

FLOOD PLAIN



-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE: 154, BLOCK: X,Y
PAGE: 184, BLOCK: B,C

A portion of this property lies in Zone AE and is in the 100 year floodplain as per FEMA Panel No. 48339C0345 F, and No. 48339C0355 F effective dates December 19, 1996.

SUNSET RANCH
SECTION ONE