

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Scott Peterson, President, and Debra Peterson, Vice President of Peterson Homes, Inc., owner of the property subdivided in the above and foregoing map of Fairway Oaks Townhomes, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Fairway Oaks Townhomes in the Walker County School Land Survey, Montgomery County, Texas; 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that We, Scott Peterson, President, and Debra Peterson, Vice President of Peterson Homes, Inc., have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioner's Court of Montgomery County."

"FURTHER, We, Peterson Homes, Inc., 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 said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure."

"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 culvert)."

"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.

"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 (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

IN TESTIMONY WHEREOF, the Peterson Homes, Inc., has caused these presents to be signed by Scott Peterson, its President, thereunto authorized, attested by its Vice President, Debra Peterson, and its common seal hereunto affixed this 1st day of August, 1985.

Peterson Homes, Inc.

By: Scott Peterson Attest: Debra Peterson
Scott Peterson, President Debra Peterson, Vice President

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Scott Peterson, President, and Debra Peterson, Vice President of Peterson Homes, 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 consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of August, 1985.



Gloria J. Zachry
Gloria J. Zachry
Notary Public in and for
Montgomery County, Texas
My Commission Expires 12/15/85.

This is to certify that I, Sid A. Seligmann, a licensed Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve 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.



Sid A. Seligmann
Sid A. Seligmann, R.S.
Texas Registration No. 4241
8542351
8542351

Cabinet E
Sheet 126-A
E
126

We, Allied Spring Bank, owners and holders of liens against the property described in the plat known as Fairway Oaks Townhomes, said liens being evidenced by instruments of records in Montgomery County Clerk's File Nos. 8521395, and 8521772, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Mike Pope
MIKE POPE, PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared MIKE POPE on behalf of Allied Spring 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of August, 1985.



Lu Juana Wallace
Lu Juana Wallace
Notary Public in and for the
County of Montgomery, Texas
My Commission Expires
6-5 1989

We, Spring Branch Savings and Loan Association, owners and holders of liens against the property described in the plat known as Fairway Oaks Townhomes, said liens being evidenced by instruments of records in Montgomery County Clerk's File Nos. 8524918, 8524919, 8518529, 8518530, 8518531, 8524917, 8518532 and 8501779, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Alan Males
ALAN MALES
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared ALAN MALES Vice Pres., on behalf of Spring Branch Savings and Loan Association, 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of July, 1985.



Patricia Pollard
Patricia Pollard
Notary Public in and for the
County of Montgomery, Texas
My Commission Expires
3/13 1989

We, Montgomery County Bank, N.A., owners and holders of liens against the property described in the plat known as Fairway Oaks Townhomes, said liens being evidenced by instruments of records in Montgomery County Clerk's File Nos. 8517738, and 8517737, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: T. Jim Matthews
T. Jim Matthews, Trustee

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared T. Jim Matthews, Trustee, on behalf of Montgomery County Bank, N.A., 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 1985.



Glenda N. Floyd
Glenda N. Floyd
Notary Public in and for the
County of Montgomery, Texas
My Commission Expires
4-8 1986

We, Northwest Bank and Trust, owners and holders of liens against the property described in the plat known as Fairway Oaks Townhomes, said liens being evidenced by instruments of records in Montgomery County Clerk's File Nos. 8524459, 8524460, 8524461, and 8524462, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: William N. Thiessen
William N. Thiessen, Trustee

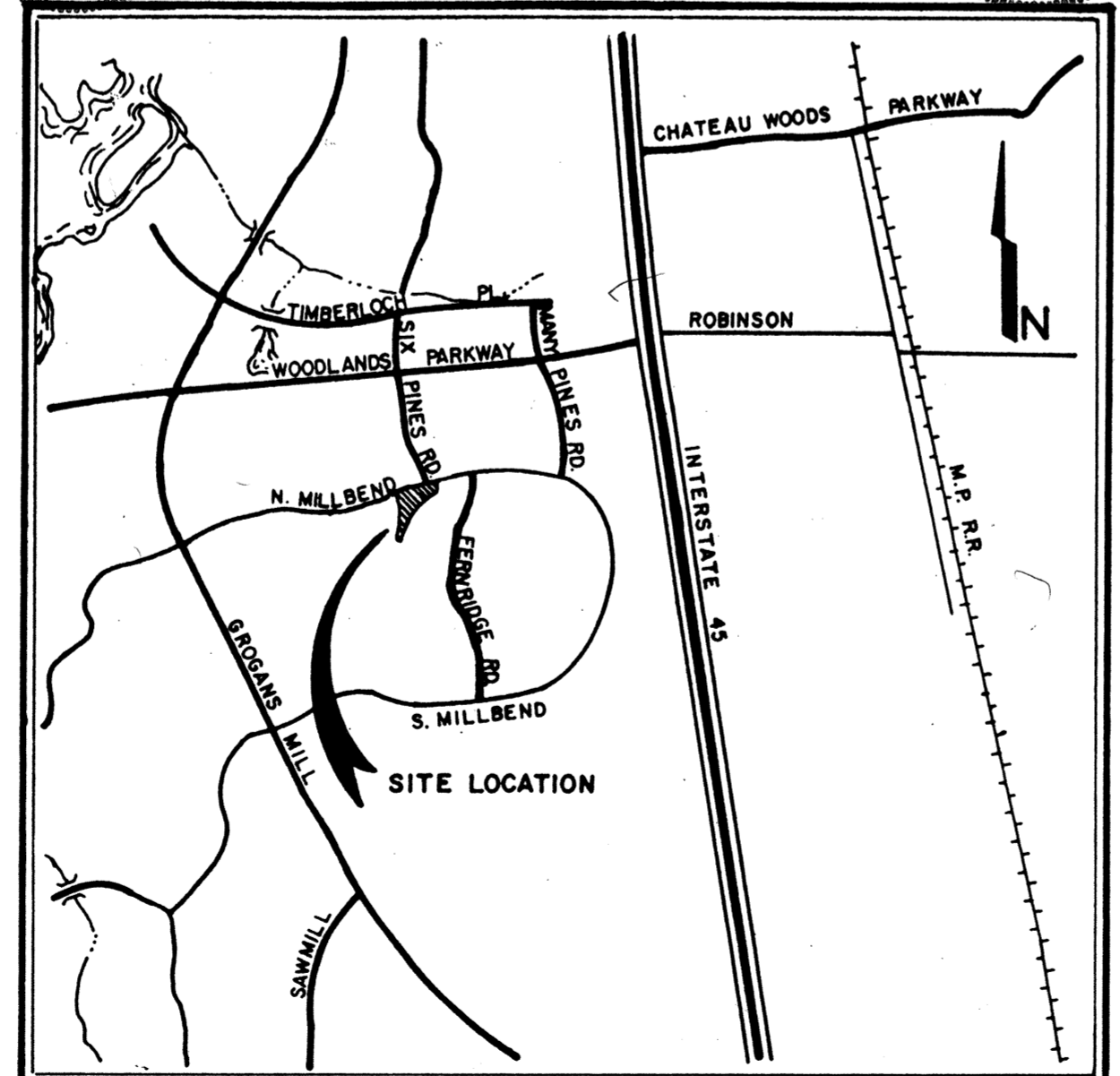
STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared William N. Thiessen, Trustee on behalf of Spring Branch Savings and Loan Association, 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 1985.



Leonora B. Jimenez
Leonora B. Jimenez
Notary Public in and for the
County of Montgomery, Texas
My Commission Expires
1-21 1989



VICINITY MAP 1"=1/2 MILE

"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.

J. D. Blanton
J. D. Blanton, County Engineer

"APPROVED by the Commissioners' Court of Montgomery County, Texas, this 11th day of August, 1985.

Oliver Hance Commissioner, Precinct 1
Carolyn Shelton Commissioner, Precinct 2
Weldon Locke Commissioner, Precinct 3
Albert V. Sollos Commissioner, Precinct 4
County Judge
Jimmie C. Edwards III

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 certificate of authentication was filed for registration in my office on August 29, 1985, at 9:10 o'clock A.M., and duly recorded on August 29, 1985, at 9:15 o'clock A.M., in cabinet 2, sheet 126-A 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.



Roy Harris
Roy Harris, Clerk, County Court,
Montgomery County, Texas

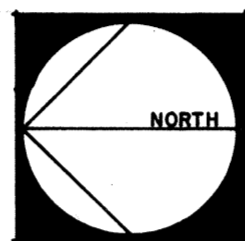
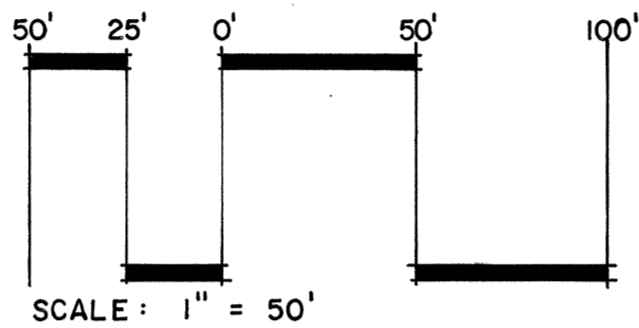
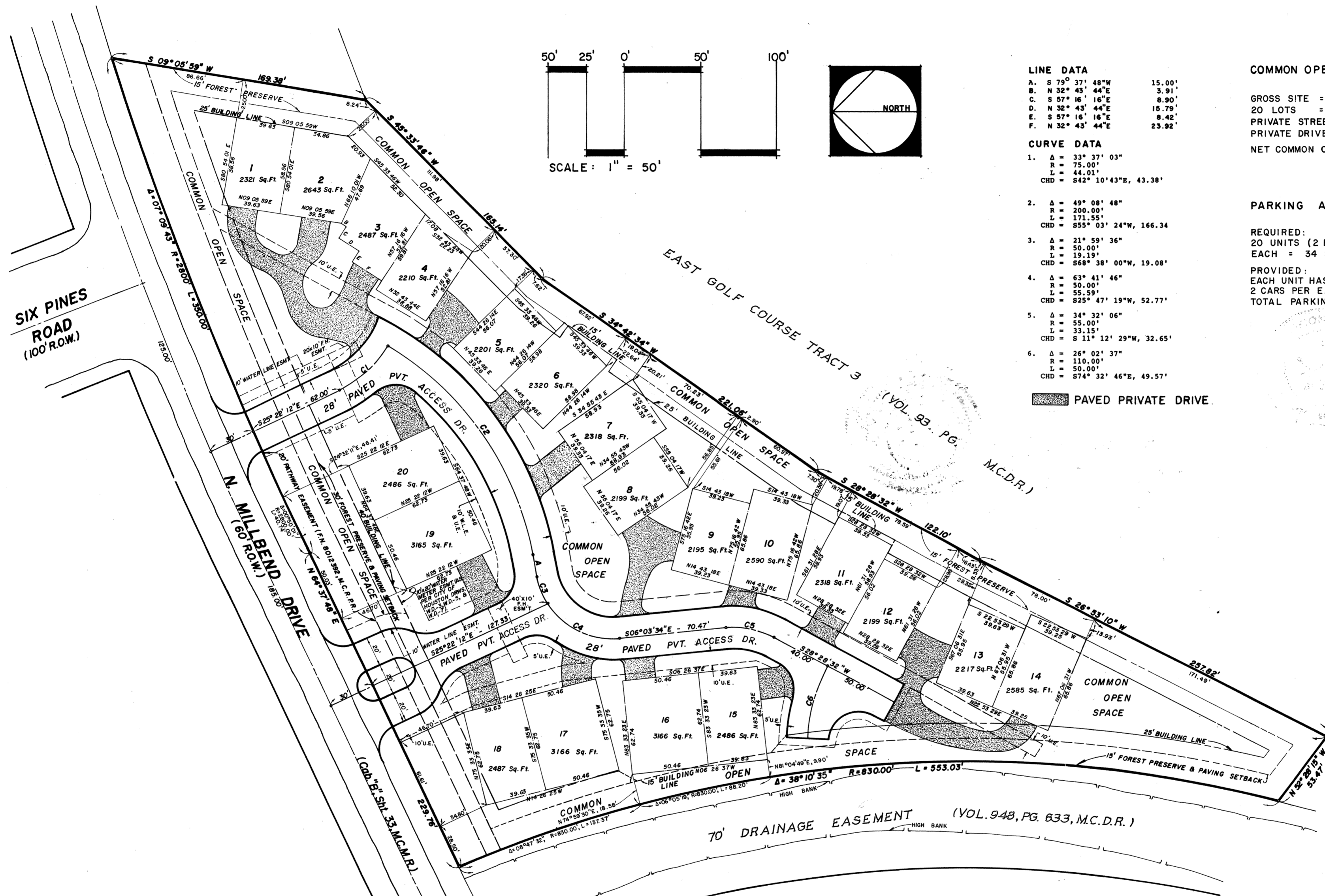
WHEREOF, witness the official signature of the Secretary of the City Planning Commission of the City of Houston, Texas, this 29th day of August, 1985.

E. Garcia Chairman
Burdette Keeland

FAIRWAY OAKS TOWNHOMES

BEING A SUBDIVISION OF
3.8578 ACRES OUT OF THE
WALKER COUNTY SCHOOL
LAND SURVEY, ABSTRACT
599, MONTGOMERY COUNTY,
TEXAS - AUGUST, 1985
1 BLOCK 20 LOTS

OWNER / DEVELOPER
PETERSON HOMES, INC.
HOUSTON, TEXAS
ARCHITECT
KEN ANDERSON, ASSOC.
HOUSTON, TEXAS
ENGINEERS / PLANNING
CENTURY ENGINEERING, INC.
HOUSTON, TEXAS



LINE DATA

A.	S 79° 37' 48"W	15.00'
B.	N 35° 45' 44"E	3.91'
C.	S 57° 16' 16"E	8.90'
D.	N 32° 43' 44"E	15.79'
E.	S 57° 16' 16"E	8.42'
F.	N 32° 43' 44"E	23.92'

CURVE DATA

- Δ = 33° 37' 03"
R = 75.00'
L = 44.01'
CHD = 842° 10' 43"E, 43.38'
- Δ = 49° 08' 48"
R = 200.00'
L = 171.55'
CHD = 855° 03' 24"W, 166.34
- Δ = 21° 59' 36"
R = 50.00'
L = 19.19'
CHD = 568° 38' 00"W, 19.08'
- Δ = 63° 41' 46"
R = 55.00'
L = 55.59'
CHD = 825° 47' 19"W, 52.77'
- Δ = 34° 32' 06"
R = 55.00'
L = 33.15'
CHD = 811° 12' 29"W, 32.65'
- Δ = 26° 02' 37"
R = 110.00'
L = 50.00'
CHD = 874° 32' 46"E, 49.57'

COMMON OPEN SPACE ANALYSIS

GROSS SITE = 3.8578 ACRES 168,045.77 SQ. FT.
 20 LOTS = 1.0631 ACRES 46,309 SQ. FT.
 PRIVATE STREET = 1.046 ACRES 45,581 SQ. FT.
 PRIVATE DRIVES = 0.298 ACRES 12,980.9 SQ. FT.
 NET COMMON OPEN SPACE = 1.4507 ACRES OR 37 %

PARKING ANALYSIS

REQUIRED:
 20 UNITS (2 BR.) AT 1.66 PARKING SPACES
 EACH = 34 SPACES

PROVIDED:
 EACH UNIT HAS A TWO CAR GARAGE = 40 SPACES
 2 CARS PER EACH PRIVATE DRIVE = 40 SPACES
 TOTAL PARKING = 80 SPACES

PAVED PRIVATE DRIVE

SIX PINES ROAD (100' R.O.W.)

N. MILLBEND DRIVE (60' R.O.W.)

EAST GOLF COURSE TRACT 3 (VOL. 93, PG. M.C.D.R.)

70' DRAINAGE EASEMENT (VOL. 948, PG. 633, M.C.D.R.)

FAIRWAY OAKS TOWNHOMES

OWNER: PETERSON HOMES, INC.
 2408 TIMBERLOCH PLACE
 THE WOODLANDS, TEXAS 77380
 M. C. M. U. D. 36

Cabinet E
 Sheet 126-B
 Cabinet E
 Sheet 126-B

FAIRWAY OAKS TOWNHOMES