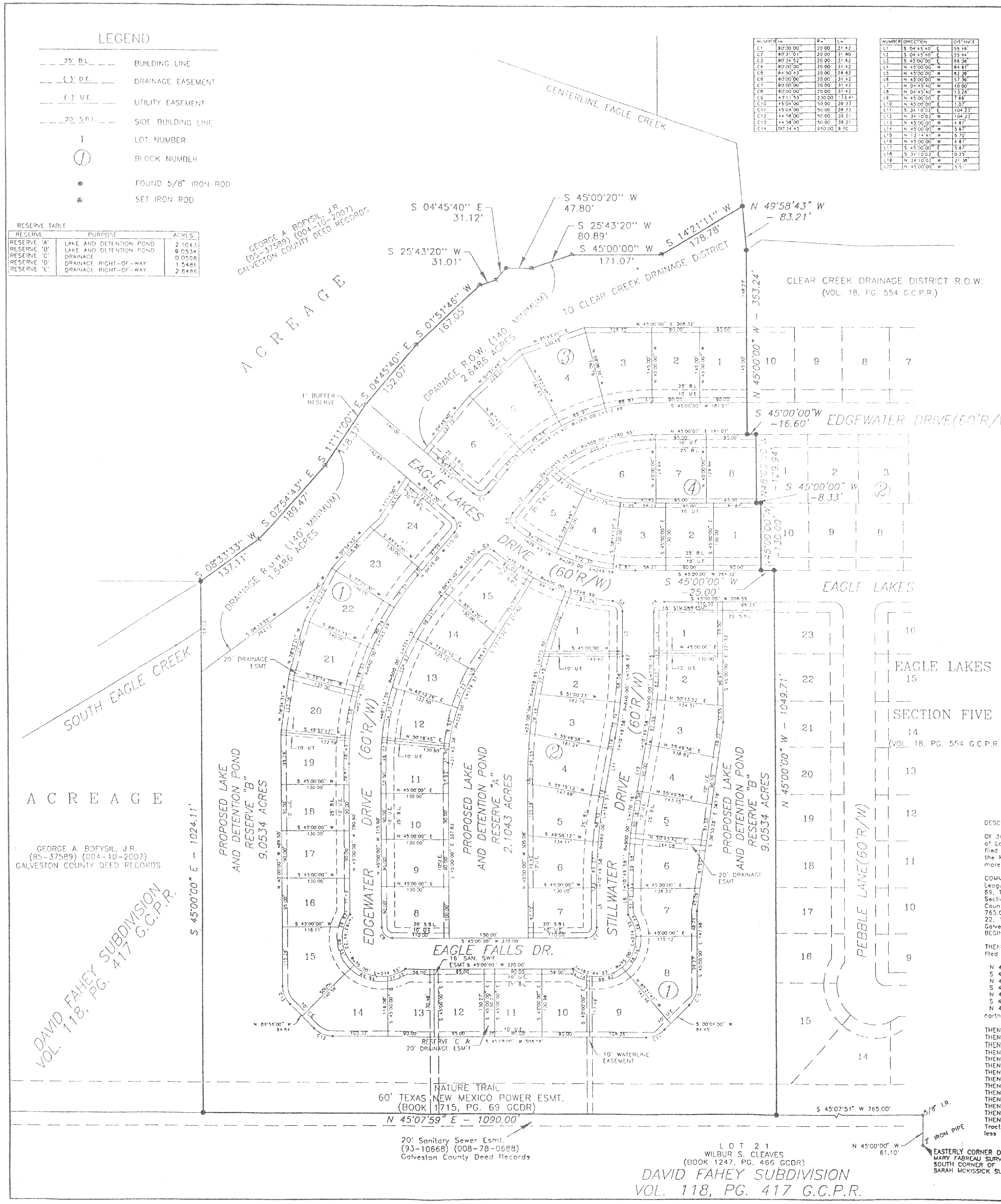


RESERVE TABLE

RESERVE	PURPOSE	ACRES
RESERVE 'A'	LAKE AND DETENTION POND	2.1043
RESERVE 'B'	LAKE AND DETENTION POND	9.0534
RESERVE 'C'	DRAINAGE	0.0598
RESERVE 'D'	DRAINAGE RIGHT-OF-WAY	1.5486
RESERVE 'E'	DRAINAGE RIGHT-OF-WAY	2.6486

NUMBER	I=	R=	L=
C1	90°00'00"	20.00	31.42
C2	90°31'01"	20.00	31.60
C3	90°34'52"	20.00	31.62
C4	90°00'00"	20.00	31.42
C5	84°50'43"	20.00	29.62
C6	90°00'00"	20.00	31.42
C7	90°00'00"	20.00	31.42
C8	90°00'00"	20.00	31.42
C9	43°11'55"	230.00	173.41
C10	45°04'00"	50.00	39.33
C11	45°04'00"	50.00	39.33
C12	44°56'00"	50.00	39.21
C13	44°56'00"	50.00	39.21
C14	00°34'45"	960.00	9.70

NUMBER	DIRECTION	DISTANCE
L1	S 04°45'40" E	55.48'
L2	S 04°45'40" E	55.44'
L3	S 45°00'00" E	86.38'
L4	N 45°00'00" W	84.87'
L5	N 45°00'00" W	82.39'
L6	N 45°00'00" W	57.39'
L7	N 04°45'40" W	10.00'
L8	N 04°45'40" W	13.26'
L9	N 45°00'00" E	7.66'
L10	N 45°00'00" E	1.07'
L11	S 34°10'02" E	104.23'
L12	N 34°10'02" W	104.23'
L13	N 45°00'00" W	4.87'
L14	N 45°00'00" W	5.87'
L15	N 13°14'41" W	5.70'
L16	N 45°00'00" W	4.87'
L17	S 45°00'00" E	5.87'
L18	S 34°10'02" E	0.25'
L19	N 34°10'02" W	21.38'
L20	N 45°00'00" W	5.51'

STATE OF TEXAS

COUNTY OF HARRIS

WE, OMNIBANK, N.A., OWNER AND HOLDER OF A LIEN UPON SAID PROPERTY, DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION AND DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN AGAINST SAID LANDOWNER AND HELD BY US.

OMNIBANK, N.A.

Rhonda L. Lewis
RHONDA L. LEWIS
EXECUTIVE VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED RHONDA L. LEWIS, EXECUTIVE PRESIDENT OMNIBANK, N.A. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF SEPTEMBER, 1997

Pam Priest
NAME:
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS.

PAM PRIEST
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 12, 2001

MY COMMISION EXPIRES: 9-12-2001

RUTH P. HENRY
Notary Public, State of Texas
My Comm. Expires 1-30-2001

NOTES:

1. THERE SHALL BE A 4' PUBLIC SIDEWALK ON THE FRONT OF ALL LOTS AND SIDE OF CORNER LOTS.

2. ALL EXISTING PIPELINES AND PIPELINE EASEMENTS THROUGH THE PROPERTY ARE SHOWN.

3. PERMANENT STRUCTURES, INCLUDING FENCES SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT WHICH INHIBITS THE FREE FLOW OF WATER OR ACCESS TO THE EASEMENT BY DRAINAGE CREWS AND EQUIPMENT.

4. THE 140' SOUTH EAGLE CREEK R.O.W. TO BE MAINTAINED BY CLEAR CREEK DRAINAGE DISTRICT.

5. LAKES AND DETENTION POND TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION AND TO BE RESTRICTED TO DRAINAGE AND RECREATIONAL PURPOSES.

6. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK.

7. ONE FOOT RESERVES DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE END AND SIDE STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE- FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET R.O.W. PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS).

8. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION. CONTRACTOR TO PROVIDE THE DISTRICT WITH PROPOSED GRASS TYPE, APPLICATON RATE AND METHOD FOR APPROVAL PRIOR TO COMMENCING.

ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485468 0005 D, DATED JUNE 3, 1988, THIS TRACT HEREBY SURVEYED LIES WITHIN ZONE "A" AND ZONE "X".

WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

APPROVED BY THE CLEAR CREEK DRAINAGE DISTRICT

[signature] P.E. 9/30/97
SUPERVISOR DATE

[signature] 30 Sept 97
SUPERVISOR DATE

DESCRIPTION

Of 36.5177 acres gross and 35.0163 net acres less Texas New Mexico Power Easement, out of Lots 10, 11, 17, 18, and 19 of the David Fahey Subdivision, according to the plat thereof filed in Volume 118, Page 417 of the Galveston County Plat Records and being located in the Mary Fabreau Survey, Abstract No. 69, Freindswood, Galveston County, Texas and being more particularly described by metes and bounds as follows;

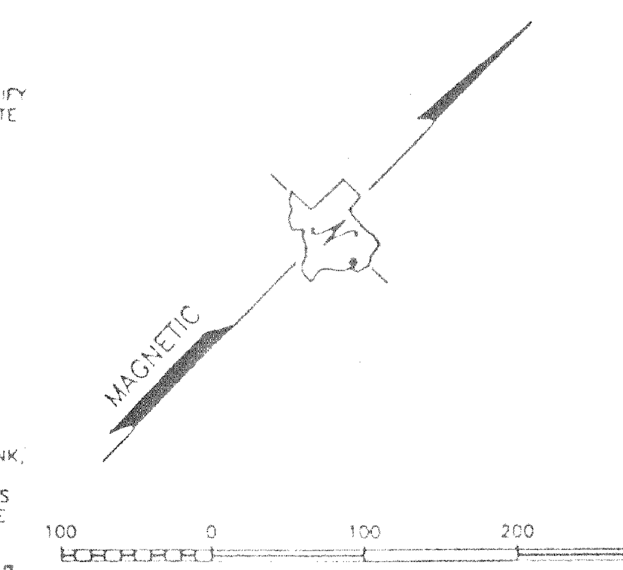
COMMENCING at a found 2" iron pipe marking the south corner of the Sarah McKissick League (J.R. Williams Survey) and the east corner of the Mary Fabreau Survey, Abstract – 69; Thence – N 45° 00' 00" W, 61.10 feet along the southwest line of Falcon Ridge, Section Three, according to the plat thereof filed in Volume 18, Page 283 of the Galveston County Plat Records, to a found 5/8" iron rod for corner; Thence – S 45° 07' 51" W, 765.00 feet along the northwest line of that certain tract described in a deed dated January 22, 1958, from Forrest H. Baxter to Wilber S. Cleaves filed in book 1247, Page 466 of the Galveston County Deed Records, to a found 5/8" iron rod for corner marking the POINT OF BEGINNING of the herein described tract;

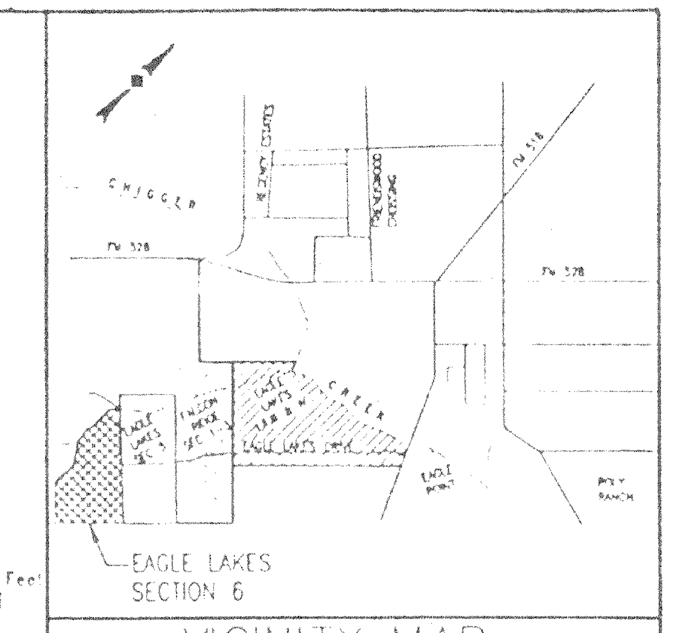
THENCE with the southwesterly line of Eagle Lakes Section 5, according to the plat thereof filed in Volume 18, Page 554 of the Galveston County Plat Records, the following courses;

N 45° 00' 00" W – 1049.71' to a found 5/8" iron rod for corner;
S 45° 00' 00" W – 25.00' to a found 5/8" iron rod for corner;
N 45° 00' 00" W – 130.00' to a found 5/8" iron rod for corner;
S 45° 00' 00" W – 8.33' to a found 5/8" iron rod for corner;
N 45° 00' 00" W – 129.94' to a found 5/8" iron rod for corner;
S 45° 00' 00" W – 16.60' to a found 5/8" iron rod for corner;
N 45° 00' 00" W – 353.24' to a found 5/8" iron rod for corner marking the most northwesterly corner of said Eagle Lakes Section 5;

THENCE N 49° 58' 43" W – 83.21' to a found 5/8" iron rod for corner;
THENCE S 14° 21' 11" W – 178.78' to a set 5/8" iron rod for corner;
THENCE S 45° 00' 00" W – 171.07' to a set 5/8" iron rod for corner;
THENCE S 25° 43' 20" W – 80.89' to a set 5/8" iron rod for corner;
THENCE S 45° 00' 20" W – 47.80' to a found 5/8" iron rod for corner;
THENCE S 04° 45' 40" E – 31.12' to a set 5/8" iron rod for corner;
THENCE S 25° 43' 20" W – 31.01' to a set 5/8" iron rod for corner;
THENCE S 01° 51' 46" W – 167.05' to a set 5/8" iron rod for corner;
THENCE S 04° 45' 40" E – 152.07' to a set 5/8" iron rod for corner;
THENCE S 11° 11' 00" E – 138.37' to a set 5/8" iron rod for corner;
THENCE S 02° 54' 43" E – 189.47' to a set 5/8" iron rod for corner;
THENCE S 08° 33' 33" W – 137.11' to a found 5/8" iron rod for corner;
THENCE S 45° 00' 00" E – 1024.11' to a found 5/8" iron rod for corner;
THENCE N 45° 07' 59" E – 1090.00' with the northwesterly line of said Wilbur S. Cleaves Tract to the POINT OF BEGINNING and containing 36.5177 acres gross and 35.0163 net acres less Texas New Mexico Power Easement, of land more or less.

18/770





VICINITY MAP
SCALE: 1" = 1 MILE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF EAGLE LAKES SECTION SIX.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS THIS THE 8th DAY OF June, 1998

Ruth Henry — RUTH HENRY, DEVELOPMENT COORDINATOR
W.R. Finger — W.R. FINGER, CHAIRMAN

THIS IS TO CERTIFY THAT I, SCOT LOWE A REGISTERED PROFESSIONAL LAND 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 POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH IRON RODS, AND ALL LOT CORNERS ARE MARKED WITH 5/8 INCH IRON RODS, EXCEPT AS NOTED, AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

[signature]
SCOT LOWE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5007

STATE OF TEXAS · REGISTERED · SCOT LOWE · 5007 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS

COUNTY OF GALVESTON

I, WILLIAM F. MITCHELL, PRESIDENT – EAGLE LAKES DEVELOPMENTS, INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EAGLE LAKES, SECTION 6, DO 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 EAGLE LAKES, SECTION 6, IN THE MARY FABREAU SURVEY, ABSTRACT 69, GALVESTON COUNTY, TEXAS; AND DEDICATED TO THE 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 HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN FRIENDSWOOD, GALVESTON, TEXAS, THIS 29th DAY OF September, 1997.

EAGLE LAKES DEVELOPMENT
[signature]
WILLIAM F. MITCHELL, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM F. MITCHELL, PRESIDENT OF EAGLE LAKES DEVELOPEMENT 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 CONSIDERATION THEREIN SET FORTH AND AS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND IN FRIENDSWOOD, GALVESTON, TEXAS, THIS 29th DAY OF September 1997.

Melanie Markle
NAME:
NOTARY PUBLIC IN AND FOR GALVESTON COUNTY, TEXAS.

MELANIE MARKLE
Notary Public, State of Texas
My Commission Expires
05-12-2001

MY COMMISION EXPIRES: 05/12/2001

I, MICKIEL G. HODGE, P.E., CITY ENGINEER OF THE CITY OF FRIENDSWOOD, 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 CITY OF FRIENDSWOOD, TEXAS, AND FURTHER IT COMPLIES OR WILL COMPLY WITH ALL THE ORDINANCES AS ADOPTED BY THE CITY COUNCIL.

Mickiel G. Hodge
MICKIEL G. HODGE, P.E.

I, PATRICIA RITCHIE, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON 6-15 19 98 AT 11:50 O'CLOCK, A M. AND DULY RECORDED ON 6-15 1998, AT 11:50 O'CLOCK, M., IN PLAT RECORD 18 MAP NUMBER 770, GALVESTON COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS THE DAY LAST ABOVE WRITTEN.

PATRICIA RITCHIE
COUNTY CLERK GALVESTON COUNTY, TEXAS

BY [signature] DEPUTY

EAGLE LAKES SECTION 6

9827457

BEING A 36.5177 ACRE TRACT OUT OF
DAVID FAHEY SUBD.
(BOOK 118, PG. 417 GCPR)
THE MARY FABREAU SURVEY, ABSTRACT 69
FRIENDSWOOD, GALVESTON COUNTY, TEXAS
4 BLOCKS 53 LOTS 5 RESERVES
SEPTEMBER 26, 1997

SURVEYOR
LAND SURVEYING, INC.
4301 CENTER STREET
DEER PARK, TEXAS 77536
(281)930-0201

OWNER
EAGLE LAKES DEVELOPMENTS, INC.
P.O. BOX 72
FRIENDSWOOD, TEXAS 77546
(281)482-4100

ENGINEER
FERRO – SAYLORS, INC.
1880 DAIRY ASHFORD ROAD STE. 505
HOUSTON, TEXAS 77077
(281)496-0066

C:\PROJECTS\97027\FINAL Fri Sep 26 13:19:53 1997 RGH