SADDLE RIDGE ESTATES

A SUBDIVISION OF 210.51 ACRES OF LAND OUT OF J.W. MOODY SURVEY, A-547 AND THE ISAAC D. STEELE SURVEY, A- 755
HARRIS COUNTY, TEXAS

CONTAINING
2 BLOCKS - 1 RESERVE - 42 LOTS

* DEVELOPER *
MBBO, L.C.
Mark B. Bonning
8806 Bace
Houston, Texas 77055
(713) 827-0113

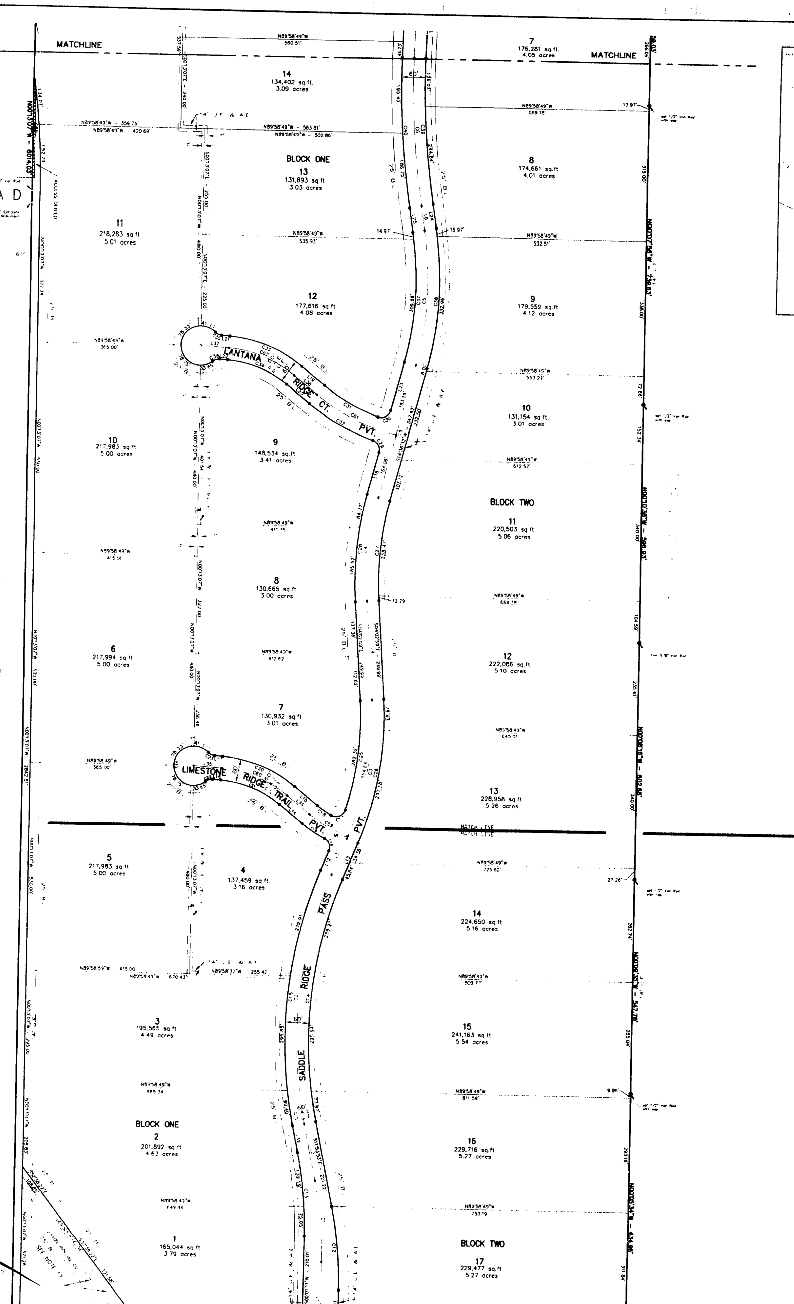
* SURVEYOR *
U.S. Surveying Company, Inc.
747 Bradfield
HOUSTON, TX 77060
281-445-9216

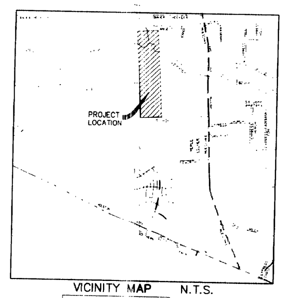
* LAND PLANNER *
NORTHRUP ASSOCIATES, INC.
LAND PLANNING - ENVIRONMENTAL - REAL ESTATE CONSULTANTS
9328 Westview Drive, Ste. 100
HOUSTON, TX 77055
713-461-3489

* ENGINEER *
ROBERT T. DEDEN, SERVICES
CIVIL ENGINEERING
9328 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8822

Sheet 1 of 2

SCALE: 1" = 100'
Date: August 2001





VICINITY MAP N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	[illegible]	180.20'
L2	[illegible]	148.56'
L3	[illegible]	100.00'
L4	[illegible]	249.99'
L5	[illegible]	347.62'
L6	[illegible]	56.67'
L7	[illegible]	210.36'
L8	[illegible]	118.27'
L9	[illegible]	480.92'
L10	[illegible]	108.52'
L11	[illegible]	74.13'
L12	[illegible]	32.89'
L13	[illegible]	100.00'
L14	[illegible]	75.00'
L15	[illegible]	75.00'
L16	[illegible]	20.67'
L17	[illegible]	20.67'
L18	[illegible]	110.24'
L19	[illegible]	75.00'
L20	[illegible]	75.00'
L21	[illegible]	20.67'
L22	[illegible]	20.67'
L23	[illegible]	127.03'
L24	[illegible]	56.67'
L25	[illegible]	56.67'
L26	[illegible]	210.36'
L27	[illegible]	281.87'
L28	[illegible]	100.00'
L29	[illegible]	100.00'
L30	[illegible]	118.27'
L31	[illegible]	118.27'
L32	[illegible]	57.53'
L33	[illegible]	57.53'
L34	[illegible]	75.00'
L35	[illegible]	71.84'
L36	[illegible]	75.00'
L37	[illegible]	71.84'
L38	[illegible]	100.00'
L39	[illegible]	69.89'
L40	[illegible]	78.73'
L41	[illegible]	63.49'
L42	[illegible]	38.43'
L43	[illegible]	27.47'
L44	[illegible]	77.80'
L45	[illegible]	88.35'
L46	[illegible]	152.36'
L47	[illegible]	179.80'
L48	[illegible]	122.71'
L49	[illegible]	131.10'
L50	[illegible]	152.97'
L51	[illegible]	119.32'
L52	[illegible]	150.00'
L53	[illegible]	197.31'
L54	[illegible]	79.81'
L55	[illegible]	83.36'
L56	[illegible]	213.17'
L57	[illegible]	246.03'
L58	[illegible]	198.71'
L59	[illegible]	198.37'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING - DISTANCE
C1	1000.00	208.0[illegible]	11°56'04"	N05°56'21"W - 207.63'
C2	1100.00	648.4[illegible]	[illegible]	S04°58'25"W - 639.12'
C3	800.00	362.0[illegible]	[illegible]	N08°45'52"E - 358.92'
C4	800.00	260.5[illegible]	18°38'31"	S00°18'46"W - 259.38'
C5	800.00	337.2[illegible]	24°08'22"	N02°31'51"E - 334.72'
C6	2000.00	376.5[illegible]	10°47'12"	S04°09'14"E - 375.87'
C7	800.00	355.7[illegible]	[illegible]	N11°29'59"W - 352.82'
C8	800.00	334.5[illegible]	[illegible]	S12°15'36"E - 332.08'
C9	300.00	469.1[illegible]	[illegible]	N45°27'51"W - 423.15'
C10	25.00	39.2[illegible]	90°00'00"	S44°56'49"E - 35.36'
C11	25.00	39.2[illegible]	90°00'00"	N45°03'11"E - 35.36'
C12	1030.00	214.2[illegible]	11°56'04"	N05°58'21"W - 213.86'
C13	1030.00	214.2[illegible]	11°56'04"	N05°58'21"W - 213.86'
C14	1070.00	630.7[illegible]	[illegible]	S04°59'25"W - 621.69'
C15	1150.00	668.1[illegible]	[illegible]	S04°59'25"W - 656.55'
C16	25.00	37.0[illegible]	[illegible]	N20°33'48"W - 33.74'
C17	25.00	44.8[illegible]	[illegible]	N88°27'14"E - 39.13'
C18	270.00	42.7[illegible]	[illegible]	S53°30'46"E - 42.72'
C19	330.00	69.2[illegible]	[illegible]	S58°59'26"E - 69.18'
C20	330.00	201.4[illegible]	[illegible]	N68°27'36"W - 198.30'
C21	270.00	164.7[illegible]	[illegible]	N68°27'36"W - 162.24'
C22	25.00	18.6[illegible]	[illegible]	S72°18'19"W - 18.28'
C23	25.00	18.6[illegible]	[illegible]	S84°31'41"E - 18.26'
C24	50.00	231.8[illegible]	[illegible]	S04°03'19"W - 73.33'
C25	770.00	282.[illegible]	[illegible]	N06°27'14"E - 280.74'
C26	830.00	375.6[illegible]	[illegible]	N08°54'52"E - 372.41'
C27	770.00	250.[illegible]	[illegible]	S05°16'46"E - 248.65'
C28	830.00	270.2[illegible]	[illegible]	S05°16'46"W - 268.10'
C29	25.00	37.4[illegible]	[illegible]	N28°22'30"W - 34.07'
C30	25.00	41.5[illegible]	[illegible]	N62°09'38"E - 36.90'
C31	470.00	158.3[illegible]	[illegible]	S60°37'34"E - 157.58'
C32	530.00	187.9[illegible]	[illegible]	S61°08'02"E - 186.03'
C33	330.00	201.4[illegible]	[illegible]	N68°27'36"W - 188.30'
C34	270.00	164.7[illegible]	[illegible]	N68°27'36"W - 162.24'
C35	25.00	18.6[illegible]	[illegible]	S84°31'41"E - 18.28'
C36	25.00	18.6[illegible]	[illegible]	S72°18'19"W - 18.28'
C37	770.00	324.6[illegible]	[illegible]	N02°31'51"E - 322.24'
C38	830.00	349.9[illegible]	[illegible]	N02°31'51"E - 347.34'
C39	1970.00	370.8[illegible]	[illegible]	S04°09'14"E - 370.33'
C40	2030.00	382.1[illegible]	[illegible]	S04°09'14"E - 381.61'
C41	25.00	43.8[illegible]	[illegible]	N04°03'19"W - 38.10'
C42	25.00	38.7[illegible]	[illegible]	N43°22'53"E - 35.49'
C43	570.00	173.5[illegible]	[illegible]	S77°53'47"E - 172.89'
C44	630.00	202.5[illegible]	[illegible]	S78°22'56"E - 201.65'
C45	1030.00	225.6[illegible]	[illegible]	N75°22'09"W - 225.22'
C46	970.00	209.8[illegible]	[illegible]	N75°22'09"W - 209.39'
C47	25.00	19.0[illegible]	[illegible]	S81°00'41"E - 17.67'
C48	25.00	19.3[illegible]	[illegible]	S78°15'21"W - 18.87'
C49	50.00	231.8[illegible]	[illegible]	S08°53'26"W - 73.36'
C50	770.00	236.8[illegible]	17°37'15"	N15°25'42"W - 235.87'
C51	830.00	389.0[illegible]	[illegible]	N11°29'59"W - 348.05'
C52	770.00	321.9[illegible]	[illegible]	S12°15'36"E - 319.82'
C53	830.00	347.0[illegible]	[illegible]	S12°15'36"E - 344.53'
C54	330.00	516.6[illegible]	[illegible]	N45°07'51"W - 415.46'
C55	270.00	422.7[illegible]	[illegible]	N45°07'51"W - 390.83'
C56	25.00	18.6[illegible]	[illegible]	S86°33'49"E - 18.26'
C57	25.00	18.6[illegible]	[illegible]	S68°36'11"W - 18.26'
C58	50.00	231.8[illegible]	[illegible]	S00°01'11"W - 73.33'
C59	300.00	113.1[illegible]	[illegible]	S81°46'36"E - 112.44'
C60	300.00	183.1[illegible]	[illegible]	N68°27'36"W - 180.27'
C61	500.00	228.4[illegible]	[illegible]	S84°03'43"E - 228.42'
C62	300.00	183.1[illegible]	[illegible]	N68°27'36"W - 180.27'
C63	600.00	245.3[illegible]	[illegible]	S80°23'18"E - 243.85'
C64	1000.00	268.7[illegible]	[illegible]	N78°52'20"W - 267.93'
C65	25.00	39.1[illegible]	[illegible]	S45°05'58"E - 35.28'
C66	2050.00	288.8[illegible]	[illegible]	N04°13'34"W - 288.13'
C67	330.00	40.0[illegible]	[illegible]	N43°48'33"W - 40.00'

GENERAL NOTES

1. ALL STREET RIGHTS OF WAY ARE 60' UNLESS OTHERWISE NOTED.
2. ALL CUL-DE-SAC RADII ARE 50'. ALL CORNER AND CUL-DE-SAC RETURNS ARE 25'. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
3. B.L. INDICATES BUILDING LINE
4. U.E. INDICATES UTILITY EASEMENT
5. W.L.E. INDICATES WATER LINE EASEMENT
6. STM.SWR.ESMT. INDICATES STORM SEWER EASEMENT
7. S.S.E. INDICATES SANITARY SEWER EASEMENT
8. D.E. INDICATES DRAINAGE EASEMENT
9. H.C.F.C.D. INDICATES HARRIS COUNTY FLOOD CONTROL DISTRICT
10. P.A.E. INDICATES PERMANENT ACCESS & UTILITY EASEMENT
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
12. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
13. LOTS SIDING/BACKING SCHIEL ROAD/MASON ROAD ARE DENIED DRIVEWAY ACCESS, AND ARE RESTRICTED TO ONE (1) SINGLE FAMILY RESIDENTIAL UNIT.
14. DEVELOPMENT ON EACH LOT SHALL NOT EXCEED A TOTAL IMPERVIOUS COVER OF 0.26 ACRES.
15. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING

GENERAL NOTES CONTINUED

15. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT IS CONNECTED BY A WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
16. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
17. UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HUMBLE PIPE LINE COMPANY - VOL. 421, PG. 573 H.C.D.R., VOL. 498, PG. 344 H.C.D.R., VOL. 547, PG. 518 H.C.D.R., VOL. 629, PG. 631 H.C.D.R., VOL. 629, PG. 715 H.C.D.R. AND VOL. 1513, PG. 383 H.C.D.R.
18. THIS SURVEY IS NOT TIED TO THE OFFICIAL CITY OF HOUSTON MAPPING AND MONUMENTATION SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978 BECAUSE A CITY SURVEY MONUMENT HAS NOT BEEN ESTABLISHED WITH 2000 FEET OF THIS PROPERTY.

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

510006

FILM CODE

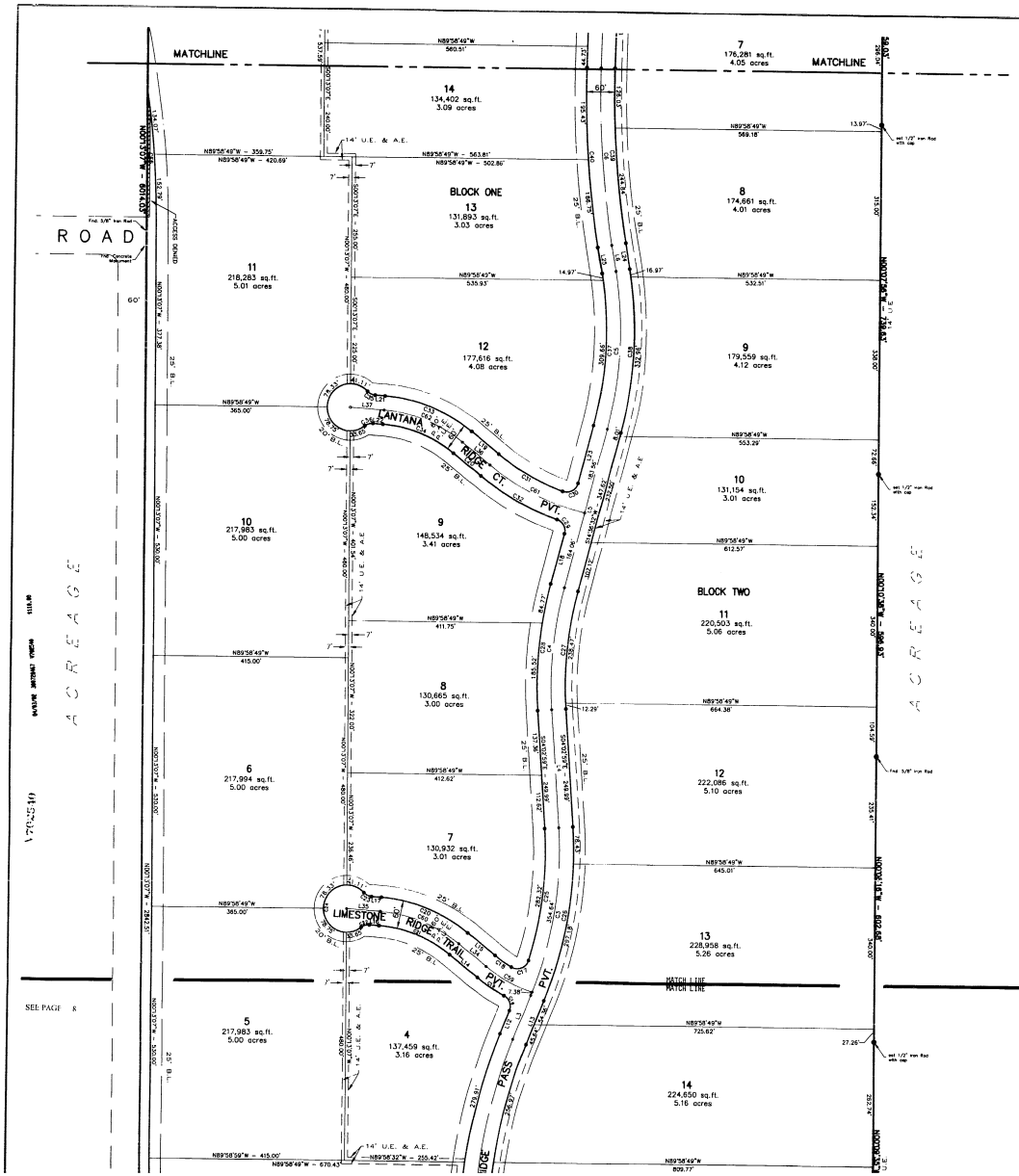
SADDLE RIDGE ESTATES

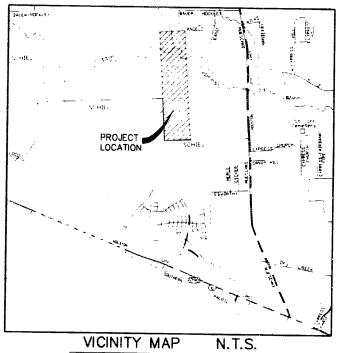
THIS IS PAGE 1 OF 7 PAGES

REDUCTION 30X CAMERA DESIGNATION MRG1

KEY MAP

V702510





VICINITY MAP N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°01'11"W	180.20'
L2	S11°03'53"E	148.58'
L3	S21°52'43"W	100.00'
L4	S64°02'50"E	249.99'
L5	S14°06'30"W	347.62'
L6	S09°32'50"E	55.67'
L7	S01°14'22"W	210.30'
L8	S24°14'19"E	118.27'
L9	S00°16'53"E	450.92'
L10	N89°58'49"W	106.52'
L11	S00°01'11"W	24.13'
L12	S21°52'43"W	52.89'
L13	S21°52'43"W	100.00'
L14	S50°58'32"E	75.00'
L15	S50°58'32"E	75.00'
L16	N85°56'41"W	20.67'
L17	N85°56'41"W	20.67'
L18	S14°36'32"W	110.24'
L19	S50°58'32"E	75.00'
L20	S50°58'32"E	75.00'
L21	N85°56'41"W	20.67'
L22	N85°56'41"W	20.67'
L23	S14°36'32"W	127.03'
L24	S09°32'50"E	55.67'
L25	S09°32'50"E	55.67'
L26	S01°14'22"W	210.30'
L27	S01°14'22"W	201.87'
L28	S69°10'24"E	100.00'
L29	S69°10'24"E	100.00'
L30	S24°14'19"E	118.27'
L31	S24°14'19"E	118.27'
L32	N89°58'49"W	57.53'
L33	N89°58'49"W	57.53'
L34	S50°58'32"E	75.00'
L35	N85°56'41"W	71.66'
L36	S50°58'32"E	75.00'
L37	N85°56'41"W	71.66'
L38	S69°10'24"E	100.00'
L39	S13°43'33"E	69.69'
L40	N74°17'31"W	76.73'
L41	N55°43'13"W	63.49'
L42	N22°08'35"W	59.43'
L43	N42°40'00"W	27.47'
L44	N18°13'20"W	77.60'
L45	N17°13'20"E	69.35'
L46	N66°37'57"E	157.59'
L47	N30°01'12"W	178.90'
L48	N83°13'39"W	122.71'
L49	N65°10'23"W	131.10'
L50	N43°58'09"W	152.97'
L51	N86°05'24"W	115.32'
L52	S08°23'25"W	155.00'
L53	S23°37'39"W	197.31'
L54	S57°44'03"W	70.81'
L55	S74°47'51"W	81.35'
L56	N80°26'37"W	213.17'
L57	N73°14'01"W	246.03'
L58	N54°18'21"W	136.71'
L59	N42°40'00"W	138.37'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING - DISTANCE
C1	1000.00'	220.01'	12°36'04"	N00°26'21"W - 207.63'
C2	1100.00'	548.47'	33°40'36"	N05°57'23"W - 539.12'
C3	800.00'	362.03'	25°55'42"	N08°54'52"E - 358.95'
C4	800.00'	260.53'	18°39'31"	S05°16'48"W - 259.38'
C5	800.00'	337.28'	24°09'22"	N07°31'30"E - 334.79'
C6	2000.00'	378.53'	10°51'12"	S04°00'14"E - 378.07'
C7	800.00'	355.74'	25°28'42"	N11°29'50"W - 352.87'
C8	800.00'	334.51'	23°57'26"	S12°52'36"E - 332.08'
C9	300.00'	459.66'	87°47'36"	N43°37'31"W - 423.15'
C10	25.00'	39.27'	90°00'00"	N45°01'11"E - 35.36'
C11	25.00'	39.27'	90°00'00"	S44°58'49"E - 35.36'
C12	1030.00'	214.25'	11°55'04"	N05°56'21"W - 213.86'
C13	1030.00'	214.25'	11°55'04"	N05°56'21"W - 213.86'
C14	1070.00'	630.76'	33°46'30"	S04°59'25"W - 621.69'
C15	1130.00'	666.15'	33°46'30"	S04°59'25"W - 656.50'
C16	25.00'	37.04'	84°53'03"	N03°33'49"W - 33.74'
C17	25.00'	44.84'	102°59'33"	N88°27'14"E - 39.13'
C18	270.00'	42.76'	9°04'27"	S55°30'46"E - 42.72'
C19	330.00'	69.29'	12°02'48"	S56°59'26"E - 69.16'
C20	330.00'	201.41'	34°58'09"	N88°27'36"W - 198.30'
C21	270.00'	164.78'	34°58'09"	N88°27'36"W - 162.24'
C22	25.00'	18.69'	42°50'00"	S72°38'19"W - 18.26'
C23	25.00'	18.69'	42°50'00"	S64°31'41"E - 18.26'
C24	50.00'	231.84'	265°40'01"	S04°33'18"W - 73.33'
C25	770.00'	280.32'	21°50'27"	N06°27'14"E - 280.14'
C26	830.00'	375.60'	25°55'42"	N08°54'52"E - 372.41'
C27	770.00'	258.76'	19°39'31"	S05°16'48"W - 249.65'
C28	830.00'	270.24'	18°39'31"	S05°16'48"W - 269.10'
C29	25.00'	37.48'	85°54'04"	N28°20'20"W - 34.07'
C30	25.00'	41.90'	95°96'32"	N62°59'58"E - 36.90'
C31	470.00'	158.33'	19°18'04"	S60°37'34"E - 157.58'
C32	330.00'	187.93'	20°19'00"	S61°08'02"E - 186.93'
C33	330.00'	201.41'	34°58'09"	N88°27'36"W - 198.30'
C34	270.00'	164.78'	34°58'09"	N88°27'36"W - 162.24'
C35	25.00'	18.69'	42°50'00"	S64°31'41"E - 18.26'
C36	25.00'	18.69'	42°50'00"	S72°38'19"W - 18.26'
C37	770.00'	324.63'	24°09'22"	N02°31'51"E - 322.24'
C38	830.00'	349.93'	24°09'22"	N02°31'51"E - 347.34'
C39	970.00'	276.60'	10°51'12"	S04°09'14"E - 276.33'

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

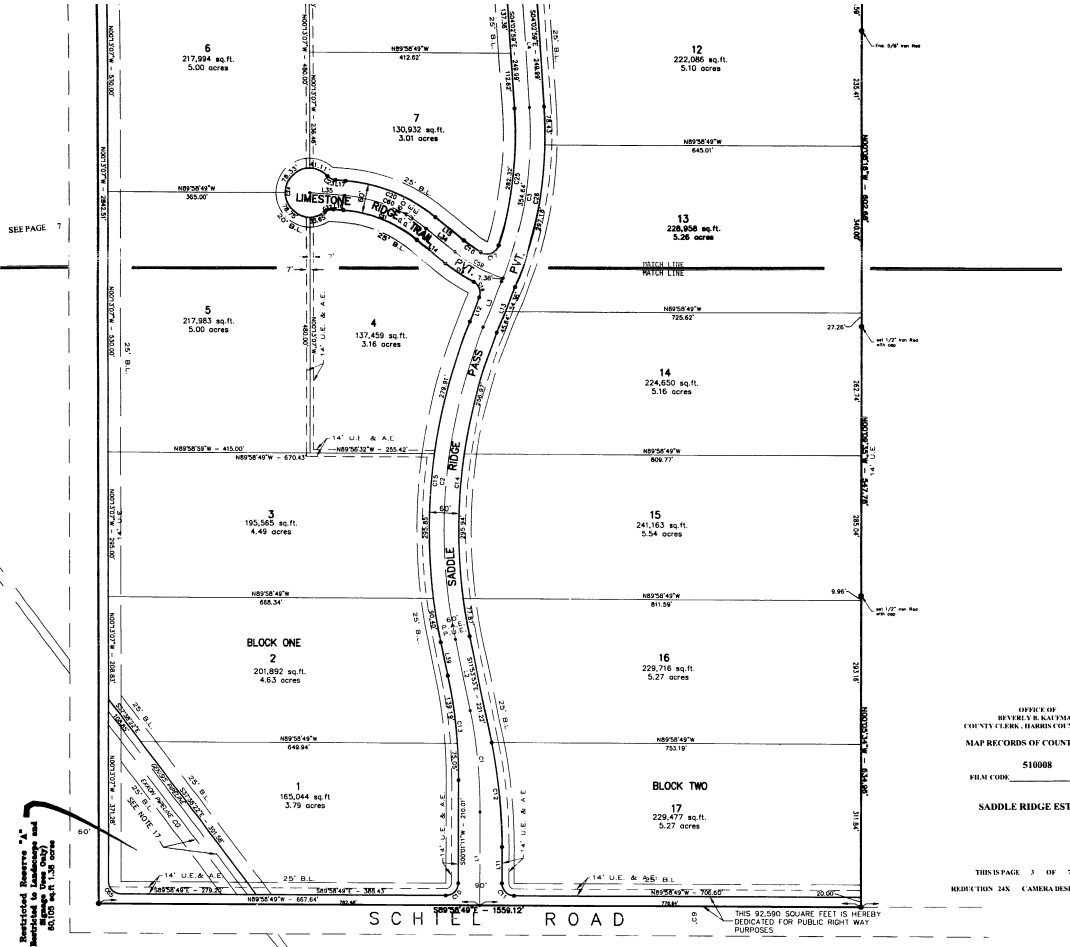
510007

FILM CODE _____

SADDLE RIDGE ESTATES

THIS IS PAGE 2 OF 7 PAGES

REDUCTION 24X CAMERA DESIGNATION MRG1



L44	N18°12'29"W	77.80'	
L45	N17°13'20"E	69.35'	
L46	N66°37'32"E	157.58'	
L47	N30°01'12"W	178.90'	
L48	N83°33'36"W	132.71'	
L49	N83°02'23"W	131.10'	
L50	N43°58'09"W	152.97'	
L51	N86°03'24"W	119.32'	
L52	S08°23'25"W	155.00'	
L53	S32°57'39"W	19.41'	
L54	S37°44'03"W	70.81'	
L55	S74°47'51"W	83.35'	
L56	N86°28'57"W	213.17'	
L57	N73°14'01"W	246.03'	
L58	N54°18'21"W	158.71'	
L59	N42°40'00"W	158.37'	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING - DISTANCE
C1	1000.00	208.01'	11°55'04"	N05°56'21"W - 207.63
C2	1100.00	648.47'	33°46'38"	S04°59'25"W - 639.12'
C3	800.00	362.03'	25°55'42"	N08°54'52"E - 358.90
C4	800.00	260.53'	18°39'31"	S05°16'46"W - 259.36
C5	800.00	337.28'	24°09'22"	N02°31'31"E - 334.79
C6	2000.00	378.53'	10°47'12"	S04°09'14"E - 375.97
C7	800.00	353.74'	25°28'42"	N11°29'59"W - 350.82
C8	800.00	334.51'	23°57'28"	S12°13'36"E - 332.08
C9	300.00	459.86'	89°41'56"	N43°07'31"W - 414.15
C10	25.00	39.27'	90°00'00"	N45°01'11"E - 35.36
C11	25.00	39.27'	90°00'00"	S44°58'49"E - 35.36
C12	1030.00	214.25'	11°30'04"	N05°56'21"W - 213.88
C13	1030.00	214.25'	11°30'04"	N05°56'21"W - 213.88
C14	1030.00	334.16'	33°46'38"	S04°59'25"W - 327.85
C15	1130.00	666.19'	33°46'38"	S04°59'25"W - 656.55
C16	25.00	37.04'	84°51'03"	N20°33'48"W - 33.78
C17	25.00	44.94'	102°59'33"	N82°27'15"E - 39.13
C18	270.00	42.78'	9°04'22"	S53°30'45"E - 42.73'
C19	330.00	69.29'	12°01'48"	S56°59'25"E - 69.16'
C20	330.00	201.41'	34°58'09"	N82°27'36"W - 198.30'
C21	270.00	164.79'	34°58'09"	N82°27'36"W - 162.24'
C22	25.00	18.69'	42°50'00"	S72°36'19"W - 18.26
C23	25.00	18.69'	42°50'00"	S61°31'41"E - 18.26
C24	50.00	231.84'	265°40'01"	S04°03'19"W - 73.33
C25	770.00	282.37'	21°00'23"	N06°27'14"E - 280.74
C26	830.00	375.60'	25°30'42"	N08°54'52"E - 372.47
C27	770.00	250.76'	18°39'31"	S05°16'46"W - 249.65
C28	830.00	270.29'	18°39'31"	S05°16'46"W - 269.10
C29	25.00	37.48'	85°54'04"	N22°02'30"W - 34.07
C30	25.00	41.50'	95°06'32"	N62°09'28"E - 36.90'
C31	470.00	158.33'	19°18'04"	S62°37'34"E - 157.58
C32	530.00	187.83'	20°18'00"	S61°38'02"E - 186.92
C33	330.00	201.41'	34°58'09"	N82°27'36"W - 198.30
C34	270.00	164.79'	34°58'09"	N82°27'36"W - 162.24
C35	25.00	18.69'	42°50'00"	S61°31'41"E - 18.26
C36	25.00	18.69'	42°50'00"	S72°36'19"W - 18.26
C37	770.00	324.63'	24°09'22"	N02°31'31"E - 322.24
C38	830.00	349.93'	24°09'22"	N02°31'31"E - 347.34
C39	1970.00	370.68'	10°47'12"	S04°09'14"E - 370.23
C40	2030.00	382.17'	10°47'12"	S04°09'14"E - 381.61
C41	25.00	43.63'	82°59'55"	N43°22'53"E - 38.39
C42	25.00	38.78'	88°49'31"	N43°10'37"W - 34.99
C43	570.00	173.56'	17°26'46"	S77°53'47"E - 172.89
C44	630.00	202.32'	18°23'05"	S78°22'06"E - 201.60
C45	1030.00	225.67'	12°33'11"	N75°28'59"W - 225.22
C46	970.00	209.80'	12°23'32"	N75°22'09"W - 209.39
C47	25.00	18.06'	41°23'49"	S61°00'41"E - 17.66
C48	25.00	19.35'	44°21'27"	S13°13'21"W - 18.87
C49	50.00	231.80'	265°37'36"	S05°53'26"W - 73.36
C50	770.00	236.81'	17°37'13"	N15°25'42"W - 235.87
C51	830.00	369.06'	25°28'42"	N11°29'59"W - 366.05
C52	770.00	321.96'	23°57'28"	S12°13'36"E - 319.62
C53	830.00	347.00'	23°57'28"	S12°13'36"E - 344.53
C54	330.00	516.63'	89°41'56"	N43°07'31"W - 465.46'
C55	270.00	422.70'	89°41'56"	N43°07'31"W - 380.83
C56	25.00	18.69'	42°50'00"	S61°31'41"E - 18.26
C57	25.00	18.69'	42°50'00"	S61°31'41"E - 18.26
C58	50.00	231.84'	265°40'01"	S00°01'11"W - 73.33
C59	300.00	113.11'	21°36'09"	S61°46'36"E - 112.44'
C60	300.00	183.10'	34°58'09"	N82°27'36"W - 180.27
C61	500.00	228.49'	26°10'21"	S64°03'43"E - 226.49'
C62	300.00	183.10'	34°58'09"	N82°27'36"W - 180.27
C63	600.00	245.32'	23°25'45"	S80°53'16"E - 243.65'
C64	1000.00	268.74'	15°23'52"	N78°32'20"W - 267.97
C65	25.00	39.17'	89°45'42"	S45°00'56"E - 35.28'
C66	2050.00	286.85'	8°00'53"	N04°12'39"W - 286.63
C67	330.00	40.02'	6°56'37"	N42°46'32"W - 40.00'

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 510008

SADDLE RIDGE ESTATES

THIS IS PAGE 3 OF 7 PAGES

REDUCTION 24X CAMERA DESIGNATION MRG1

N

SCALE: 1" = 100'
Date: August 2001

GRAPHIC SCALE
0 50' 100' 200'

GENERAL NOTES:

1. ALL STREET RIGHTS-OF-WAY ARE 60' UNLESS OTHERWISE NOTED
2. ALL CUL-DE-SAC RADII ARE 50', ALL CORNER AND CUL-DE-SAC RETURNS ARE 25'. ALL EASEMENTS ARE CENTERED ON LOT LINES, UNLESS OTHERWISE SHOWN.
3. B.L. INDICATES BUILDING LINE
4. U.E. INDICATES UTILITY EASEMENT
5. W.L.E. INDICATES WATER LINE EASEMENT
6. STM.SWR.EASMT. INDICATES STORM SEWER EASEMENT
7. S.S.E. INDICATES SANITARY SEWER EASEMENT.
8. D.E. INDICATES DRAINAGE EASEMENT
9. H.C.F.C.D. INDICATES HARRIS COUNTY FLOOD CONTROL DISTRICT.
10. P.A.E. INDICATES PERMANENT ACCESS & UTILITY EASEMENT
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
12. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITH IN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
13. LOTS SIDING/BACKING SCHIEL ROAD/MASON ROAD ARE DENIED DRIVEWAY ACCESS, AND ARE RESTRICTED TO ONE (1) SINGLE FAMILY RESIDENTIAL UNIT.
14. DEVELOPMENT ON EACH LOT SHALL NOT EXCEED A TOTAL IMPERVIOUS COVER OF 0.26 ACRES
15. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING

GENERAL NOTES CONTINUED

15. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN; A LOT UPON WHICH IS LOCATED A FREE STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT IS CONNECTED BY A WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL
16. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF - STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED
17. UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HUMBLE PIPE LINE COMPANY - VOL. 421, PG. 573 H.C.D.R.; VOL. 496, PG 344 H.C.D.R., VOL. 547, PG. 518 H.C.D.R., VOL. 629, PG. 651 H.C.D.R., VOL. 629, PG. 715 H.C.D.R. AND VOL. 1373, PG. 383 H.C.D.R.
18. THIS SURVEY IS NOT TIED TO THE OFFICIAL CITY OF HOUSTON MAPPING AND MONUMENTATION SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 89-1978 BECAUSE A CITY SURVEY MONUMENT HAS NOT BEEN ESTABLISHED WITH 2000 FEET OF THIS PROPERTY.

SADDLE RIDGE ESTATES

A SUBDIVISION OF 210.51 ACRES OF LAND OUT OF J.W. MOODY SURVEY, A-547 AND THE ISAAC D. STEELE SURVEY, A- 755
HARRIS COUNTY, TEXAS

CONTAINING
2 BLOCKS - 1 RESERVE - 42 LOTS

* DEVELOPER *

MBBO, L.C.
Mark B. Bonning
8906 Rose
Houston, Texas 77055
(713) 827-0113

* SURVEYOR *

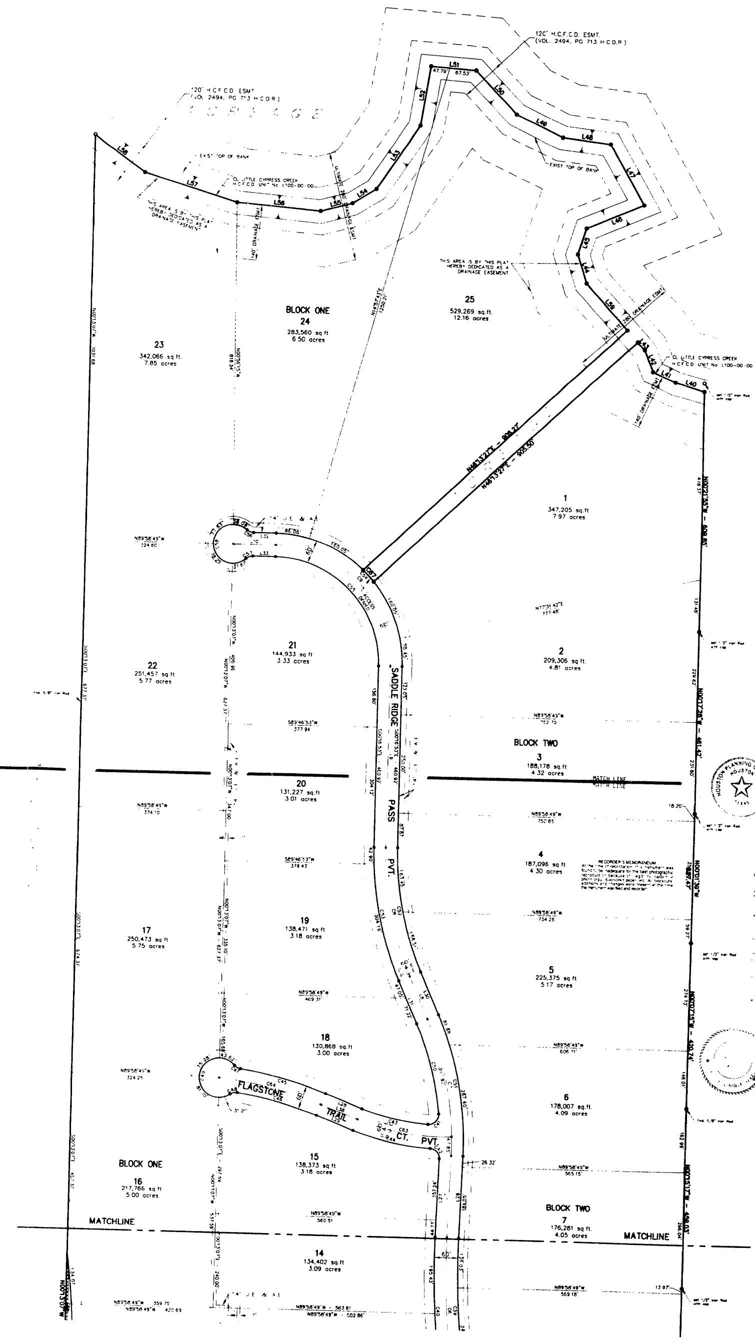
U.S. Surveying Company, Inc.
747 Bradfield
HOUSTON, TX. 77080
281-445-9216

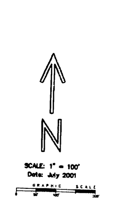
* LAND PLANNER *

NORTHRUP ASSOCIATES, INC.
LAND PLANNING - ENVIRONMENTAL - REAL ESTATE CONSULTANTS
9328 Westview Drive, Ste. 100
HOUSTON, TX 77055
713-461-3489

* ENGINEER *

ROBERT T. DEDEN, SERVICES
CIVIL ENGINEERING
9335 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8622





State of Texas
County of Harris

We, BSSGT, L.P., a Texas Limited partnership acting by and through its General Partner, MBBO L.C., a Texas limited liability company, by Mark B. Bonning its President and Secretary, owners hereinafter referred to as Owners of the 210.51 acre tract described in the above and foregoing map of SADDLE RIDGE ESTATES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that 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 in no instance, have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors 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 firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and established all private streets or permanent access easements.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, BSSGT, L.P., a Texas Limited partnership acting by and through MBBO L.C., a Texas limited liability company, has caused these presents to be signed by Mark B. Bonning, its President and Secretary thereunto, this 31st day of January 2002.

BSSGT, L.P., a Texas Limited partnership
By: MBBO L.C., a Texas limited liability company, its General Partner

Mark B. Bonning, President and Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mark B. Bonning, its President and Secretary, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of January 2002

Louise B. Black
Notary Public in and for the State of Texas
Print name
(Affix notary seal)
My Commission expires 09-01-2002

LOUISE B BLACK
NOTARY PUBLIC
State of Texas
Comm Exp 09-01-2002

I, Carl Nicholas Fonquier, 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 all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Carl Nicholas Fonquier
Texas Registration No. 4372

STATE OF TEXAS
REGISTERED
C.N. FAUQUIER
4372
PROFESSIONAL LAND SURVEYOR

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SADDLE RIDGE ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 31ST day of JAN 2002

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

By M. Marvin Katz, Chairman
By Robert K. Litke, Secretary

I, Arthur L. Storey Jr., County Engineer of Harris County, 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 Harris County Commissioners' Court, and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-c as amended by Chapter 614, Acts of 1973, 63rd Legislature

3.25.02
Arthur L. Storey, Jr., PE
County Engineer

Arthur L. Storey, Jr., Executive Director of Harris County Flood Control District, Harris County, Texas, do hereby 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 intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

3.25.02
Arthur L. Storey, Jr., PE
Executive Director

Approved by the Commissioners' Court of Harris County, Texas this 2nd day of April 2002

El Franco Lee, Commissioner, Precinct 1
Jim Fonteno, Commissioner, Precinct 2

Robert Eckels, County Judge

Steve Radack, Commissioner, Precinct 3
Jerry Eversole, Commissioner, Precinct 4

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on APR. 5 2002 at 9:58 A.M. o'clock and duly recorded on APR. 5 2002 at 9:50 A.M. o'clock, and in Film Code Number 510009 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Beverly B. Kaufman, Clerk County Court of Harris County, Texas

By Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
510009
FILM CODE
SADDLE RIDGE ESTATES
THIS IS PAGE 4 OF 7 PAGES
REDUCTION 30X CAMERA DESIGNATION MRG1

KEY MAP

SADDLE RIDGE ESTATES

A SUBDIVISION OF 210.51 ACRES OF LAND OUT OF J.W. MOODY SURVEY, A-547 AND THE ISAAC D. STEELE SURVEY, A-755
HARRIS COUNTY, TEXAS

CONTAINING
2 BLOCKS - 1 RESERVE - 42 LOTS

• DEVELOPER •

MBBO, L.C.
Mark B. Bonning
8906 Bace
Houston, Texas 77055
(713) 827-0113

• SURVEYOR •

U.S. Surveying Company, Inc.
747 Bradfield
HOUSTON, TX 77060
281-445-9216

• LAND PLANNER •

NORTHRUP ASSOCIATES, INC.
LAND PLANNING - ENVIRONMENTAL - REAL ESTATE CONSULTANTS
9328 Westview Drive, Ste. 100
HOUSTON, TX 77055
713-461-3489

• ENGINEER •

ROBERT T. DEDEN, SERVICES
CIVIL ENGINEERING
9328 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8822

Sheet 2 of 2

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

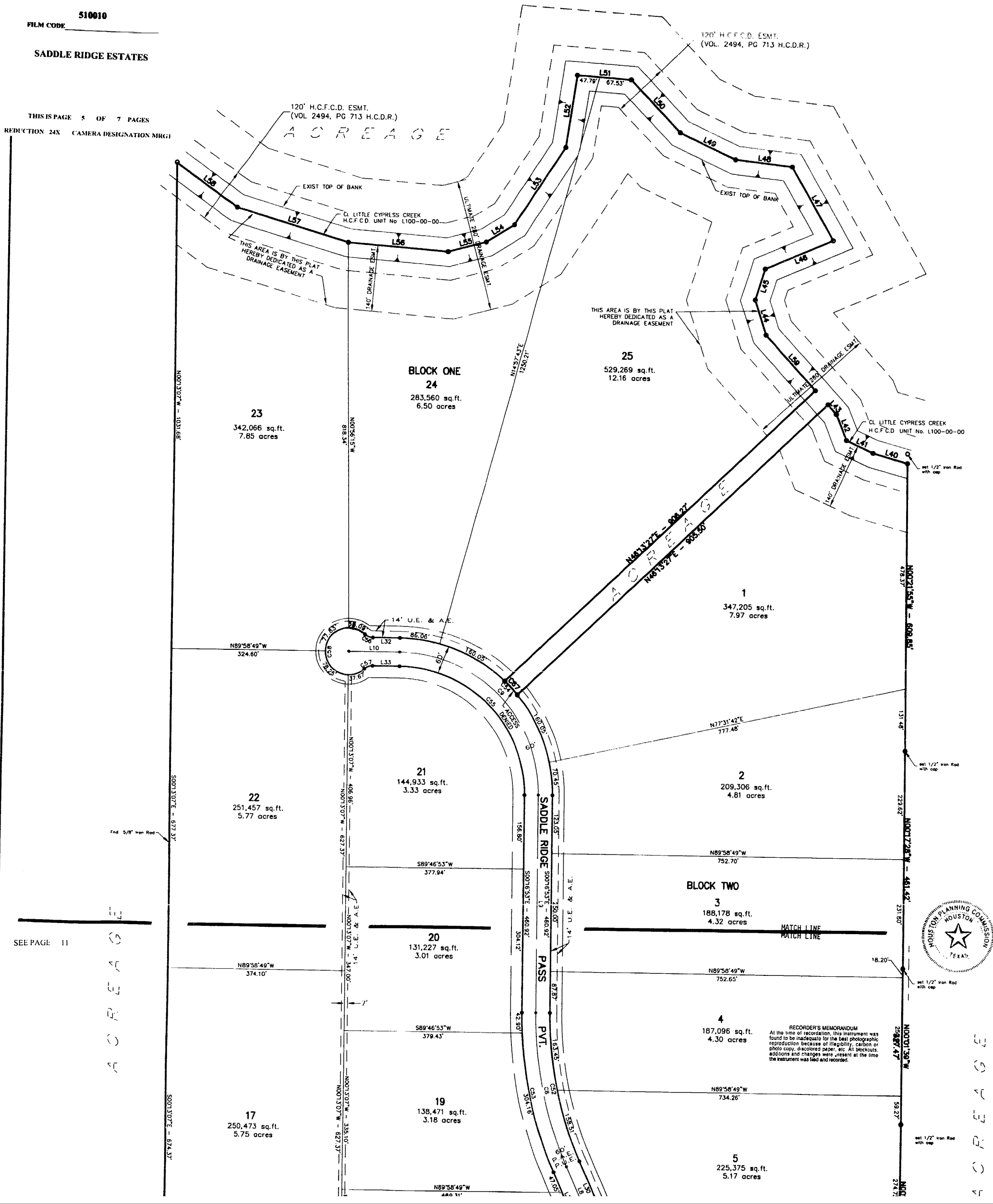
MAP RECORDS OF COUNTY CLERK

FILM CODE 510010

SADDLE RIDGE ESTATES

THIS IS PAGE 5 OF 7 PAGES

REDUCTION 24X CAMERA DESIGNATION MRGI



State of Texas
County of Harris

We BSSGT, L.P., a Texas limited partnership acting by and through its General Partner, MBBO L.C., a Texas limited liability company, by Mark B. Bonning its President and Secretary, owners hereinafter referred to as Owners of the 210.51 acre tract described in the above and foregoing map of SADDLE RIDGE ESTATES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that 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 in no instance, have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors 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 firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and established as private streets or permanent access easements.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, BSSGT, L.P., a Texas Limited partnership acting by and through MBBO L.C., a Texas limited liability company, has caused these presents to be signed by Mark B. Bonning, its President and Secretary, thereunto, this 31st day of JANUARY, 2002.

BSSGT, L.P., a Texas Limited partnership
By: MBBO L.C., a Texas limited liability company, its General Partner

[signature]
Mark B. Bonning, President and Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mark B Bonning, its President and Secretary, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of January, 2002

Louise B. Black
Notary Public in and for the State of Texas
Print name
(Affix notary seal)
My Commission expires. 09-01-2002

LOUISE B BLACK
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-01-2002

I, Carl Nicholas Fanquier, 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 all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to the nearest survey corner

[signature]
Carl Nicholas Fanquier
Texas Registration No 4372

STATE OF TEXAS
REGISTERED
C.N. FAUQUIER
4372
PROFESSIONAL LAND SURVEYOR

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SADDLE RIDGE ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 31ST day of JAN 2002.

By [signature] M. Marvin Katz, Chairman By [signature] Robert M. Litke, Secretary

I, Arthur L. Storey, Jr., County Engineer of Harris County, 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 Harris County Commissioners' Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-c as amended by Chapter 614, Acts of 1973, 63rd Legislature.

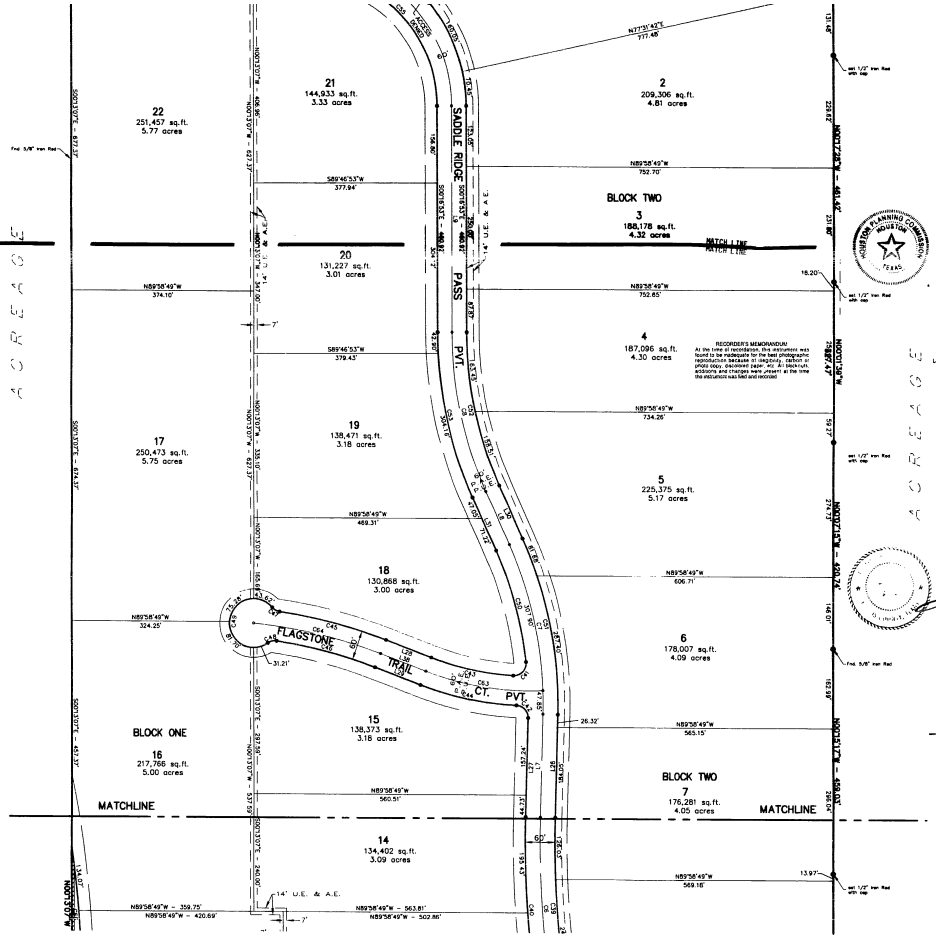
[signature] 3.25.02
Arthur L. Storey, Jr., P.E.
County Engineer

I, Arthur L. Storey, Jr., Executive Director of Harris County Flood Control District, Harris County, Texas, do hereby 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 intercepting drainage artery or parent stream or on any other area or subdivision within the watershed

[signature] 3.25.02
Arthur L. Storey, Jr., P.E.
Executive Director

Approved by the Commissioners' Court of Harris County, Texas, this 2nd day of April 2002

[signature] [signature]
El Franco Lee, Commissioner Precinct 1



Notary Public in and for the State of Texas
Print name
(Affix notary seal)
My Commission expires: 09-01-2002

LOUISE B BLACK
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-01-2002

I, Carl Nicholas Forquier, 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 all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Carl Nicholas Forquier
Texas Registration No. 4372

This is to certify that the Houston Planning Commission, acting for the City of Houston, Texas, has approved this plat and subdivision of SADDLE RIDGE ESTATES in compliance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 31st day of JAN, 2002.

By: M. Marvin Kolz, Chairman
By: Robert M. Lillie, Secretary

I, Arthur L. Storey, Jr., County Engineer of Harris County, 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 Harris County Commissioners' Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also regarding Section 31-c as amended by Chapter 614, Acts of 1973, 63rd Legislature.

3-25-02
Arthur L. Storey, Jr., P.E.
County Engineer

I, Arthur L. Storey, Jr., Executive Director of Harris County Flood Control District, Harris County, Texas, do hereby 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 intercepting drainage artery or parent stream or on any other area or subdivision within the watershed

3-25-02
Arthur L. Storey, Jr., P.E.
Executive Director

Approved by the Commissioners' Court of Harris County, Texas, this 26th day of March, 2002

El Franco Lee, Commissioner, Precinct 1
Jim Fonteno, Commissioner, Precinct 2

Robert Eckels, County Judge

Steve Radack, Commissioner, Precinct 3
Jerry Eversole, Commissioner, Precinct 4

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on APR 5 2002 at 9:55 A.M. o'clock and duly recorded on APR 5 2002 at 9:30 A.M. o'clock, and in Film Code Number 510011 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Beverly B. Kaufman, Clerk County Court of Harris County, Texas
By: Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING

SADDLE RIDGE ESTATES

A SUBDIVISION OF 210.51 ACRES OF LAND OUT OF J.W. MOODY SURVEY, A-547 AND THE ISAAC D. STEELE SURVEY, A- 755
HARRIS COUNTY, TEXAS

CONTAINING
2 BLOCKS - 1 RESERVE - 42 LOTS

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

510011

FILM CODE

SADDLE RIDGE ESTATES

THIS IS PAGE 6 OF 7 PAGES

REDUCTION 24X CAMERA DESIGNATION MRG1

N

SCALE: 1" = 100'
Date: July 2001

GRAPHIC SCALE
50' 100' 200'

* DEVELOPER *
MBBO, L.C.
Mark B. Bonning
5906 Bass
Houston, Texas 77055
(713) 827-0113

* SURVEYOR *
U.S. Surveying Company, Inc.
747 Bradford
HOUSTON, TX 77060
281-445-8216

* LAND PLANNER *
NORTHRUP ASSOCIATES, INC.
LAND PLANNER - ENVIRONMENTAL - REAL ESTATE CONSULTANTS
9328 Westview Drive, Ste. 100
HOUSTON, TX 77055
713-461-3489

* ENGINEER *
ROBERT T. DEDEN, SERVICES
CIVIL ENGINEERING
9328 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8822

Sheet 2 of 2

TAX CERTIFICATE FOR ACCOUNT: 043-213-000-0005 Check 1108
CYFAIR ISD TAX OFFICE
P O BOX 692003
HOUSTON, TEXAS 77269-2003
01/18/2002
FEE $ 10.00

ISSUED TO
SADDLE RIDGE ESTATES
8906 BACE
HOUSTON TX 77055

LEGAL
.25 INT IN TR 1A (004*TR 1) (472.62 ACS) ABST 547 J W MOODY

118.1550 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE CYFAIR ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2001 WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

LEGAL OWNER
BRITT BARBARA LEDBETTER
ETAL
C/O DALE LEDBETTER
820 GESSNER STE 1720
HOUSTON TX 77024-4259

TOTAL TAX DUE:
(IF PAID BY 01/31/2002)
APPLIED TAX UNIT: 01
PARENT:

CURRENT VALUE: 14,770
CURRENT YEAR LEVY: 257.74 (PAID)

CERTIFICATE NO: 18292

ISSUED TO: SADDLE RIDGE ESTATES GF # N / A

BY Jerry G. Thomas, CYFAIR ISD TAX OFFICE

OPERATOR CODE: JERM
01 CYFAIR ISD

CAUSE#:

AG ROLLBACK POTENTIALLY DUE UPON USE CHANGE

TAX CERTIFICATE FOR ACCOUNT: 043-213-000-0084 Check 1108
CYFAIR ISD TAX OFFICE
P O BOX 692003
HOUSTON, TEXAS 77269-2003
01/18/2002
FEE $ 10.00

ISSUED TO
SADDLE RIDGE ESTATES
8906 BACE
HOUSTON TX 77055

LEGAL
.25 INT IN TR 1A (472.62 ACS) ABST 547 J W MOODY

118.1550 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE CYFAIR ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2001 WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

LEGAL OWNER
BRITT BARBARA LEDBETTER
ETAL
C/O DALE LEDBETTER
820 GESSNER STE 1720
HOUSTON TX 77024-4259

TOTAL TAX DUE:
(IF PAID BY 01/31/2002)
APPLIED TAX UNIT: 01 02
PARENT:

CURRENT VALUE: 14,770
CURRENT YEAR LEVY: 257.74 (PAID)

CERTIFICATE NO: 18291

ISSUED TO: SADDLE RIDGE ESTATES GF # N / A

BY Jerry G. Thomas, CYFAIR ISD TAX OFFICE

OPERATOR CODE: JERM
01 CYFAIR ISD 02 CYFAIR CED

CAUSE#:

AG ROLLBACK POTENTIALLY DUE UPON USE CHANGE

TAX CERTIFICATE FOR ACCOUNT: 043-213-000-0085 Check 1108
CYFAIR ISD TAX OFFICE
P O BOX 692003
HOUSTON, TEXAS 77269-2003
01/18/2002
FEE $ 10.00

ISSUED TO
SADDLE RIDGE ESTATES
8906 BACE
HOUSTON TX 77055

LEGAL
.50 U/D INT IN TR 1A (004*TR 1) (472.62 ACS) ABST 547 J W MOODY

236.3100 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE CYFAIR ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2001 WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

LEGAL OWNER
BRITT BARBARA LEDBETTER
ETAL
C/O DALE LEDBETTER
820 GESSNER STE 1720
HOUSTON TX 77024-4259

TOTAL TAX DUE:
(IF PAID BY 01/31/2002)
APPLIED TAX UNIT: 01
PARENT:

CURRENT VALUE: 29,540
CURRENT YEAR LEVY: 515.47 (PAID)

CERTIFICATE NO: 18290

ISSUED TO: SADDLE RIDGE ESTATES GF # N / A

BY Jerry G. Thomas, CYFAIR ISD TAX OFFICE

OPERATOR CODE: JERM
01 CYFAIR ISD

CAUSE#:

PARENT AND/OR SPLIT-OUT ACCOUNTS: 043-213-000-0101

AG ROLLBACK POTENTIALLY DUE UPON USE CHANGE

TAX CERTIFICATE FOR ACCOUNT: 045-059-000-0011 Check 1108
CYFAIR ISD TAX OFFICE
P O BOX 692003
HOUSTON, TEXAS 77269-2003
01/18/2002
FEE $ 10.00

ISSUED TO
SADDLE RIDGE ESTATES
8906 BACE
HOUSTON TX 77055

LEGAL
.50 U/D INT IN TRS 1 & 2 (500.310 AC) ABST 755 I D STEELE

250.1550 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE CYFAIR ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2001 WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

LEGAL OWNER
BRITT BARBARA LEDBETTER
ETAL
C/O DALE LEDBETTER
820 GESSNER STE 1720
HOUSTON TX 77024-4259

TOTAL TAX DUE:
(IF PAID BY 01/31/2002)
APPLIED TAX UNIT: 01
PARENT:

CURRENT VALUE: 31,270
CURRENT YEAR LEVY: 545.66 (PAID)

CERTIFICATE NO: 18287

ISSUED TO: SADDLE RIDGE ESTATES GF # N / A

BY Jerry G. Thomas, CYFAIR ISD TAX OFFICE

OPERATOR CODE: JERM
01 CYFAIR ISD

CAUSE#:

PARENT AND/OR SPLIT-OUT ACCOUNTS: 045-059-000-0004

AG ROLLBACK POTENTIALLY DUE UPON USE CHANGE

TAX CERTIFICATE FOR ACCOUNT: 045-059-000-0003 Check 1108
CYFAIR ISD TAX OFFICE
P O BOX 692003
HOUSTON, TEXAS 77269-2003
01/18/2002
FEE $ 10.00

ISSUED TO
SADDLE RIDGE ESTATES
8906 BACE
HOUSTON TX 77055

LEGAL
.25 U/D INT IN TRS 1 & 2 (500.31 AC) ABST 755 I D STEELE

125.0780 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE CYFAIR ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2001 WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

LEGAL OWNER
BRITT BARBARA LEDBETTER
ETAL
C/O DALE LEDBETTER
820 GESSNER STE 1720
HOUSTON TX 77024-4259

TOTAL TAX DUE:
(IF PAID BY 01/31/2002)
APPLIED TAX UNIT: 01 02
PARENT:

CURRENT VALUE: 15,630
CURRENT YEAR LEVY: 272.74 (PAID)

CERTIFICATE NO: 18288

ISSUED TO: SADDLE RIDGE ESTATES GF # N / A

BY Jerry G. Thomas, CYFAIR ISD TAX OFFICE

OPERATOR CODE: JERM
01 CYFAIR ISD 02 CYFAIR CED

CAUSE#:

AG ROLLBACK POTENTIALLY DUE UPON USE CHANGE

TAX CERTIFICATE FOR ACCOUNT: 045-059-000-0001 Check 1108
CYFAIR ISD TAX OFFICE
P O BOX 692003
HOUSTON, TEXAS 77269-2003
01/18/2002
FEE $ 10.00

ISSUED TO
SADDLE RIDGE ESTATES
8906 BACE
HOUSTON TX 77055

LEGAL
.25 U/D INT IN TRS 1 & 2 (004*TR 1) (500.31 AC) ABST 755 I D STEELE

125.0770 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE CYFAIR ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2001 WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

LEGAL OWNER
BRITT BARBARA LEDBETTER
ETAL
C/O DALE LEDBETTER
820 GESSNER STE 1720
HOUSTON TX 77024-4259

TOTAL TAX DUE:
(IF PAID BY 01/31/2002)
APPLIED TAX UNIT: 01
PARENT:

CURRENT VALUE: 15,630
CURRENT YEAR LEVY: 272.74 (PAID)

CERTIFICATE NO: 18289

ISSUED TO: SADDLE RIDGE ESTATES GF # N / A

BY Jerry G. Thomas, CYFAIR ISD TAX OFFICE

OPERATOR CODE: JERM
01 CYFAIR ISD

CAUSE#:

AG ROLLBACK POTENTIALLY DUE UPON USE CHANGE

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
510012
FILM CODE

SADDLE RIDGE ESTATES

Paul Bettencourt
Harris County Tax Assessor - Collector

No. 303857
August 13, 2001

Tax Certificate

Account 045-059-000-0003
FONVILLE WILLIAM M
.25 U/D INT IN TRS 1 & 2
(500.31 AC)
ABST 755 I D STEELE
125.0780 AC

SUBJECT TO ROLLBACK TAXES

I hereby certify that the tax records of Harris County show taxes paid through 2000 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE $10.00

Paul Bettencourt
By Linda Siegel

Paul Bettencourt
Harris County Tax Assessor - Collector

No. 303860
August 13, 2001

Tax Certificate

Account 043-213-000-0084
FONVILLE WILLIAM M
.25 INT IN TR 1A
(472.62 ACS)
ABST 547 J W MOODY
118.1550 AC

SUBJECT TO ROLLBACK TAXES

I hereby certify that the tax records of Harris County show taxes paid through 2000 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE $10.00

Paul Bettencourt
By Linda Siegel

Paul Bettencourt
Harris County Tax Assessor - Collector

THIS IS PAGE 7 OF 7 PAGES
REDUCTION 24X CAMERA DESIGNATION MRGT

No. 303861
August 13, 2001

Tax Certificate

Account 043-213-000-0005
FONVILLE ELISABETH KIRBY
.25 INT IN TR 1A
(004*TR 1)
(472.62 ACS)
ABST 547 J W MOODY 118.1550 AC

SUBJECT TO ROLLBACK TAXES

I hereby certify that the tax records of Harris County show taxes paid through 2000 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE $10.00

Paul Bettencourt
By Linda Siegel

Paul Bettencourt
Harris County Tax Assessor - Collector

No. 303858
August 13, 2001

Tax Certificate

Account 045-059-000-0001
FONVILLE ELISABETH KIRBY
.25 U/D INT IN TRS 1 & 2
(004*TR 1)
(500.31 AC)
ABST 755 I D STEELE 125.0770 AC

SUBJECT TO ROLLBACK TAXES

I hereby certify that the tax records of Harris County show taxes paid through 2000 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE $10.00

Paul Bettencourt
By Linda Siegel

Paul Bettencourt
Harris County Tax Assessor - Collector

No. 303856
August 13, 2001

Tax Certificate

Account 045-059-000-0011
LEDBETTER WM D & ABBE A JR
.50 U/D INT IN TRS 1 & 2
(500.310 AC)
ABST 755 I D STEELE
250.1550 AC

SUBJECT TO ROLLBACK TAXES

I hereby certify that the tax records of Harris County show taxes paid through 2000 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE $10.00

Paul Bettencourt
By Linda Siegel

Paul Bettencourt
Harris County Tax Assessor - Collector

No. 303859
August 13, 2001

Tax Certificate

Account 043-213-000-0085
LEDBETTER WM D & ABBE A JR
.50 U/D INT IN TR 1A
(004*TR 1)
(472.62 ACS)
ABST 547 J W MOODY 236.3100 AC

SUBJECT TO ROLLBACK TAXES

I hereby certify that the tax records of Harris County show taxes paid through 2000 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE $10.00

Paul Bettencourt
By Linda Siegel