

02 427215

BEING AN 853.046 ACRE TRACT OF LAND IN THE ANDREW ROBINSON SURVEY, ABSTRACT NO. 125 AND IN THE JOHN W. HALL SURVEY, ABSTRACT NO. 68, BRAZORIA COUNTY, TEXAS, SAID 853.046 ACRE TRACT BEING PART OF A 1,789.137 ACRE TRACT CONVEYED TO GUY W. LIPAR, LTD., FROM LOUIS M. PEARCE, JR., BY AND THROUGH HIS AGENT AND ATTORNEY IN FACT, GARY M. PEARCE AND WIFE, DORIS G. PEARCE, AND PALOMA PRODUCTION COMPANY, INC. BY DEED DATED AUGUST 23, 2001 AND RECORDED UNDER COUNTY CLERK'S FILE NO. 01-033641 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.); THE BEARINGS USED IN THIS DESCRIPTION ARE QUOTE BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, SAID 853.046 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING OF A three-fourth inch iron rod found at the most northerly northwest corner of said 1,789.137 acre tract and on the south right-of-way line of F.M. Highway 1462 at the intersection with the common line of Tracts 24 and 25 of the Branch T, Western Subdivision as recorded in Volume 2, Page 189 of the Plat Records of Brazoria County, Texas, some being the northeast corner of a 1.58 acre tract conveyed to Stone Jackson from Rubie Mae Smith by deed dated April 11, 1956 and recorded under County Clerk's File No. 98-012457 of the O.R.B.C.T., and continuing for a total distance of 1,067.52 feet to a five-eighths inch iron rod found for corner at the southwest corner of said tract 26, some being the southwest corner of said 3.00 acre tract;

THENCE South 02° 05' 58" East, along the most northerly east line of said 1,789.137 acre tract, along the common line of said Tracts 28 and 29, along the west line of said 1.89 acre tract, passing the southwest corner of said 1.89 acre tract and the northeast corner of a 3.00 acre tract conveyed to Lydia Mitchell from Rubie Mae Smith by deed dated April 11, 1956 and recorded under County Clerk's File No. 98-012457 of the O.R.B.C.T., and continuing for a total distance of 1,067.52 feet to a five-eighths inch iron rod found for corner at the southwest corner of said tract 26, some being the southwest corner of said 3.00 acre tract;

THENCE North 87° 22' 41" East, along an interior north line of said 1,789.137 acre tract along the common line of Tracts 20 and 28 of said Branch T, Western Subdivision, a distance of 573.20 feet to a corner post for corner at the west line of a 28.50 acre tract conveyed to Lillian A. Powers from Robert Lee Ray by deed dated October 21, 1965 and recorded in Volume (85) 196, Page 819 of the O.R.B.C.T.;

THENCE South 02° 58' 28" East, along an interior east line of said 1,789.137 acre tract along the common line of Tracts 20 and 21 of said Branch T, Western Subdivision, along the west line of said 28.29 acre tract, a distance of 1,018.86 feet to a five-eighths inch iron rod found for corner at the southwest corner of said 28.29 acre tract;

THENCE North 87° 01' 33" East, along an interior north line of said 1,789.137 acre tract and along the south line of Branch T, Western Subdivision, a distance of 2,252.41 feet to a 3/8-inch iron rod found at the common south line of Tracts 24 and 25 of said subdivision, and continuing for a total distance of 2,244.04 feet to a corner post for the common south corner of Tracts 25 and 28 of said subdivision, some being on the west line of the Sunnecreek Ranch, Section One Subdivision as recorded in Volume 21, Pages 341-366 of the Plat Records of Brazoria County, Texas;

THENCE South 02° 44' 02" East, along an east line of said 1,789.137 acre tract and along the west line of said Sunnecreek Ranch, Section One Subdivision, a distance of 2,633.00 feet to a five-eighths inch iron rod in concrete with a plastic cap marked "1" found at the southeast corner of said subdivision;

THENCE North 86° 48' 13" East, along an interior north line of said 1,789.137 acre tract and along the south line of said Sunnecreek Ranch, Section One Subdivision, a distance of 512.55 feet to a point for corner from which a found concrete monument bears North 03° 06' 06" West a distance of 0.55 feet, said concrete monument being at the northeast corner of a 209.53 acre tract conveyed to Louise Robinson Adams and Clement Robinson Adams by deed dated February 11, 1971 and recorded in Volume 1080, Page 215 of the Plat Records of Brazoria County, Texas (O.R.B.C.T.);

THENCE South 02° 11' 06" East, along the west line of said 1,789.137 acre tract and the west line of said 209.53 acre tract, a distance of 2,731.80 feet to a concrete monument found for angle point;

THENCE South 04° 42' 21" East, continuing along the east line of said 1,789.137 acre tract and the west line of said 209.53 acre tract, a distance of 29.32 feet to a 3/8-inch iron rod with three holes on the north, east and west side for corner at the most westerly southwest corner of said 1,789.137 acre tract, said rod being the northeast corner of a 48.79 acre tract conveyed to Glad B. Hankel from R.L. Melville by deed dated February 15, 1971 and recorded in Volume 1088, Page 232 of the O.R.B.C.T.;

THENCE South 86° 50' 58" West, along the south line of said 1,789.137 acre tract and the north line of said 48.79 acre tract, at 15.00 feet pass a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set on line, and continuing for a total distance of 778.27 feet to a broken concrete post found for corner at the most southerly southwest corner of said 1,789.137 acre tract and the northeast corner of said 48.79 acre tract; said corner being also on the west line of a 13,244.68 acre tract conveyed to Glad B. Hankel from R.L. Melville by deed dated November 24, 1971 and recorded in Volume 1104, Page 686 of the O.R.B.C.T.;

THENCE North 03° 18' 28" West, along the most southerly west line of said 1,789.137 acre tract and the west line of said 13,244.68 acre tract, a distance of 545.59 feet to a concrete monument found for an interior at corner of said 1,789.137 acre tract and the northeast corner of said 13,244.68 acre tract;

THENCE South 86° 37' 08" West, along a south line of said 1,789.137 acre tract and the north line of said 13,244.68 acre tract, at 814.88 feet pass a three-fourth inch iron rod in concrete found at the northwest corner of said 13,244.68 acre tract and the northeast corner of a 12.5 acre tract conveyed to Sylvia Haney by deed recorded in Volume 233, Page 202 of the O.R.B.C.T., continuing along the north line of said 12.5 acre tract, recorded in Volume 233, Page 202 of the O.R.B.C.T., and the north line of a 13.3 acre tract, recorded in Volume 232, Page 804 of the O.R.B.C.T., and the north line of a 13.3 acre tract conveyed to D.R. Aldred, Trustee from Roger Allen Keeler, Trustee and wife, Sylvia Frances Keeler by deed dated June 11, 1973 and recorded in Volume 1184, Page 38 of the Plat Records of Brazoria County, Texas, for a total distance of 2,700.78 feet to a corner post for a southerly southwest corner of said 1,789.137 acre tract and the northeast corner of said 13.3 acre tract; said corner being on the east line of the Texas Department of Criminal Justice Ramsey Prison Farm;

THENCE North 02° 58' 22" West, along a southerly west line of said 1,789.137 acre tract and the west line of said Texas Department of Criminal Justice Ramsey Prison Farm, a distance of 483.21 feet to a disturbed concrete monument found at an interior at corner of said 1,789.137 acre tract and the northeast corner of said Ramsey Prison Farm;

THENCE South 86° 47' 29" West, along a south line of said 1,789.137 acre tract and the north line of said Texas Department of Criminal Justice Ramsey Prison Farm, a distance of 2,878.78 feet to a five-eighths inch iron rod with aluminum cap marked "TM 2061" found in concrete at the most easterly southwest corner of the Sunnecreek Ranch, Section Two Subdivision as recorded in Volume 22, Page 197 - 204 of the Plat Records of Brazoria County, Texas;

THENCE North 11° 13' 14" West, along the most southerly east line of said Sunnecreek Ranch, Section Two Subdivision, a distance of 123.81 feet to a five-eighths inch iron rod with aluminum cap marked "TM 2061" found in concrete at the most southerly northeast corner of said Sunnecreek Ranch, Section Two Subdivision;

THENCE South 86° 47' 29" West, along the most southerly north line of said Sunnecreek Ranch, Section Two Subdivision, a distance of 845.69 feet to a five-eighths inch iron rod with aluminum cap marked "TM 2061" found in concrete at an interior at corner of said Sunnecreek Ranch, Section Two Subdivision;

THENCE North 02° 06' 19" West, along the west line of said Sunnecreek Ranch, Section Two Subdivision, a distance of 4,107.08 feet to a five-eighths inch iron rod with aluminum cap marked "TM 2061" found in concrete at an interior at corner of said Sunnecreek Ranch, Section Two Subdivision;

THENCE North 86° 53' 41" East, along a northerly south line of said Sunnecreek Ranch, Section Two Subdivision, a distance of 208.71 feet to a five-eighths inch iron rod with aluminum cap marked "TM 2061" found in concrete at a northerly southeast corner of said Sunnecreek Ranch, Section Two Subdivision;

THENCE North 03° 08' 19" West, along the most northerly east line of said Sunnecreek Ranch, Section Two Subdivision, a distance of 208.71 feet to a five-eighths inch iron rod with aluminum cap marked "TM 2061" found in concrete at the northeast corner of said Sunnecreek Ranch, Section Two Subdivision on the south right-of-way line of F.M. Highway 1462, a distance of 2,248.00 feet to the POINT OF BEGINNING and containing 853.046 acres of land.

COUNTY CLERK CERTIFICATION:

SUNNOCREEK RANCH - SECTION THREE FINAL PLAT

PLAT RECORDS
Vol. 23 Page 1-2

A SUBDIVISION OF 853.046 ACRES OF LAND IN THE ANDREW ROBINSON SURVEY, ABSTRACT NO. 125, AND IN THE JOHN W. HALL SURVEY, ABSTRACT NO. 68, BRAZORIA COUNTY, TEXAS. 33 LOTS IN 1 BLOCK AND 8 RESERVES

THE STATE OF TEXAS :
COUNTY OF MONTGOMERY : KNOW ALL MEN BY THESE PRESENTS

THAT Houston Lipar, Ltd., a Texas Limited Partnership, acting through L&L Development Corporation, Inc., a Texas Corporation, its General Partner, Thomas E. Lipar, President of said L&L Development Corporation, Inc., together with Thomas E. Lipar, Secretary of said L&L Development Corporation, Inc., owners of the property subdivided in the above and foregoing plat of SUNNOCREEK RANCH, SECTION THREE, do hereby make subdivision of said property for and on behalf of said Houston Lipar, Ltd., according to the lines, lots, building lines, streets, easements, reservations and encumbrances shown thereon and dedicate to the use of the public, all streets and utility easements shown herein; and the owners further dedicate the drainage easements and reserves, which are located within the boundaries of this plat to themselves, their heirs, successors, and assigns; and do hereby waive all claims for damages occasioned by the establishment of grades as approved for streets and drainage easements dedicated or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and defend the title to the land as dedicated.

FURTHER, said owners do hereby covenant and agree that these drainage easements and reserves, located within the boundaries of this plat which are specifically dedicated to the owners of the property located within this plat, and their heirs, successors, and assigns, shall be maintained by said owners, heirs, successors, and assigns, as represented by whatever property owners association may be established for said purposes.

FURTHER, said owners do hereby covenant and agree that these drainage easements and reserves which are located outside the subdivision but which are referred to in this plat are specifically dedicated to the owners of property located within this plat, and their heirs, successors, and assigns, shall be maintained by said owners, heirs, successors, and assigns, as represented by whatever property owners association may be established for said purposes.

FURTHER, Houston Lipar, Ltd., its successors and assigns, covenant and agree that after approval of this plat of SUNNOCREEK RANCH, SECTION THREE, by Commissioners Court, any changes to deed restrictions for said subdivision affecting housing density or drainage will require the review and approval of Brazoria County.

IN TESTIMONY WHEREOF, Houston Lipar, Ltd., a Texas Limited Partnership, acting through L&L Development Corporation, Inc., has caused these presents to be signed by Thomas E. Lipar, President, (hereunto authorized, attested by its Secretary, Thomas E. Lipar, and its common seal hereunto affixed, this 17th day of April, 2002.

WITNESSE MY HAND IN THE City of Conroe, Montgomery County, Texas, this 17th day of April, 2002.

L&L Development Corporation, Inc.
18221 South Loop West
Conroe, Texas 77385

Thomas E. Lipar, Secretary

STATE OF TEXAS :
COUNTY OF MONTGOMERY :

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Lipar, President and Thomas E. Lipar, Secretary of L&L Development Corporation, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of April, 2002.

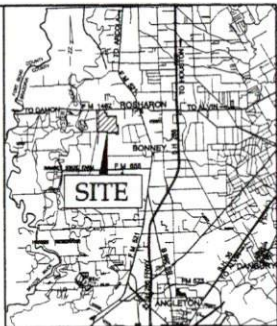
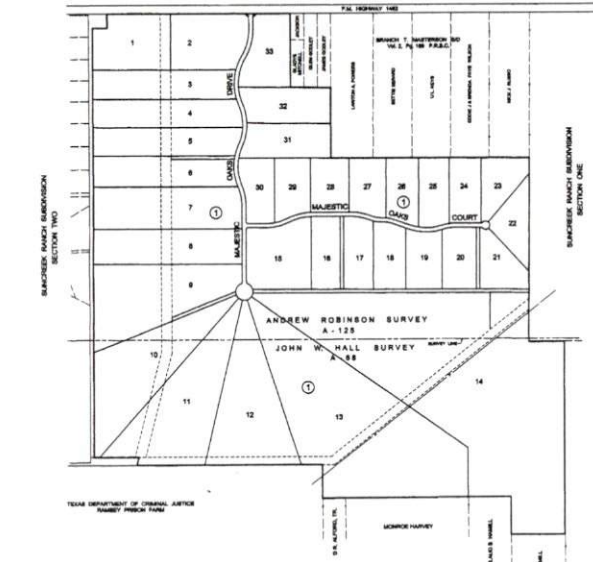
STATE OF MASSACHUSETTS :
COUNTY OF BERKSHIRE :

I, Robert A. Kubi, Senior Vice President, for the benefit of First Massachusetts Bank, N.A., owners and holders of a lien against the property described herein as SUNNOCREEK RANCH, SECTION THREE, as evidenced by that certain instrument of record of Film Code Number 2001-38442 in the Office of the County Clerk of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of April, 2002.

STATE OF MASSACHUSETTS :
COUNTY OF BERKSHIRE :

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Kubi, Senior Vice President, for the benefit of First Massachusetts Bank, N.A., known to me to be the person whose name is subscribed to the above and 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 forth, and as an act and deed of said First Massachusetts Bank, N.A.



CERTIFICATE OF COUNTY ENGINEER

I, GERALD L. ROBERTS, COUNTY ENGINEER OF BRAZORIA COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE, AS ADOPTED BY COMMISSIONERS COURT.

MAY 28, 2002
DATE
Gerald Roberts
COUNTY ENGINEER

CERTIFICATE OF COMMISSIONERS COURT

APPROVED BY COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS: THIS 28th DAY OF MAY, 2002.

COURT JUDGE
Dale Parn
COMMISSIONER, PRECINCT 1
Derek Davis
COMMISSIONER, PRECINCT 3
Gerald Roberts
COMMISSIONER, PRECINCT 4

APPROVAL BY PLAT ROOM RECORDER

DATE PLAT ROOM RECORDER
VOLUME PAGE

HOUSTON LIPAR, LTD
19221 I-45, SOUTH
SUITE 320
CONROE, TEXAS 77385

THIS IS TO CERTIFY THAT I, CECEL J. BOOTH, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, PLATTED THE ABOVE SURVEY FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME IN SEPTEMBER, 2001.

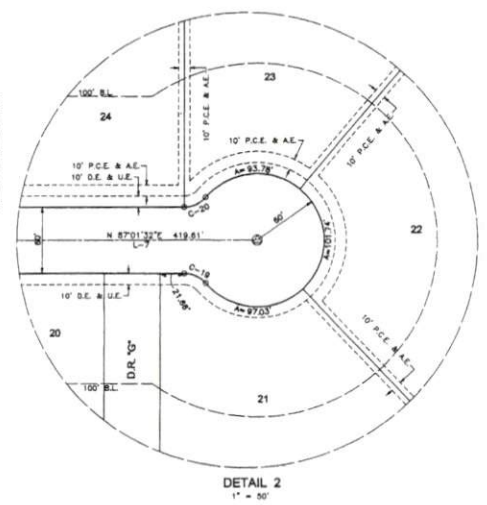
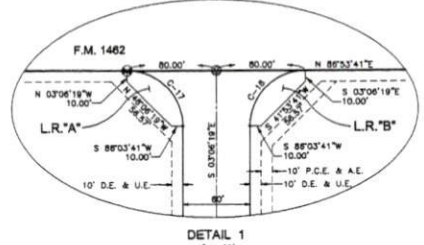
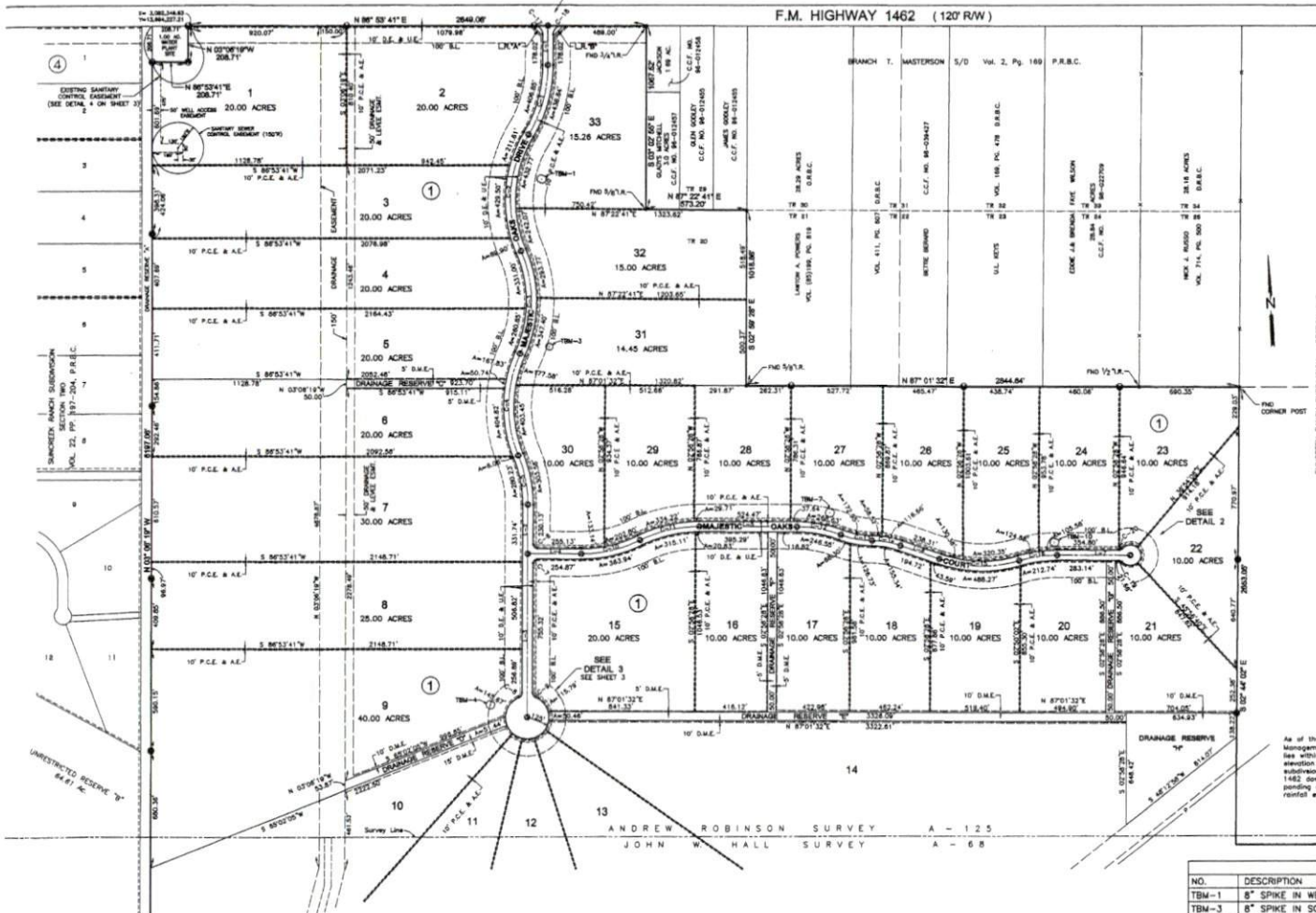
DATE 29 April, 2002

SIGNED
CECEL J. BOOTH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 2081



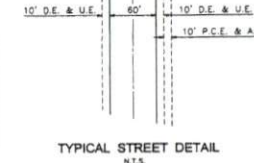
DRAWN BY BS
DRAWING FILE: 802PLATCOVER.dwg
DRAWING DATE: FEBRUARY, 2002 SHEET 1 OF 3

F.M. HIGHWAY 1462 (120' R/W)



As of the recording date of this plat, the current Federal Emergency Management Agency (FEMA) Flood Insurance Study indicates that this property lies within the Taylor Creek floodplain. That study indicates a base flood elevation of 47 feet at FM 1462 down to 45 feet at the south line of this address. Average natural ground elevations range from 44 feet at FM 1462 down to 41 feet at the south line of Section 3. In addition, shallow ponding on site may occur up to approximate elevation 43 feet for most rainfall events in excess of 4-inches in 24 hours.

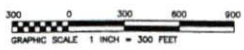
BENCHMARKS		
NO.	DESCRIPTION	ELEV.
TBM-1	8" SPIKE IN WEST FACE OF 48" LIVE OAK TREE	45.08
TBM-3	8" SPIKE IN SOUTHWEST FACE OF 28" LIVE OAK TREE	43.85
TBM-4	8" SPIKE IN SOUTHWEST FACE OF 48" LIVE OAK TREE	43.90
TBM-7	8" SPIKE IN NORTH FACE OF 48" LIVE OAK TREE	45.03
TBM-10	8" SPIKE IN SOUTH FACE OF 48" LIVE OAK TREE	45.38



- NOTES:**
- This property lies within the 100-year floodplain as determined by Federal Emergency Management Agency Flood Insurance Study Map Number 48035C0235 H (with effective date June 8, 1985), Zone AE. Base Flood Elevation are 45, 46, and 47.
 - Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.) Contact the Brazos County Floodplain Administrator's Office for specific information.
 - Benchmarks shown herein are based on N.G.S. Monument "N 892", located on a concrete head of intersection of F.M. 521 and Brazos County Road 52, Elevation 55.09, N.G.V.D. 1929.
 - There is hereby dedicated a twenty-five (25) foot building line along the side and rear of all lots, unless otherwise shown or noted.
 - All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
 - Unless otherwise shown, all building line transitions are at 45 degree angles to the straight side lot line where the transition occurs.
 - There is hereby dedicated a 10' drainage and utility easement along all streets, and roadways, unless otherwise shown or noted.

- All easements on lot lines are centered unless otherwise shown or noted.
- All street rights-of-way are sixty (60) feet wide.
- All street intersection right-of-way return radii are 25 feet unless otherwise noted.
- In the event the title to any adjacent lots herein described shall be recorded in the same name or entity, and provided each said adjacent lot is otherwise accompanied by a combined use utility and drainage easement, then such easement and building setback lines existing on the common property line of said adjacent lots, shall be automatically and permanently extinguished and discontinued at the time of such restriction of title, so as to permit the construction of improvements of said adjacent lots as one building site. Those easements specifically designated herein solely for use as drainage easements are specifically exempted from such extinguishment and abandonment.
- There are no apparent pipelines or pipeline easements within the boundaries of the plat, except as shown herein.
- Driveway eavelet and easement requirements for the 120' Drainage Easement and the 150' Drainage Easement are shown in the respective tables on Sheet 3.

- LEGEND:**
- BL = Building Line.
 - U.E. = Utility Easement.
 - D.E. = Drainage Easement.
 - D.M.E. = Drainage Maintenance Easement.
 - L.R. = Landscape Reserve.
 - D.R. = Drainage Reserve.
 - B.F.E. = Base Flood Elevation.
 - D.R.C. = Deed Records of Brazos County.
 - C.C.F.No. = County Clerk's File No.
 - D.R.B.C. = Official Records of Brazos County.
 - P.R.B.C. = Plat Records of Brazos County.
 - Permanent Reference Marker
 - Permanent Control Point
 - 10' P.C.E. & A.E. = Power Company 10' ground easement with 30' aerial easement, centered on ground easement.



COUNTY CLERK CERTIFICATION:

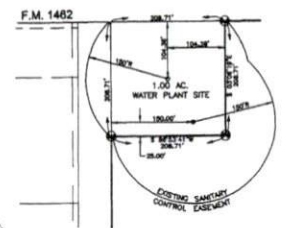


**SUNCREEK RANCH
SECTION THREE**

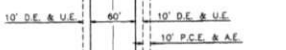
BAKER & LAWSON, INC.
ENGINEERS - PLANNERS - SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77516

DRAWING DATE: FEBRUARY 14, 2002
DRAWING FILE: MS2789.dwg

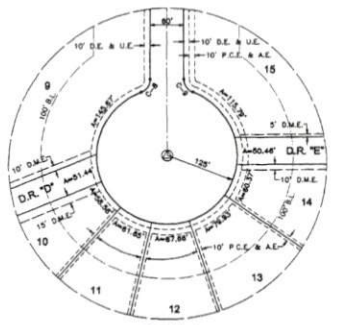
PLAT RECORDS
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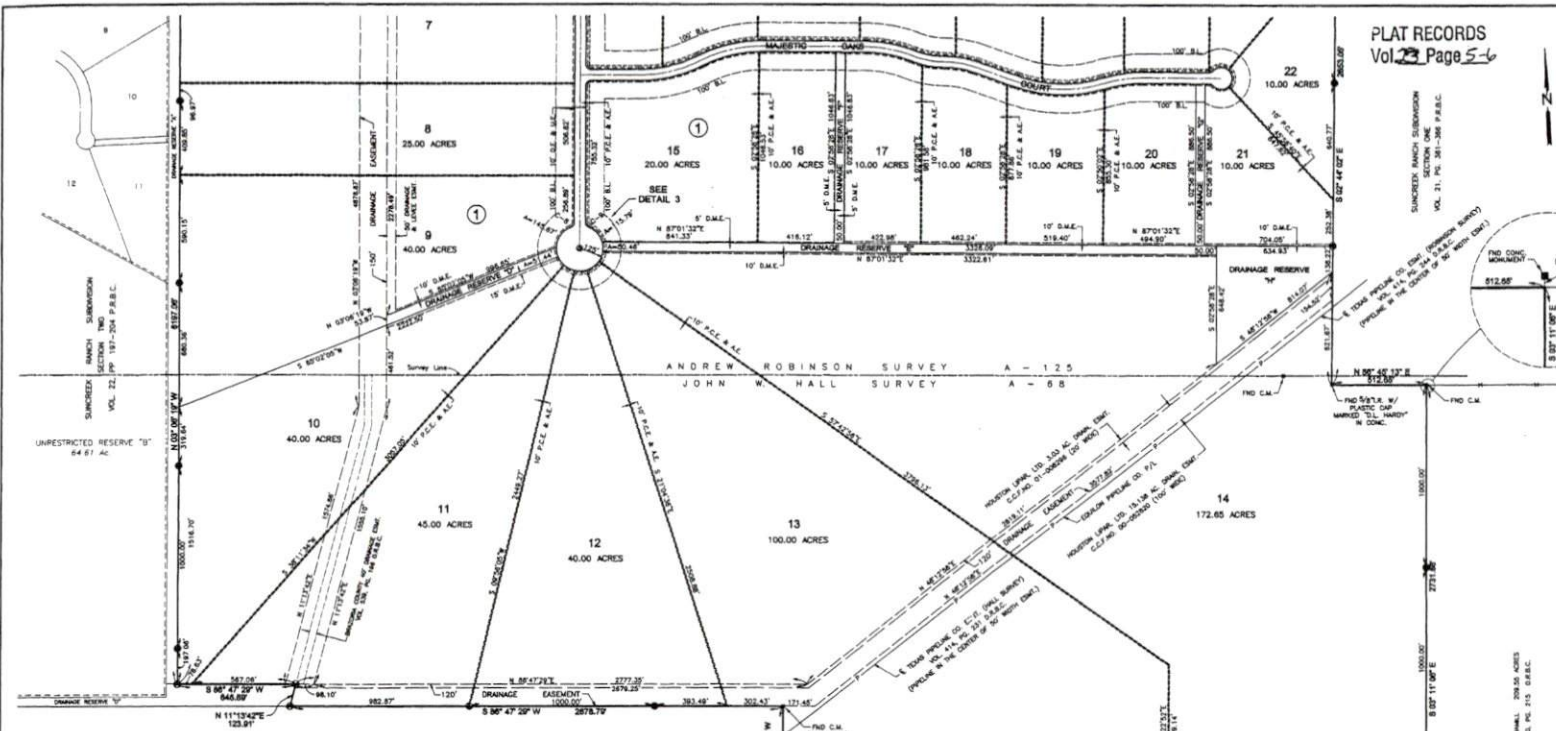
DETAIL 4
1' = 100'



TYPICAL STREET DETAIL
N.T.S.



DETAIL 3
1' = 100'



TEXAS DEPT. OF CRIMINAL JUSTICE
HARVEY PRISON FARM
VOL. 145, PL. 304 D.B.C.

NOTE:
Culvert Size and Maximum Driveway Embankment Elevations shown
here are based on Preliminary Calculations. Any Driveway across the
Street in the 150' or 120' Driveway Easement must be Approved by
the County Engineer.

DRIVWAY CULVERT REQUIREMENTS FOR 150' DRIVEWAY EASEMENTS

Lot No.	Culvert Size	Upstream Elev.	Downstream Elev.	Driveway Embankment Min. Elev.
3	3-24 inch	39.85	38.60	42.40
4	3-24 inch	39.35	39.30	42.80
5	3-24 inch	39.33	39.29	42.80
6	3-24 inch	39.15	39.10	42.50
7	3-24 inch	38.90	38.85	42.50
8	3-24 inch	38.48	38.43	42.50
9	3-24 inch	38.30	38.25	42.00
10	3-24 inch	37.85	37.80	41.50
11	3-24 inch	37.38	37.30	41.50

DRIVWAY CULVERT REQUIREMENTS FOR 120' DRIVEWAY EASEMENTS
Concrete Flexible Base or Concrete Driveway
Flexible Driveway of 30" or 36" Bottom
Width. Slope up to Natural Ground at 12' to 1'.



COUNTY CLERK CERTIFICATION:

As of the recording date of this plat, the current Federal Emergency
Management Agency (FEMA) Flood Insurance Study indicates that this property
lies within the Crystal Creek Floodplain. That study indicates a base flood
elevation of 47 feet at FM 1482 down to 45 feet at the south line of this
subdivision. Average natural ground elevations range from 44 feet at FM
1482 down to 41 feet at the south line of Section 3. In addition, shallow
ponding on site may occur up to approximate elevation 42 feet for most
normal events in excess of 4-inches in 24 hours.

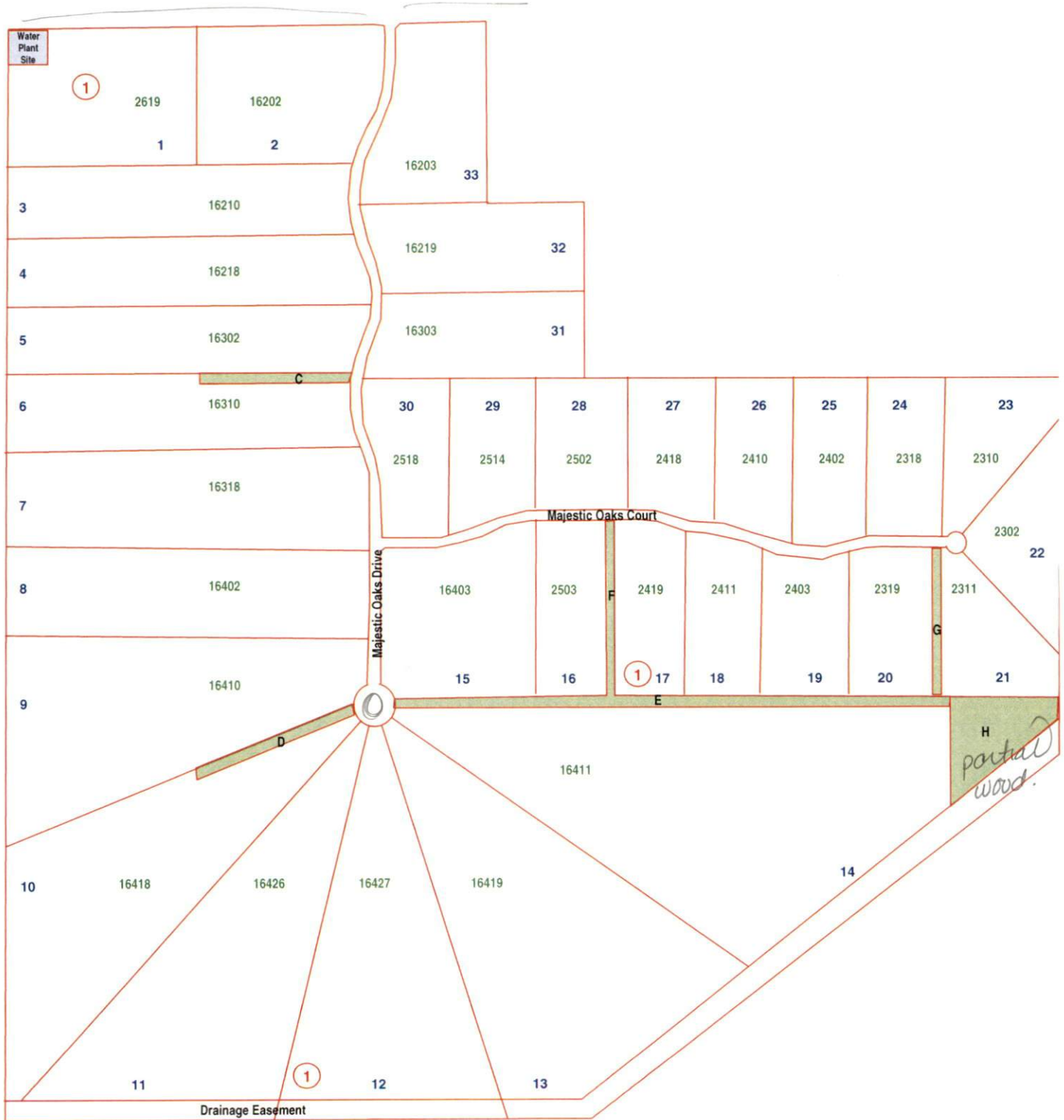
CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH-BEARING
C-1	783.25'	216.57'	422.84'	30°32'30"	417.86'	S 12°09'28"W
C-2	750.00'	379.89'	702.88'	52°42'07"	877.51'	S 09°30'08"W
C-3	750.00'	328.87'	818.81'	47°09'54"	598.30'	S 02°43'02"W
C-4	750.00'	330.19'	605.25'	48°14'15"	588.84'	S 02°17'12"W
C-5	750.00'	147.82'	291.81'	22°18'00"	290.07'	S 14°15'19"W
C-6	25.00'	24.94'	39.21'	89°52'09"	39.32'	S 48°02'24"W
C-7	25.00'	25.06'	38.33'	90°07'51"	38.40'	N 41°07'28"E
C-8	25.00'	17.02'	29.88'	68°29'23"	28.14'	S 37°02'23"W
C-9	35.00'	17.02'	29.88'	68°29'23"	28.14'	S 37°21'01"E
C-10	750.00'	178.21'	348.94'	28°44'00"	346.77'	N 73°39'32"E
C-11	750.00'	178.21'	348.94'	28°44'00"	346.77'	N 73°39'32"E
C-12	750.00'	150.27'	257.29'	21°00'32"	258.14'	S 82°30'57"E
C-13	500.00'	83.00'	165.28'	21°00'32"	162.88'	S 82°35'27"E
C-14	500.00'	83.30'	165.28'	18°58'15"	164.59'	S 83°30'21"E
C-15	750.00'	242.72'	458.49'	35°31'58"	461.86'	N 88°47'47"E
C-16	750.00'	111.81'	221.60'	18°55'44"	220.79'	N 78°33'40"E
C-17	50.00'	50.00'	78.54'	90°00'00"	70.71'	S 48°08'19"E
C-18	50.00'	50.00'	78.54'	90°00'00"	70.71'	N 41°53'41"E
C-19	25.00'	11.57'	21.88'	49°40'47"	21.00'	S 68°08'02"E
C-20	25.00'	11.57'	21.88'	49°40'47"	21.00'	N 62°11'08"E

LINE TABLE	
COURSE	BEARING DISTANCE
L-1	S 03°06'19"E 228.02'
L-2	S 03°06'19"E 285.00'
L-3	S 03°06'19"E 850.00'
L-4	N 87°01'32"E 310.00'
L-5	N 87°01'32"E 362.11'
L-6	S 74°02'13"E 238.31'
L-7	N 87°01'32"E 419.61'

RESERVE TABLE	
RESERVE	AREA IN ACRES
LANDSCAPE RESERVE "A"	0.03
LANDSCAPE RESERVE "B"	0.03
DRAINAGE RESERVE "C"	1.06
DRAINAGE RESERVE "D"	1.13
DRAINAGE RESERVE "E"	3.81
DRAINAGE RESERVE "F"	1.20
DRAINAGE RESERVE "G"	1.02
DRAINAGE RESERVE "H"	5.73

STATE OF TEXAS
COUNTY OF WICHITA
LAWSON & LAWSON, INC.
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Suncreek Ranch

Section 3