

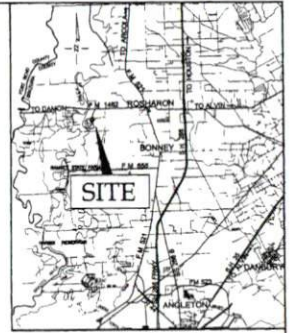
THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

02 037568

# SUNCREEK RANCH - SECTION FOUR FINAL PLAT

PLAT RECORDS  
Vol 23 Page 4748

A REPLAT OF UNRESTRICTED RESERVE "A" AND LOTS 50,  
51, 52 AND 53 OF BLOCK 1 OF SUNCREEK RANCH - SECTION TWO  
AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 22,  
PAGES 197-204 OF THE BRAZORIA COUNTY PLAT RECORDS IN  
THE ANDREW ROBINSON SURVEY, ABSTRACT NO 125,  
BRAZORIA COUNTY, TEXAS  
10 LOTS IN 1 BLOCK AND 1 RESERVE



VICINITY MAP  
NTS

IN TESTAMONY HERETO Houston Lipar, Ltd. a Texas Limited Partnership acting through LID Development Corporation Inc. a Texas Corporation its General Partner, Thomas E. Lipar, President of said LID Development Corporation Inc. together with Thomas E. Lipar, Secretary of said LID Development Corporation Inc. the owners of Unrestricted Reserve "A" and Lots 50, 51, 52 and 53 of Block 1 of Suncreek Ranch - Section Two the property subdivided in the above and foregoing plat of SUNCREEK RANCH - SECTION FOUR do hereby make subdivision of said property for and on behalf of said Houston Lipar, Ltd. according to the uses, site building lines, streets, reserves, easements and easements herein shown and dedicate to the use of the public all streets and utility easements shown herein forever and the owners further dedicate the drainage easements and reserves which are located within the boundaries of the plat to themselves, their heirs, successors and assigns and do hereby waive all claims for damages occasioned by the establishment of grades or drainage easements to conform to such grades and do hereby bind ourselves and our heirs, successors and assigns to support and defend the title to the land as dedicated.

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

FURTHER said owners do hereby covenant and agree that those drainage easements and reserves which are located outside the subdivision but which are referenced on the plat are specifically dedicated to the service of the property located within the plat, and their heirs, successors and assigns shall be maintained by said owners, their heirs, successors and assigns, as represented by whatever property owners association may someday be established for said purpose.

FURTHER Houston Lipar, Ltd. its successors and assigns covenant and agree that after approval of the plat of SUNCREEK RANCH - SECTION FOUR 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 TESTAMONY HERETO Houston Lipar, Ltd. a Texas Limited Partnership acting through LID Development Corporation Inc. has caused these presents to be signed by Thomas E. Lipar, President of said LID Development Corporation Inc. its Secretary Thomas E. Lipar and its common seal hereunto affixed this 14th day of July, 2002.

WITNES MY HAND in the City of Conroe, Montgomery County, Texas this 14th day of July, 2002.

LID Development Corporation Inc.  
19221 I-45 South Suite 320  
Conroe, Texas 77385

Thomas E. Lipar, President

Thomas E. Lipar, Secretary

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority on the day personally appeared Thomas E. Lipar, President and Thomas E. Lipar, Secretary of LID Development Corporation Inc. who being known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of July, 2002.

Secretary of State  
Notary Public for the State of Texas  
My Commission Expires 2-24-2005



STATE OF MASSACHUSETTS

COUNTY OF BERKSHIRE

I, Robert A. Kuhl, Senior Vice President for the benefit of First Massachusetts Bank, N.A. owners and holders of a lien against Unrestricted Reserve "A" and Lots 50, 51, 52 and 53 of Block 1 of Suncreek Ranch - Section Two a portion of the property described herein as SUNCREEK RANCH - SECTION FOUR as evidenced by that certain instrument of record at Film Code Number 2001-03844 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 land and have not assigned the same nor any part thereof.

WITNES MY HAND in the City of Sugar Land, Texas this 10th day of July, 2002.

Debra Ann Batchelor  
Notary Public for the State of Texas  
My Commission Expires 10-26-2005

STATE OF MASSACHUSETTS

COUNTY OF BERKSHIRE

Before me the undersigned authority on the day personally appeared Robert A. Kuhl, Senior Vice President for the benefit of First Massachusetts Bank, N.A. owners and holders of a lien against Unrestricted Reserve "A" and Lots 50, 51, 52 and 53 of Block 1 of Suncreek Ranch - Section Two a portion of the property described herein as SUNCREEK RANCH - SECTION FOUR as evidenced by that certain instrument of record at Film Code Number 2001-03844 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 land and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of July, 2002.

Robert A. Kuhl  
Notary Public for the State of Massachusetts  
My Commission Expires 12/12/2005

STATE OF VIRGINIA

COUNTY OF ALBEMARLE

I, Don E. Burch, Secretary for the benefit of Vision Mortgage Inc. owners and holders of a lien against Unrestricted Reserve "A" and Lots 50, 51, 52 and 53 of Block 1 of Suncreek Ranch - Section Two a portion of the property described herein as SUNCREEK RANCH - SECTION FOUR as evidenced by that certain instrument of record at Film Code Number 2001-03844 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 land and have not assigned the same nor any part thereof.

Don E. Burch  
Vision Mortgage Inc.  
810 West 1st Street  
Charlottesville, VA 22901

STATE OF VIRGINIA

COUNTY OF ALBEMARLE

Before me the undersigned authority on the day personally appeared Don E. Burch, Secretary for the benefit of Vision Mortgage Inc. owners and holders of a lien against Unrestricted Reserve "A" and Lots 50, 51, 52 and 53 of Block 1 of Suncreek Ranch - Section Two a portion of the property described herein as SUNCREEK RANCH - SECTION FOUR as evidenced by that certain instrument of record at Film Code Number 2001-03844 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 land and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of July, 2002.

Donna Rae Loring  
Notary Public for the State of Virginia  
My Commission Expires October 31, 2006

COUNTY CLERK CERTIFICATION

COUNTY OF FORT BEND

I, Gale Ann Batchelor, owner of Lot 51, Block 1 Suncreek Ranch - Section Two the property subdivided in the above and foregoing plat of SUNCREEK RANCH - SECTION FOUR do hereby make subdivision of said property according to the lines, site building lines, streets, reserves, easements and easements herein shown and dedicate to the use of the public all streets and utility easements shown herein forever and do hereby waive all claims for damages occasioned by the establishment of grades or drainage easements to conform to such grades and do hereby bind ourselves and our heirs, successors and assigns to support and defend the title to the land as dedicated.

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

FURTHER said owners do hereby covenant and agree that those drainage easements and reserves which are located outside the subdivision but which are referenced on the plat are specifically dedicated to the service of the property located within the plat, and their heirs, successors and assigns shall be maintained by said owners, their heirs, successors and assigns, as represented by whatever property owners association may someday be established for said purpose.

FURTHER I, Gale Ann Batchelor, my successors and assigns covenant and agree that after approval of the plat of SUNCREEK RANCH - SECTION FOUR 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.

WITNES MY HAND in the City of Sugar Land, Texas this 10th day of July, 2002.

Gale Ann Batchelor  
Notary Public for the State of Texas  
My Commission Expires 10-26-2005

THE STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority on the day personally appeared Gale Ann Batchelor, owner of Lot 51, Block 1 of Suncreek Ranch - Section Two a portion of the property described herein as SUNCREEK RANCH - SECTION FOUR as evidenced by that certain instrument of record at Film Code Number 2001-03844 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 land and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of July, 2002.

Darryl Roberts  
Notary Public for the State of Texas  
My Commission Expires 10-26-2005

THE STATE OF TEXAS

COUNTY OF HARRIS

I, Gary Olander, Senior Vice President for the benefit of Whitney National Bank owners and holders of a lien against Lot 51, Block 1 of Suncreek Ranch - Section Two a portion of the property described herein as SUNCREEK RANCH - SECTION FOUR as evidenced by that certain instrument of record at Film Code Number 2001-03844 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 land and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of July, 2002.

Gary Olander  
Notary Public for the State of Texas  
My Commission Expires 10-26-2005

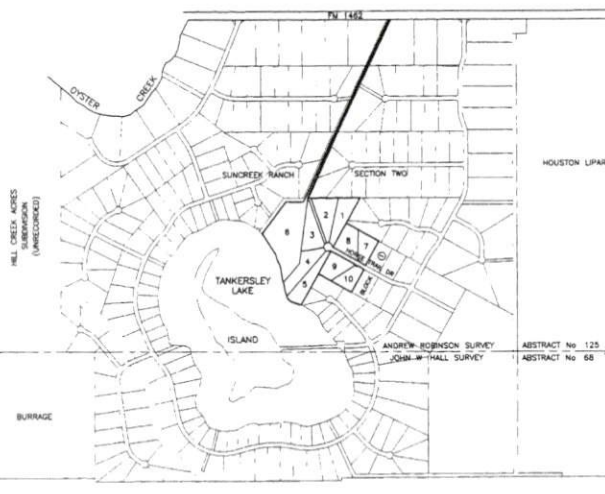
THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority on the day personally appeared Gary Olander, Senior Vice President, for the benefit of Whitney National Bank, owners and holders of a lien against Lot 51, Block 1 of Suncreek Ranch - Section Two a portion of the property described herein as SUNCREEK RANCH - SECTION FOUR as evidenced by that certain instrument of record at Film Code Number 2001-03844 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 land and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of July, 2002.

Gary Olander  
Notary Public for the State of Texas  
My Commission Expires 10-26-2005



TEXAS DEPARTMENT OF CRIMINAL JUSTICE  
RAHNEY PRISON FARM

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.

DATE 7-23-02  
COUNTY ENGINEER Gerald L. Roberts

CERTIFICATE OF COMMISSIONERS COURT

APPROVED BY COMMISSIONERS COURT OF BRAZORIA COUNTY TEXAS  
THIS 23rd DAY OF JULY, 2002

COMMISSIONER PRECINCT 1  
COMMISSIONER PRECINCT 2  
COMMISSIONER PRECINCT 3  
COMMISSIONER PRECINCT 4

APPROVAL BY PLAT ROOM RECORDER

DATE  
VOLUME  
PLAT ROOM RECORDER  
PAGE

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



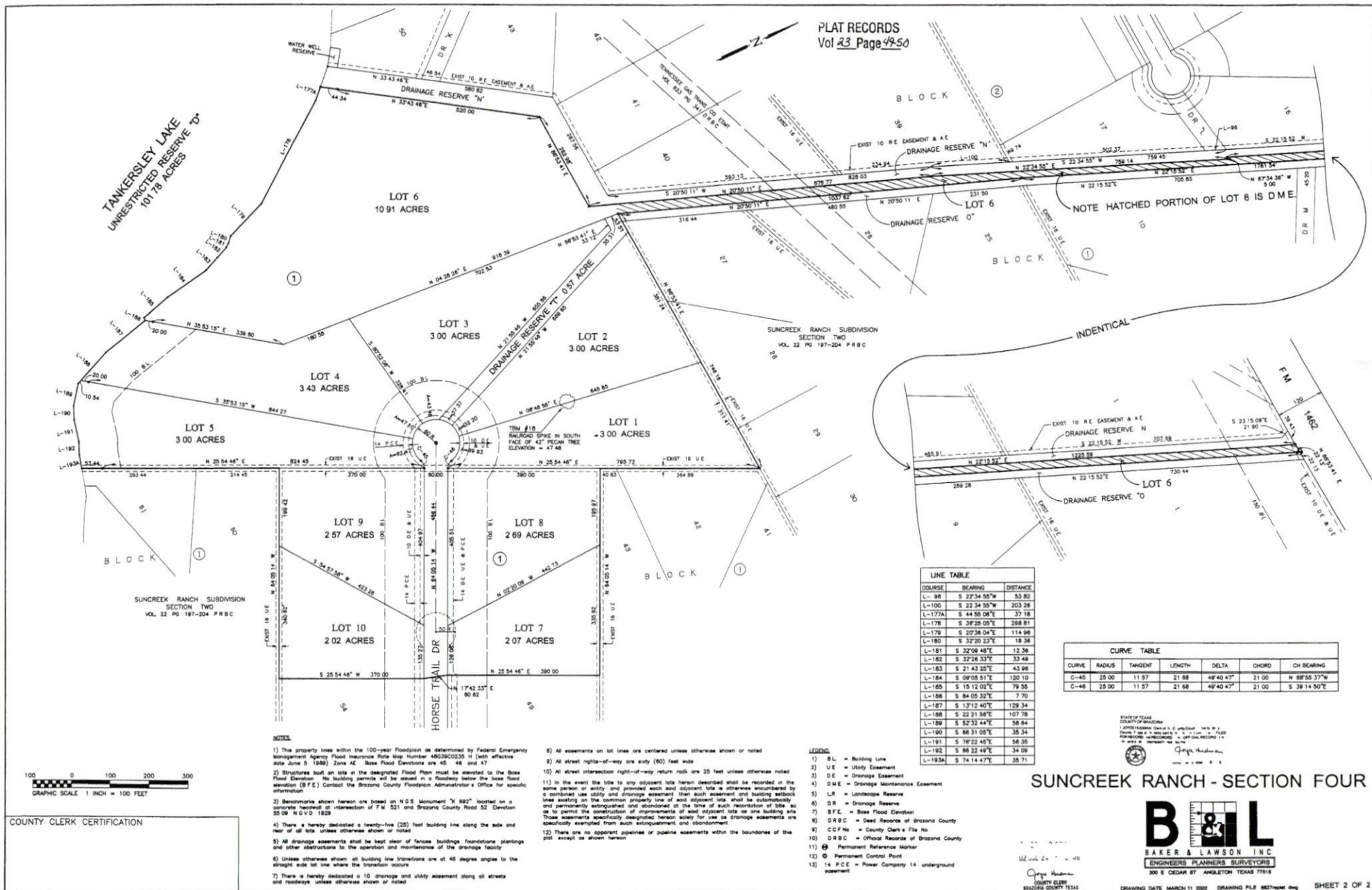
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DRAWING DATE: JUNE 8, 2002  
SHEET 1 OF 2

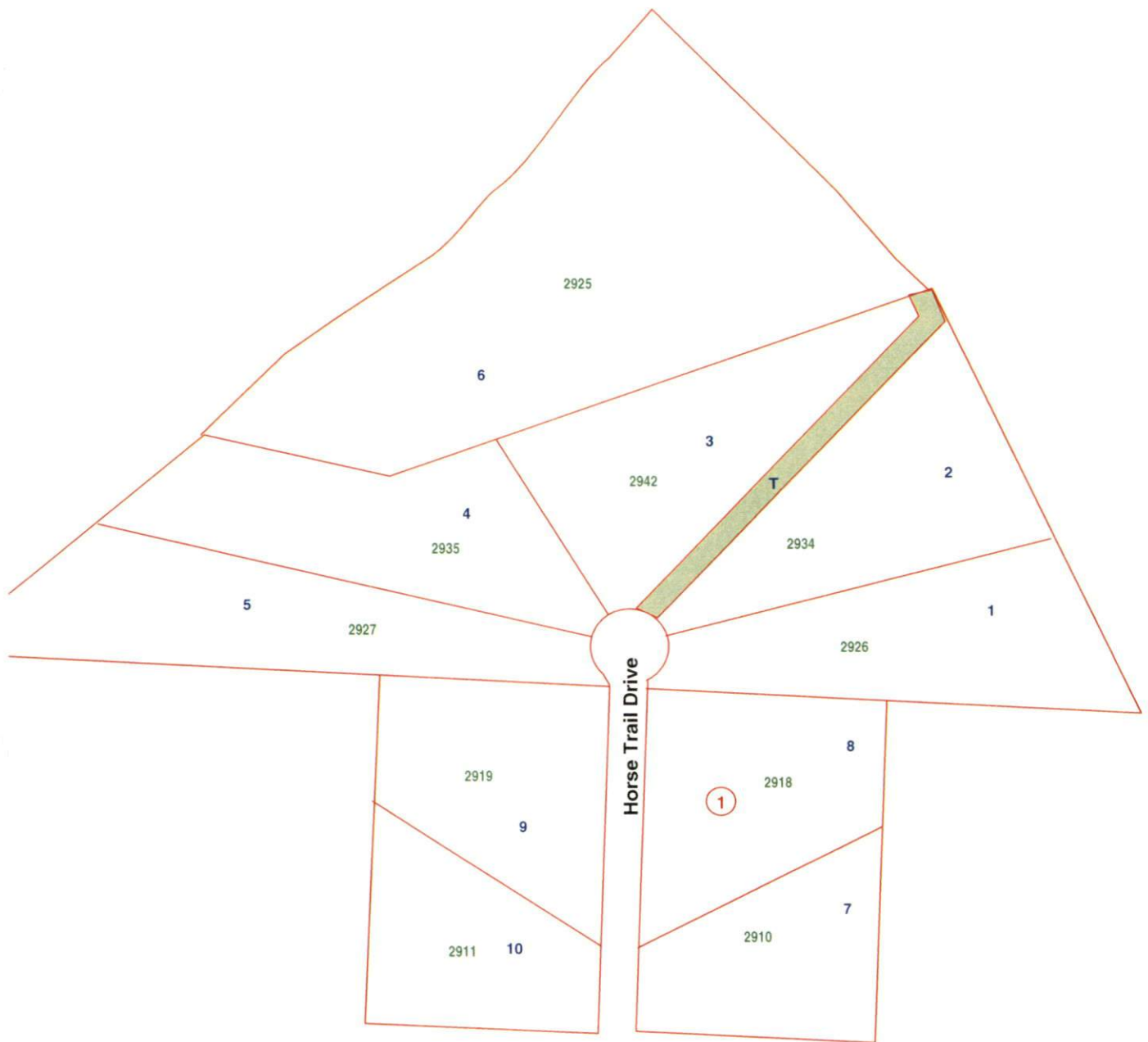
THIS IS TO CERTIFY THAT I, CECIL J. BOOTH, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL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

DATE 1 July 2002

SIGNED Cecil J. Booth  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2081







# Suncreek Ranch

## Section 4