

VICINITY MAP

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Lloyd Fry, an individual, Ronald E. Buford, Trustee; Ronald E. Buford, sole General Partner for Conroe Area Investments, Ltd., a Texas Limited Partnership; Doyle Tow and Ann Tow, President and Secretary respectively of Doyle Tow, Inc.; and Nolan Bedford and George Slaughter, Jr., Managing Partners of Property Investments, Ltd., a Texas General Partnership (hereinafter referred to as "Owners"), being owners of the property subdivided in the above and foregoing map of Harbor Point, do hereby make subdivision of said property for and on behalf of said Owners, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Harbor Point, located in the William Atkins Survey, Abstract 3, Montgomery County, Texas, on behalf of said Owners; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the alteration of surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that we, the Owners of the property subdivided in the above and foregoing map of Harbor Point, have compiled or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas."

"FURTHER, we the Owners, do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures."

"FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, such restrictions shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

"We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted in the recorded restrictions."

WITNESS my hand in Conroe, Montgomery County, Texas this 23 day of October, 1976.

David W. Crews, Trustee
David W. Crews, Trustee

WITNESS my hand in Conroe, Montgomery County, Texas this 9 day of August, 1976.

Lloyd Fry, an individual
Lloyd Fry, an individual

WITNESS my hand in Conroe, Montgomery County, Texas this 9 day of August, 1976.

Ronald E. Buford, Trustee
Ronald E. Buford, Trustee

WITNESS my hand in Conroe, Montgomery County, Texas this 9 day of August, 1976.

Ronald E. Buford
Ronald E. Buford, General Partner of
Conroe Area Investments, Ltd.

IN TESTIMONY WHEREOF, Doyle Tow, Inc., has caused these presents to be signed by Doyle Tow, President, thereunto authorized, attested by its Secretary, Ann Tow, and its common seal hereto affixed this 23 day of February, 1977.

Doyle Tow, President

Ann Tow

WITNESS our hands in Houston, Harris County, Texas this 23 day of February, 1977.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Ronald E. Buford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of August, 1976.

Karl Starn
Notary Public in and for
Montgomery County, Texas

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Ronald E. Buford, General Partner of Conroe Area Investments, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth and as the act and deed of Conroe Area Investments, Ltd.,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of August, 1976.

Karl Starn
Notary Public in and for
Montgomery County, Texas

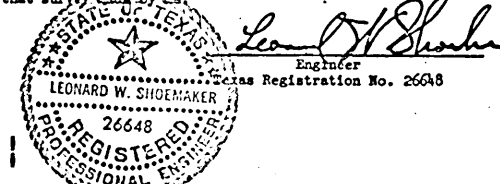
THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Nolan Bedford and George Slaughter, Jr., partners in Property Investments, Ltd., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein set forth, as the act and deed of Property Investments, Ltd.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of August, 1976.

Linda Adams
Notary Public in and for
Harris County, Texas

This is to certify that I, Leonard V. Shoemaker, P.E., a Registered Engineer of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods 5/8" in diameter and 3' long, and that this plat correctly represents that survey.



I, B.W. Cooper, County Engineer of Montgomery County, Texas do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court.

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by the Montgomery County 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 of subdivision within the watershed.

Burt Cooper
County Engineer

STATE OF TEXAS
COUNTY OF MONTGOMERY

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS this 7th day of February, 1977.

Robert A. Daniel, Commissioner, Precinct 1; H.D. Allen, Commissioner, Precinct 2

Laura Carter, County Judge; D. Wells, Commissioner, Precinct 4

Joe Parkey, Commissioner, Precinct 3

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Roy Harris, Clerk of the County Court of Montgomery County Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Feb. 23, 1977 at 11 o'clock A.M., and duly recorded on Feb. 23, 1977 at 11 o'clock A.M. Volume 11, Page 531 of record of Deeds of said County.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Conroe, the day and date last above written.

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

Roy Harris



HARBOR POINT

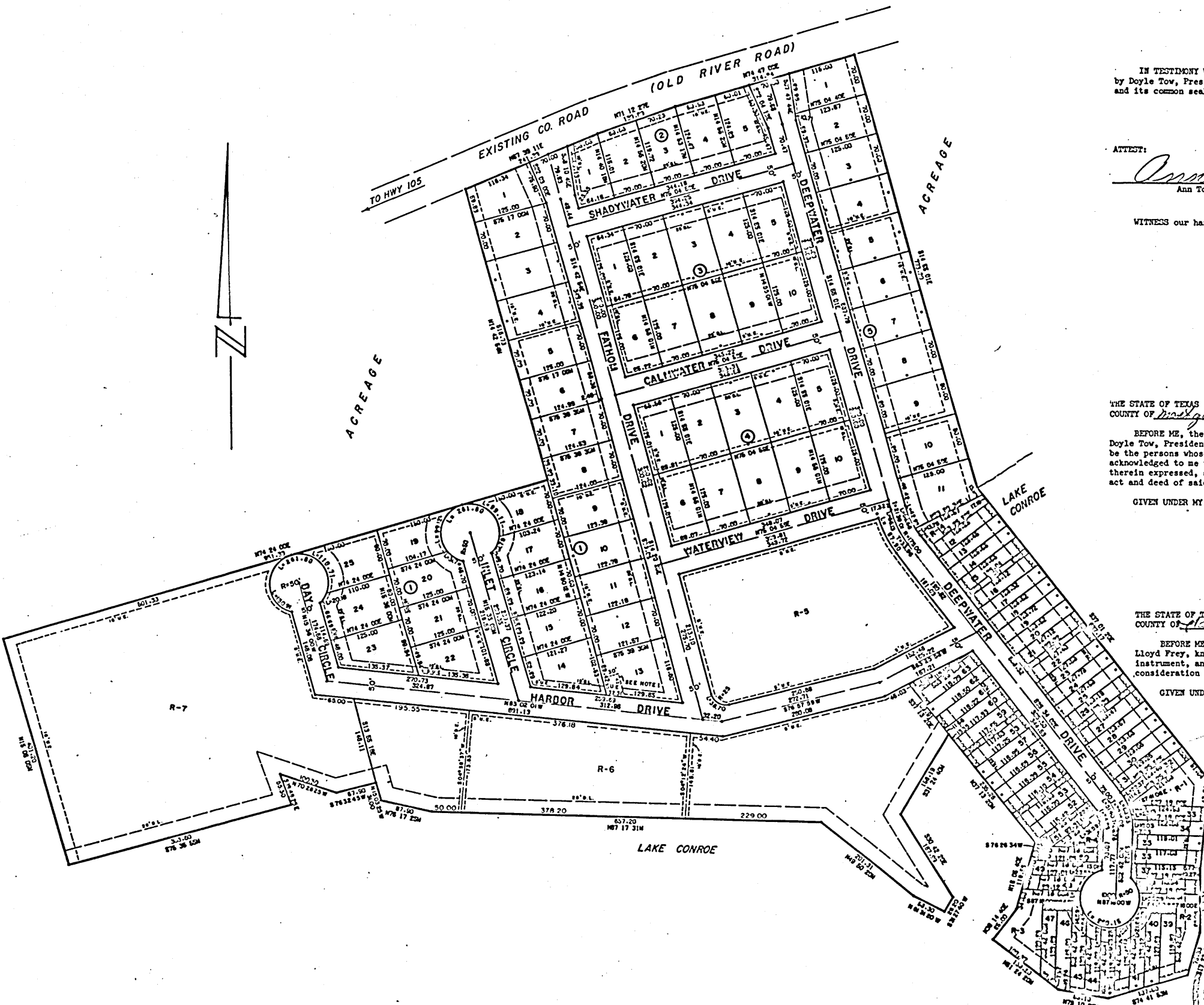
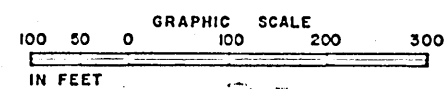
(A REPLAT OF ROMAN HILLS SECTION 2, VOL. 10, PG. 94, M.C.M.R.)

5 BLOCKS 113 LOTS 11.7 AC. RESERVES

33.7 ACRES OF THE WILLIAM ATKINS
SURVEY, ABSTRACT 3
MONTGOMERY COUNTY, TEXAS

DATE: JUNE 1976

ENGINEER: LEONARD V. SHOEMAKER & ASSOCIATES



LEGEND

- U.E. = UTILITY EASEMENT
- D.L. = BUILDING SETBACK LINE
- P.L.E. = PIPE LINE EASEMENT
- D.E. = DRAINAGE EASEMENT
- NOTE: UTILITY EASEMENTS ARE CENTERED ON PROPERTY LINES UNLESS SHOWN OTHERWISE.
- R-12 = DESIGNATES RESERVE

NOTES:
1. The Utility Easement shown is hereby dedicated out of Lot 13, Block 1, for a Pumping Station Site.

LEONARD V. SHOEMAKER & ASSOCIATES
HOUSTON, TEXAS
CONSULTING ENGINEERS AND PLANNERS

Cabinet B
Sheet 537
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