

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Doyle Tow and Ann Tow, President and Secretary respectively of Doyle Tow, Inc., owner of the property subdivided in the above and foregoing map of Harbor Point Partial Replat "A", do hereby make subdivision of said property for and on behalf of said Doyle Tow, Inc., according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown, and designate said subdivision as Harbor Point Partial Replat "A", located in the William Atkins Survey, Abstract 3, Montgomery County, Texas, on behalf of said Doyle Tow, Inc., and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that we, Doyle Tow and Ann Tow, President and Secretary respectively of Doyle Tow, Inc., owner of the property subdivided in the above and foregoing map of Harbor Point Partial Replat "A", 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."

"There is hereby dedicated a building line five feet wide lying on either side of all lot lines unless otherwise shown or specified in deed restrictions."

"FURTHER, we, Doyle Tow, Inc., 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, which 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 specific 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."

IN TESTIMONY WHEREOF, Doyle Tow, Inc., has caused these presents to be signed by Doyle Tow, President, hereunto authorized, attested by its Secretary, Ann Tow, and its common seal hereunto affixed this 2 day of May, 1977.
By Doyle Tow, President

ATTEST:
Ann Tow
Ann Tow, Secretary

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Doyle Tow, President and Ann Tow, Secretary of Doyle Tow, Inc., 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 considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of May, 1977.

Eleanor P. Funderburg
Eleanor P. Funderburg
Notary Public in and for
Montgomery County, Texas. CLEANOR F. FUNDERBURG

This is to certify that I, Leonard W. 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 made by me.

Leonard W. Shoemaker
Leonard W. Shoemaker
Engineer
Texas Registration No. 26648

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, B.W. Cooper, County Engineer of Montgomery County, Texas, do hereby certify that this 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.

B.W. Cooper
B.W. Cooper
County Engineer

STATE OF TEXAS
COUNTY OF MONTGOMERY

APPROVED by the Commissioners' Court of Montgomery County, Texas this 2 day of May, 1977.

Robert L. Daniel Commissioner, Precinct 1
Ally Alley Commissioner, Precinct 2
Leonard W. Shoemaker County Judge
Joe Carley Commissioner, Precinct 3
... Commissioner, Precinct 4

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 May 4, 1977 at 10 o'clock A.M., and duly recorded on Plate 17 of said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Texas the day and date last above written.
Roy Harris, Clerk, County Court, Montgomery County, Texas

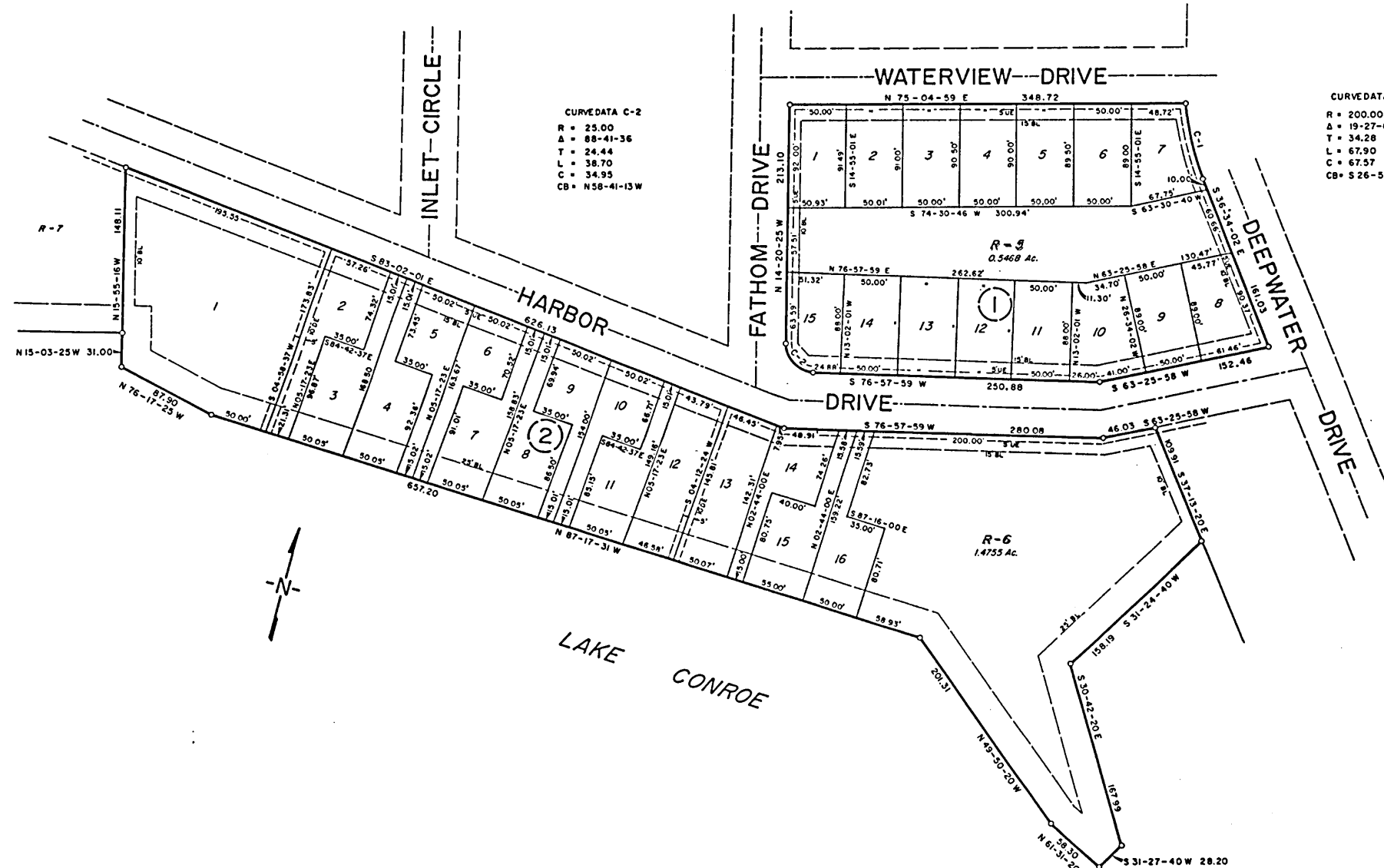


HARBOR POINT PARTIAL REPLAT "A"

A RESUBDIVISION OF 6.1435 ACRES OF LAND IN THE WILLIAM ATKINS SURVEY, ABSTRACT 3, MONTGOMERY COUNTY, TEXAS, AND ALSO BEING A PORTION OF HARBOR POINT SUBDIVISION AS RECORDED IN VOL. B, PG.53 OF MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

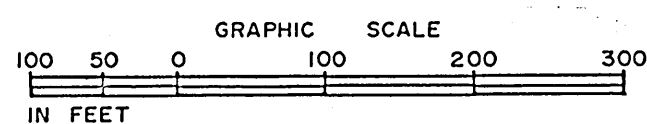
2 BLOCKS 31 LOTS
2.0223 ACRE RESERVERS
OWNER: DOYLE TOW, INC.
ENGINEER: LEONARD W. SHOEMAKER & ASSOCIATES

APRIL, 1977



LEGEND

U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT



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

Cabinet B
Sheet 51

7713947