

CLEAR WATER POINT

A SUBDIVISION OF 5.485 ACRES SITUATED
IN THE ABRAHAM PEVEHOUSE SURVEY,
A- 423, MONTGOMERY COUNTY, TEXAS
31 LOTS, AND 1 RESERVE

OWNER: MICHAEL B. STOECKER, TRUSTEE OF CLEAR WATER POINT Ltd.

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Michael B. Stoecker, Trustee, of Clear Water Point Ltd., owner of the property subdivided in the above and foregoing map of Clear Water Point, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Clear Water Point in the Abraham Pevehouse Survey, A-423, Montgomery County, Texas; 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 establishing of grades as approved for the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that I, Michael B. Stoecker, Trustee, of Clear Water Point Ltd., have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County."

"There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon."

"FURTHER, I do hereby dedicate forever to the public a strip of land a minimum of 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 said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction 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 run with the title of the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. The 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)."

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

WITNESS my hand in Conroe, Montgomery County, Texas, this 15th day of March, 1980.

Michael B. Stoecker - Trustee
Michael B. Stoecker, Trustee
Clear Water Point, Ltd.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Stoecker, Trustee, of Clear Water Point 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of March, 1980.



Melissa A. Busca
Notary Public in and for
Montgomery County, Texas

PREPARED BY:
C.T.B. & ASSOCIATES INC.
SURVEYORS PLANNERS CONSULTANTS
1035 WEST AUSTIN CONROE, TEXAS 77301
PH. 539-5444

"FURTHER, I do hereby covenant and agree that those streets located within the boundaries of this plot specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to properly located within the boundaries of this plot and always available for the general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind myself, my heirs, and assigns to warrant and forever defend the title to the land so dedicated and established as private streets."

I, Bruce N. Clay, Trustee, owner and holder of lien against the property described in the plat known as Clear Water Point, said lien being evidenced by instrument of record in Clerk's File No. 8453737 and 8503955 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens and I hereby confirm that I am the present owner of said liens and have not assigned the same nor any part thereof.

By: Bruce N. Clay
Bruce N. Clay, Trustee

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared, Bruce N. Clay, Trustee, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of March, 1980.



Melissa A. Busca
Notary Public in and for
Montgomery County, Texas

I, Bruce N. Clay, Executive Vice President of Texas Commerce Bank, Conroe, N.A., owner and holder of a lien against the property described in the plat known as Clear Water Point, said lien being evidenced by instrument of record in Clerk's File No. 8453736, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and I hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: Bruce N. Clay
Bruce N. Clay, Executive Vice
President of Texas Commerce Bank,
Conroe, N.A.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Bruce N. Clay, Executive Vice President of Texas Commerce Bank, Conroe, N.A., 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of March, 1980.



Melissa A. Busca
Notary Public in and for
Montgomery County, Texas

"This is to certify that I, Craig T. Bubier, Registered Public Surveyor of the State of Texas, have platted 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, 1/2" inch in diameter and 18 inches long; and that this plat correctly represents that survey made by me."



Craig T. Bubier
Craig T. Bubier
Texas Registration #3996

"I, Donald Blanton, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all 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 the requirements for internal subdivision drainage as adopted by the Commissioners' Court; however, no certification is hereby given as to the effects of drainage from this subdivision on the intercepting drainage artery or parent system or on any other area of subdivision within the watershed."

Donald Blanton
County Engineer

APPROVED and ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this 8th day of April 1980.

Oliver Hanna
Commissioner Precinct 1

Charles J. Smith
Commissioner Precinct 2

Weldon Lube
Commissioner Precinct 3

Albert Loman
Commissioner Precinct 4

County Judge
County Judge

STATE OF TEXAS
COUNTY OF MONTGOMERY

"I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on April 11, 1980, at 10:00 o'clock, A.M., Conroe, Page 45152-2 of the records of said County."

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

Roy Harris
Roy Harris
Clerk, County Court
Montgomery County

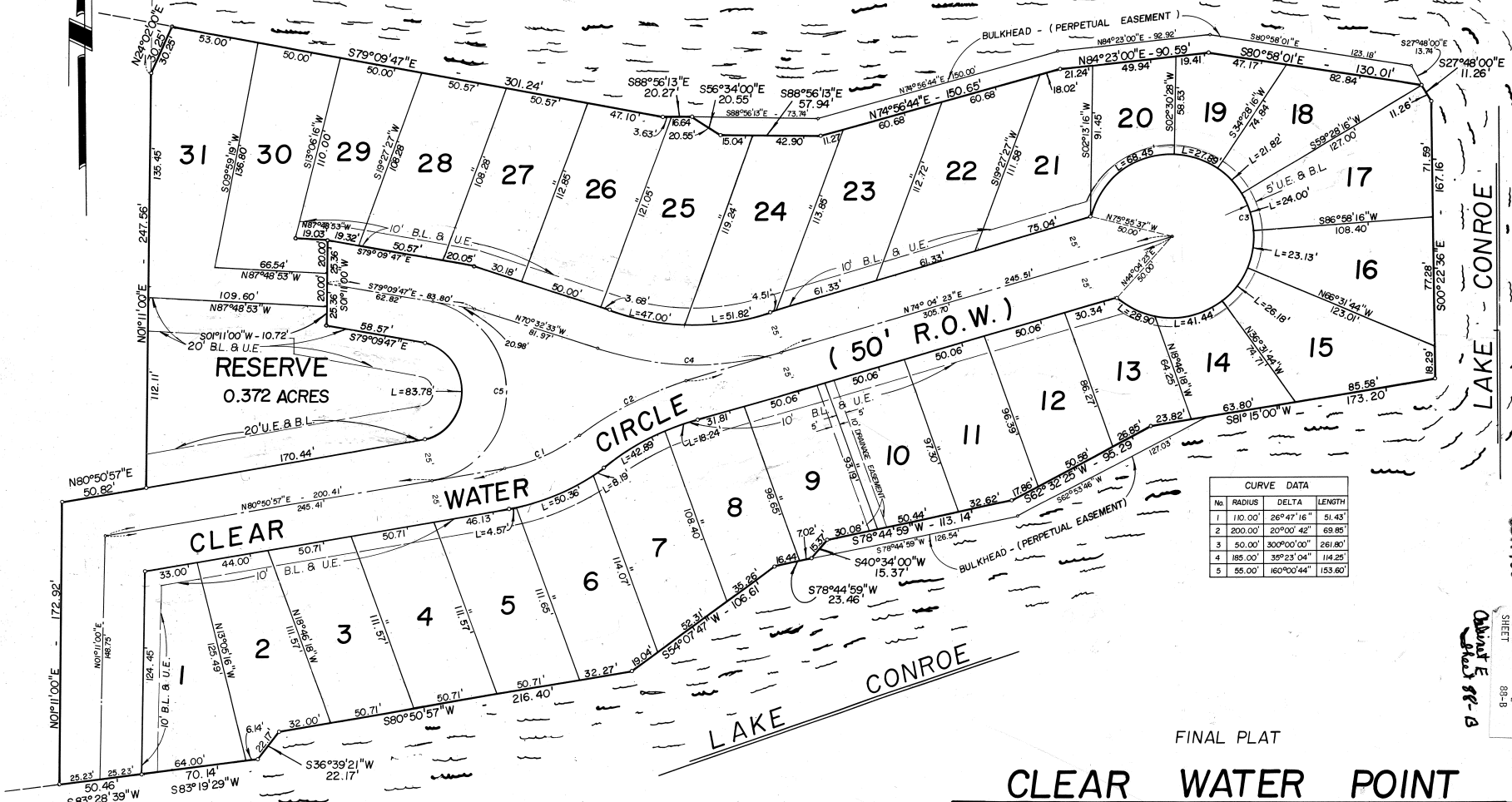
By _____ Deputy



8514488
8514488

CABINET SHEET E 88-A

LAKE CONROE

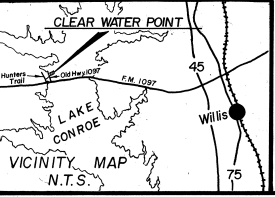


RESERVE
0.372 ACRES

CLEAR WATER
CIRCLE
(50' R.O.W.)

CURVE DATA			
No	RADIUS	DELTA	LENGTH
1	110.00'	26°47'16"	51.43'
2	200.00'	20°00'42"	69.85'
3	50.00'	300°00'00"	261.80'
4	185.00'	35°23'04"	114.25'
5	55.00'	160°00'44"	153.60'

OLD HWY.
1097

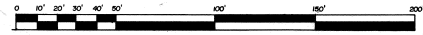


NOTE:
1. B.L. INDICATES BUILDING LINE
2. U.E. INDICATES UTILITY EASEMENT
3. ALL STREETS SHOWN HEREON ARE PRIVATE
UNLESS OTHERWISE NOTED

FINAL PLAT

CLEAR WATER POINT

A SUBDIVISION OF 5.485 ACRES SITUATED
IN THE ABRAHAM PEVEHOUSE SURVEY,
A - 423, MONTGOMERY COUNTY, TEXAS
31 LOTS, AND 1 RESERVE



PREPARED BY:
C.T.B. & ASSOCIATES INC.
SURVEYORS PLANNERS CONSULTANTS
1035 WEST AUSTIN CONROE, TEXAS 77301
PH. 539 - 5444
MARCH 19, 1985 SCALE: 1"=40'