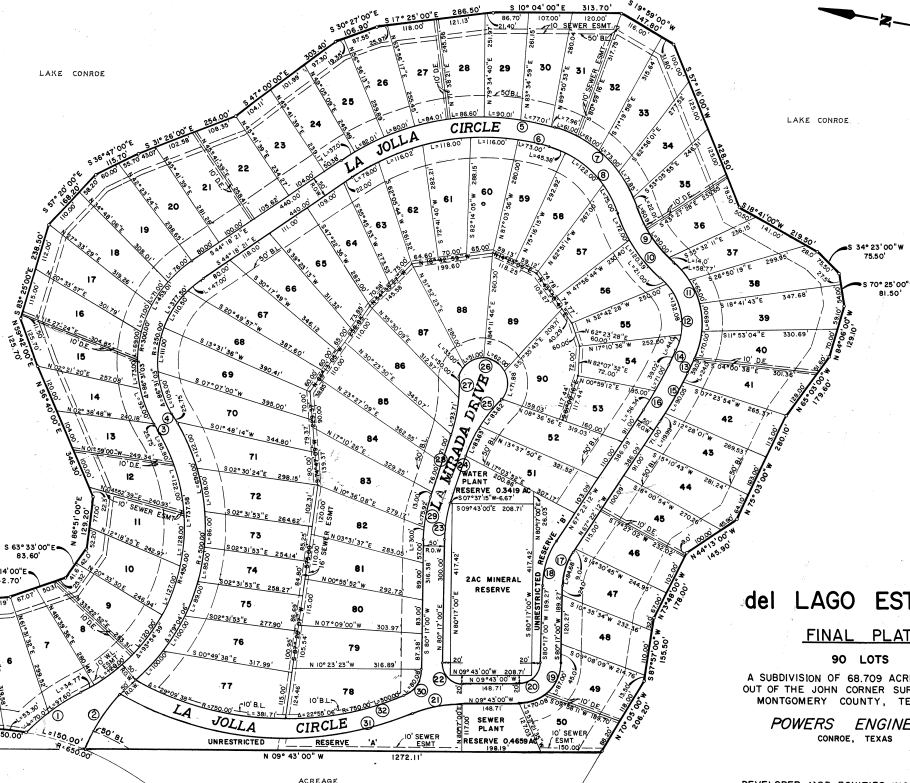


VICINITY MAP
SCALE: 1" = 10,560'

R.O.W. CURVE TABLE			R.O.W. TANGENT TABLE		
NO.	DELTA	RADIUS	NO.	BEARING	DISTANCE
1	13°46'30"	750.00	18	N 49°10'36" E	25.75
2	15°34'58"	450.00	19	N 49°10'36" E	25.75
3	49°50'06"	685.00	20	N 89°10'36" E	25.75
4	49°50'06"	685.00	21	S 89°10'36" E	25.75
5	59°32'54"	300.00	22	S 89°10'36" E	25.75
6	59°32'54"	300.00	23	N 09°43'00" W	3,006.08
7	31°29'44"	300.00	24	N 09°43'00" W	3,006.08
8	31°29'44"	300.00	25	N 09°43'00" W	3,006.08
9	31°29'44"	300.00	26	N 09°43'00" W	3,006.08
10	31°29'44"	300.00	27	N 09°43'00" W	3,006.08
11	79°46'42"	200.00	28	N 09°43'00" W	3,006.08
12	79°46'42"	200.00	29	N 09°43'00" W	3,006.08
13	07°40'48"	1000.00	30	N 09°43'00" W	3,006.08
14	07°40'48"	1000.00	31	N 09°43'00" W	3,006.08
15	07°40'48"	1000.00	32	N 09°43'00" W	3,006.08
16	07°40'48"	1000.00	33	N 09°43'00" W	3,006.08
17	32°02'40"	150.00	34	N 09°43'00" W	3,006.08
18	32°02'40"	150.00	35	N 09°43'00" W	3,006.08
19	32°02'40"	150.00	36	N 09°43'00" W	3,006.08
20	32°02'40"	150.00	37	N 09°43'00" W	3,006.08
21	32°02'40"	150.00	38	N 09°43'00" W	3,006.08
22	32°02'40"	150.00	39	N 09°43'00" W	3,006.08
23	32°02'40"	150.00	40	N 09°43'00" W	3,006.08
24	32°02'40"	150.00	41	N 09°43'00" W	3,006.08
25	32°02'40"	150.00	42	N 09°43'00" W	3,006.08
26	32°02'40"	150.00	43	N 09°43'00" W	3,006.08
27	32°02'40"	150.00	44	N 09°43'00" W	3,006.08
28	32°02'40"	150.00	45	N 09°43'00" W	3,006.08
29	32°02'40"	150.00	46	N 09°43'00" W	3,006.08
30	32°02'40"	150.00	47	N 09°43'00" W	3,006.08
31	32°02'40"	150.00	48	N 09°43'00" W	3,006.08
32	32°02'40"	150.00	49	N 09°43'00" W	3,006.08
33	32°02'40"	150.00	50	N 09°43'00" W	3,006.08



del LAGO ESTATES

FINAL PLAT

90 LOTS

A SUBDIVISION OF 68.709 ACRES OF LAND
OUT OF THE JOHN CORNER SURVEY, A-B
MONTGOMERY COUNTY, TEXAS

POWERS ENGINEERING
CONROE, TEXAS

DEVELOPER: MPB EQUITIES INC.
ENGINEER: KEN POWERS

SCALE: 1" = 200' DRAWN BY: PAH
SHEET: 1 OF 3 DATE: DECEMBER, 1982

N.W. COR. OF A
867.45 AC. TR.
VOL. 236; PG. 240
D.R.M.C.

230 AF
PROPERTY TO
del LAGO ESTATES

83093534
CABINET
SHEET
107-A
D

D/100B

del LAGO ESTATES

2 UNRESTRICTED RESERVES,
3 RESTRICTED RESERVES, 90 LOTS

A SUBDIVISION OF 68.709 ACRES OF
LAND OUT OF THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

POWERS ENGINEERING
109 COMMERCIAL CIRCLE CONROE, TEXAS

SHEET 2 OF 3

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, M.P.B. Equities, Inc., T. O. R. Corporation, and Commonwealth Land Corporation, owners, of the property subdivided in the above and foregoing map of del Lago Estates, 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 del Lago Estates in the John Corner Survey, A-8, Montgomery County, Texas, and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive my 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 heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, M.P.B. Equities, Inc., T. O. R. Corporation, and Commonwealth Land Corporation, have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioner's 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, we 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 minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert.)

FURTHER, we 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.

FURTHER, we do hereby covenant and agree that all these streets located within the boundaries of this plat are specifically noted as private streets by the owners, heirs and assigns to property located within the boundaries of this plat 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 ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

WITNESSE My hand in CONROE, Montgomery County, Texas, this 6th day of January, 1983.

ATTEST
Andrea J. Nolan

M.P.B. Equities, Inc.
W.H. Hornaday, VP

T. O. R. Corporation
R.F. [Signature]

ATTEST
William Hudson Sec

Commonwealth Land Corporation
John M. [Signature]

ATTEST
Michael F. [Signature]

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared *L.H. [Signature]*, Vice President, and *WANDA T. [Signature]*, Secretary of M.P.B. Equities, 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 6th day of January, 1983.



Shirley B. [Signature]
Notary Public in and for Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared *R.F. [Signature]*, President, and *[Signature]*, Secretary of T. O. R. Corporation, 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 13th day of January, 1983.



[Signature]
Notary Public in and for Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]*, Secretary of Commonwealth Land Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged 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 6th day of January, 1983.



[Signature]
Notary Public in and for Harris County, Texas

4309834
SHEET 107-B
Cabinet D-107/B

del LAGO ESTATES

2 UNRESTRICTED RESERVES
3 RESTRICTED RESERVES, 90 LOTS

A SUBDIVISION OF 68.709 ACRES OF
LAND OUT OF THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

POWERS ENGINEERING

109 COMMERCIAL CIRCLE CONROE, TEXAS

SHEET 3 OF 3

James V. Blacklock, owner and holder of a lien against the property described in the plat known as del Lago Estates, said lien being evidenced by instrument of record under Clerk's File No. 803242 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 I am the present owner of said lien and have not assigned the same nor any part thereof.

James V. Blacklock

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared James V. Blacklock, 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 12th day of JANUARY, 19 83.



Norman Griffin
Notary Public in and for Montgomery County, Texas

I, Chris Richardson, owner and holder of a lien against the property described in the plat known as del Lago Estates, said lien being evidenced by instrument of record under Clerk's File No. 824337 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 I am the present owner of said lien and have not assigned the same nor any part thereof.

Chris Richardson

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Chris Richardson, 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 6th day of JANUARY, 19 83.



Becky Jean Gardipee
Notary Public in and for Harris County, Texas
BECKY JEAN GARDIPEE
Notary Public State of Texas
My Commission expires November 13, 1985

I, Earl D. Elliott, owner and holder of a lien against the property described in the plat known as del Lago Estates, said lien being evidenced by instrument of record under Clerk's File No. 8206387 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 I am the present owner of said lien and have not assigned the same nor any part thereof.

By: *Earl D. Elliott*

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Earl D. Elliott, 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 5th day of JANUARY, 19 83.



Kenneth A. Powers
Notary Public in and for Montgomery County, Texas

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Washington Federal Savings and Loan Association of Stillwater, 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 6th day of JANUARY, 19 83.



Kenneth A. Powers
Notary Public in and for Harris County, Texas

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 JANUARY 23, 1983 at 1:42 o'clock, P. M. and duly recorded on JANUARY 23, 1983 at 1:42 o'clock P. M. in cabinet D sheet 107A record of MAPS for said county.

WITNES MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.



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

DEPUTY

I, J. D. Johnston, County Clerk of Montgomery County, Texas, do hereby certify that the plat of the above subdivision complies with all of the existing rules and regulations of the office adopted by the County Court Commissioners' Court.

I further certify that the plat of the above subdivision complies with requirements for platting subdivisions as mandated by Commissioners' Court; however, no notification has been filed with the County Clerk to the effect of drainage from this subdivision to any adjoining subdivision or any other subdivision or to any stream or on any other form of subdivision within the watershed.

J. D. Johnston

APPROVED by the County Court's Court, County, Texas, this 23rd day of February, 1983.

Bo Caper *Anderson D. Suther*
County Commissioner, Precinct 1 County Commissioner, Precinct 2

Weldon Locke *R. D. Salter*
County Commissioner, Precinct 3 County Commissioner, Precinct 4

Weldon Locke *R. D. Salter*
County Commissioner, Precinct 3 County Commissioner, Precinct 4

This is to certify that I, Kenneth A. Powers, a licensed 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 of minimum diameter and 3' long, and that this plat correctly represents a true survey made by me.

Kenneth A. Powers
Kenneth A. Powers, R.P.S.
Texas Registration No. 3484

8309584
CABINET 108-A
SHEET 108-A
D
Submitted by *Robert H. Powers*