

# PELICAN BAY

## Section Four

A REPLAT OF RESERVES "A" & "B" AND PARTIAL  
REPLAT OF RESERVE "C", PELICAN BAY, SEC. ONE AS  
RECORDED IN CABINET E, SHEET 120, MAP RECORDS  
MONTGOMERY COUNTY, TEXAS.

2 Blocks · 16 Residential Lots · 2 Restricted Reserves  
A SUBDIVISION OF 13.2583 ACRES OUT OF THE  
TIMOTHY CUDE SURVEY, A-12, MONTGOMERY COUNTY, TEXAS.

### POWERS ENGINEERING

3706 W. DAVIS, SUITE C · CONROE, TEXAS 77304

DATE: 11/27/91

SHEET: 1 OF 2

THE STATE OF TEXAS:

COUNTY OF MONTGOMERY:

We, Charles D. Patterson and Elayne Leidecker, President and Assistant Secretary respectively of Patten Corporation Southwest, owner of the property subdivided in the above and foregoing map of Pelican Bay, Section Four, do hereby make subdivision of said property for and on behalf of said Patten Corporation Southwest, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Pelican Bay, Section Four, located in the Timothy Cude Survey, A-12, Montgomery County, Texas, and on behalf of said Patten Corporation Southwest, 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 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, Charles D. Patterson and Elayne Leidecker, President and Assistant Secretary respectively of Patten Corporation Southwest, owner of the property subdivided in the above and foregoing map of Pelican Bay, Section Four, have complied 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 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, Patten Corporation Southwest, do hereby dedicate forever to the public a strip, a minimum 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 run with the title to the property, and 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).

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 those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained 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.

IN TESTIMONY WHEREOF, the Patten Corporation Southwest has caused these presents to be signed by Charles D. Patterson, its President, thereunto authorized, attested by its Assistant Secretary, Elayne Leidecker, and its common seal hereunto affixed this 11th day of December, 1991.

PATTEN CORPORATION SOUTHWEST

By: CD Patterson  
Charles D. Patterson, President

ATTEST:

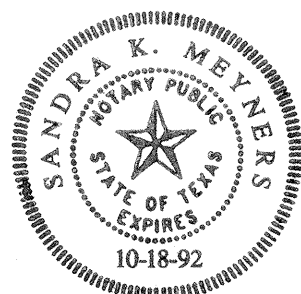
Elayne Leidecker  
Elayne Leidecker, Assistant Secretary

THE STATE OF TEXAS:

COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Charles D. Patterson, President, and Elayne Leidecker, Assistant Secretary, of Patten Corporation Southwest, 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 11th day of DECEMBER, 1991.



Sandra K. Meyers  
Notary Public in and for TEXAS  
County, Texas

This is to certify that I, Ken 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 5/8" diameter and 3' long, and that this plat correctly represents that survey made by me.



Ken Powers  
Ken Powers  
Texas Registration No. 3484

This is to certify that the City Planning Commission of the City of Conroe, Texas, has approved this plat and subdivision of Patten Corporation Southwest as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Vice Chairman of the City Planning Commission of the City of Conroe, Texas, this 3 day of MARCH, 1992.

Nancy Lawrence  
Nancy Lawrence, Vice Chairman

Seth Gibson  
Seth Gibson, Chairman

I, J. D. Blanton, 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 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.

J. D. Blanton  
J. D. Blanton, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 9th day of March, 1992.

John W. Martin  
John W. Martin  
Commissioner, Precinct 1

Malcolm Purvis  
Malcolm Purvis  
Commissioner, Precinct 2

Alan B. Sadler  
Alan B. Sadler, County Judge

Ed Chance  
Ed Chance  
Commissioner, Precinct 3

Charles Hayden  
Charles Hayden  
Commissioner, Precinct 4

STATE OF TEXAS  
COUNTY OF MONTGOMERY

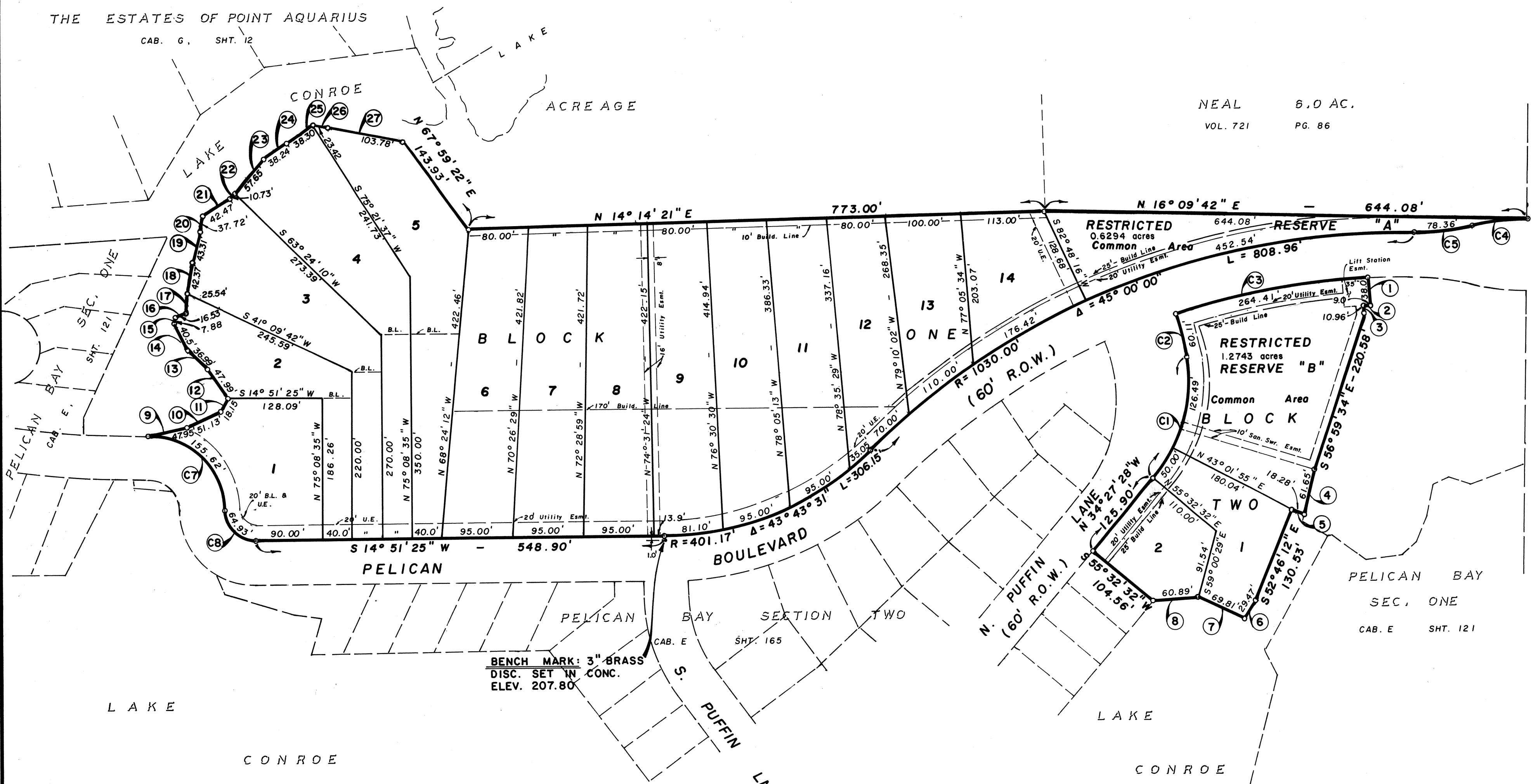
I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on March 9, 1992, at 11 o'clock, P.M., and duly recorded on MARCH 13, 1992, at 11 o'clock, P.M., in cabinet 8, sheet 033B of record of map for said County.

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

FILED  
13th day of MAR. 1992  
ROY HARRIS  
Clerk, County Court  
Montgomery Co., Texas



Roy Harris ORIGINAL  
Roy Harris, Clerk, County Court,  
Montgomery County, Texas  
By Roy Harris Deputy



F. M. HIGHWAY 1097

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	208.76	48° 26' 25"	176.49	93.91	N 58° 40' 40" W	171.29
C2	268.17	12° 50' 32"	60.11	30.18	N 89° 19' 09" W	59.98
C3	970.00	15° 37' 06"	264.41	133.03	N 04° 49' 53" E	263.60
C4	305.31	14° 42' 18"	78.36	39.40	S 08° 46' 45" W	78.14
C5	305.31	14° 42' 18"	78.36	39.40	S 08° 46' 45" W	78.14
C6	41.67	89° 16' 49"	64.93	41.15	S 59° 29' 50" W	58.56
C7	101.67	87° 41' 56"	155.62	97.67	S 60° 17' 16" W	140.87

LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 77° 21' 34" E	38.00	14	S 78° 42' 26" W	40.50
2	S 12° 38' 26" W	9.00	15	N 62° 15' 10" W	7.88
3	S 77° 21' 34" E	10.96	16	N 11° 12' 14" W	16.53
4	S 61° 46' 42" E	61.65	17	N 70° 16' 26" W	25.54
5	S 37° 18' 35" W	18.28	18	N 62° 05' 18" W	42.37
6	S 43° 10' 15" E	29.47	19	N 64° 46' 36" W	43.31
7	S 39° 58' 10" W	69.81	20	N 48° 14' 07" W	37.72
8	S 11° 06' 14" W	60.89	21	N 15° 40' 14" W	42.47
9	N 05° 53' 45" E	47.95	22	N 25° 42' 45" W	10.73
10	N 09° 45' 50" W	51.13	23	N 33° 33' 52" W	57.65
11	N 46° 55' 01" W	18.15	24	N 20° 12' 20" W	38.24
12	S 71° 21' 12" W	47.99	25	N 17° 19' 39" W	38.30
13	S 59° 05' 27" W	36.99	26	N 23° 53' 49" E	23.42
			27	N 25° 59' 30" E	103.78

## PELICAN BAY

### Section Four

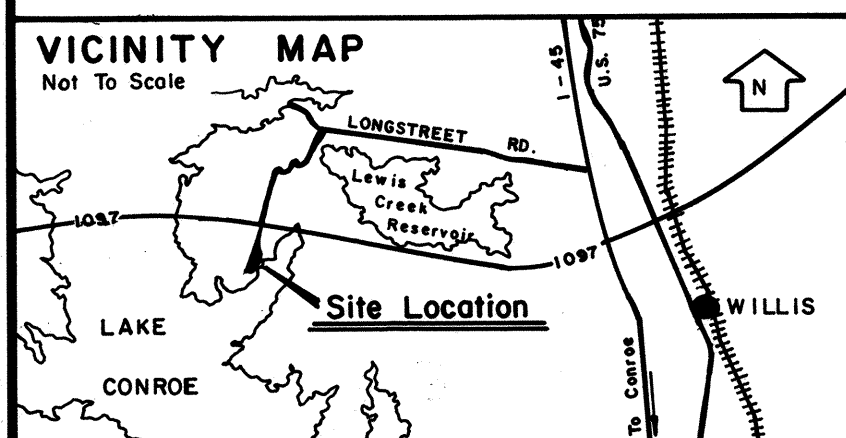
A REPLAT OF RESERVES "A" & "B" AND PARTIAL  
REPLAT OF RESERVE "C", PELICAN BAY, SEC. ONE AS  
RECORDED IN CABINET E, SHEET 120, MAP RECORDS  
MONTGOMERY COUNTY, TEXAS.

**2 Blocks · 16 Residential Lots · 2 Restricted Reserves**  
**A SUBDIVISION OF 13.2583 ACRES OUT OF THE**  
**TIMOTHY CUDE SURVEY, A-12, MONTGOMERY COUNTY, TEXAS.**

OWNERS:  
PATTEN CORPORATION SOUTHWEST  
100 POINT AQUARIUS BLVD.  
WILLIS, TEXAS 77378

NOTES:

- ALL STREETS SHOWN HEREON ARE PRIVATE.
- THERE IS HEREBY DEDICATED A FIVE FOOT (5') BUILDING LINE LYING FIVE FT. (5') ON EITHER SIDE OF ALL SIDE LOT LINES HEREON UNLESS OTHERWISE SHOWN.
- The 100 year flood plain elevation for Lake Conroe is 203.0 feet as per FIRM Community Panel No. 480483 0060 C, effective date Aug. 1, 1984.



ORIGINAL

FILED  
13<sup>TH</sup> day of MAR. 1992  
ROY HARRIS  
Clerk, County Court  
Montgomery Co., Texas

**POWERS ENGINEERING**  
3706 W. DAVIS, SUITE C · CONROE, TEXAS 77304

SHEET: 2 OF 2