

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

# LAKEWOOD ON LAKE CONROE

A SUBDIVISION OF 64.618 ACRES OF LAND SITUATED IN THE  
NEIL MARTIN SURVEY, A-26, MONTGOMERY COUNTY, TEXAS  
29 LOTS 3 RESERVES  
OWNER: SIXTY-FOUR LAKE CONROE REAL ESTATE INVESTMENT  
(A JOINT VENTURE)

I, Gary B. Richardson, Trustee of Sixty-Four Lake Conroe Real Estate Investment, (a Joint Venture), owner of the property subdivided in the above and foregoing map of Lakewood on Lake Conroe, 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 Lakewood on Lake Conroe in the Neil Martin Survey, A-26, Montgomery County, Texas; and dedicate to public use, as such, the 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 heirs and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that I, Gary B. Richardson, Trustee of Sixty-Four Lake Conroe Real Estate Investment, (a Joint Venture), 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."

"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 structure."

"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 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 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 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 fireman, 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."

"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."

Gary B. Richardson  
Gary B. Richardson, Trustee  
Sixty-Four Lake Conroe Real Estate Investment  
(a Joint Venture)

STATE OF TEXAS  
COUNTY OF MONTGOMERY

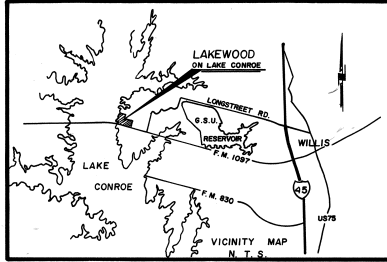
BEFORE ME, the undersigned authority, on this day personally appeared Gary B. Richardson, Trustee of Sixty-Four Lake Conroe Real Estate Investment, (a Joint Venture), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of April, 1987.

Cynthia A. Hobbs Blair  
Notary Public in and for the State of Texas



PREPARED BY:  
**C.T.B. & ASSOCIATES INC.**  
SURVEYORS PLANNERS CONSULTANTS  
1035 W. AUSTIN - CONROE, TEXAS, 77301



"This is to certify that the City Planning Commission of the City of Conroe, Texas, has approved this plat and subdivision of Lakewood on Lake Conroe as shown hereon."

"IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Conroe, Texas, this 19 day of May, 1987."

[Signature] Secretary  
[Signature] Chairman

I, Lee McLemore, owner and holder of liens against the property described in the plat known as Lakewood on Lake Conroe, said liens being evidenced by instrument of record in Clerk's File No. 8715660 and 8628493 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: [Signature]  
Lee McLemore

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared, Lee McLemore, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged me to that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of April, 1987.

Cynthia A. Hobbs Blair  
Notary Public in and for the State of Texas



"This is to certify that I, Craig T. Bubier, a 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, 5/8 inch in diameter and three feet long, and that this plat correctly represents that survey made by me."



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

"I, J. D. 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."

[Signature]  
J. D. Blanton, County Engineer  
Montgomery County, Texas

APPROVED and ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this 24th day of March, 1987.

[Signature]  
Commissioner Precinct 1  
[Signature]  
Commissioner Precinct 3

[Signature]  
Commissioner Precinct 2  
[Signature]  
Commissioner Precinct 4  
[Signature]  
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 within instrument with its certificate of authentication was filed for registration in my office on March 23, 1987, at 1:44 o'clock, P.M., and duly recorded on March 23, 1987, at 1:44 o'clock, P.M., in cabinet F, sheet 014B of record of 0158 for said County.

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



Roy Harris  
Roy Harris  
Clerk, County Court  
Montgomery County

By \_\_\_\_\_ Deputy

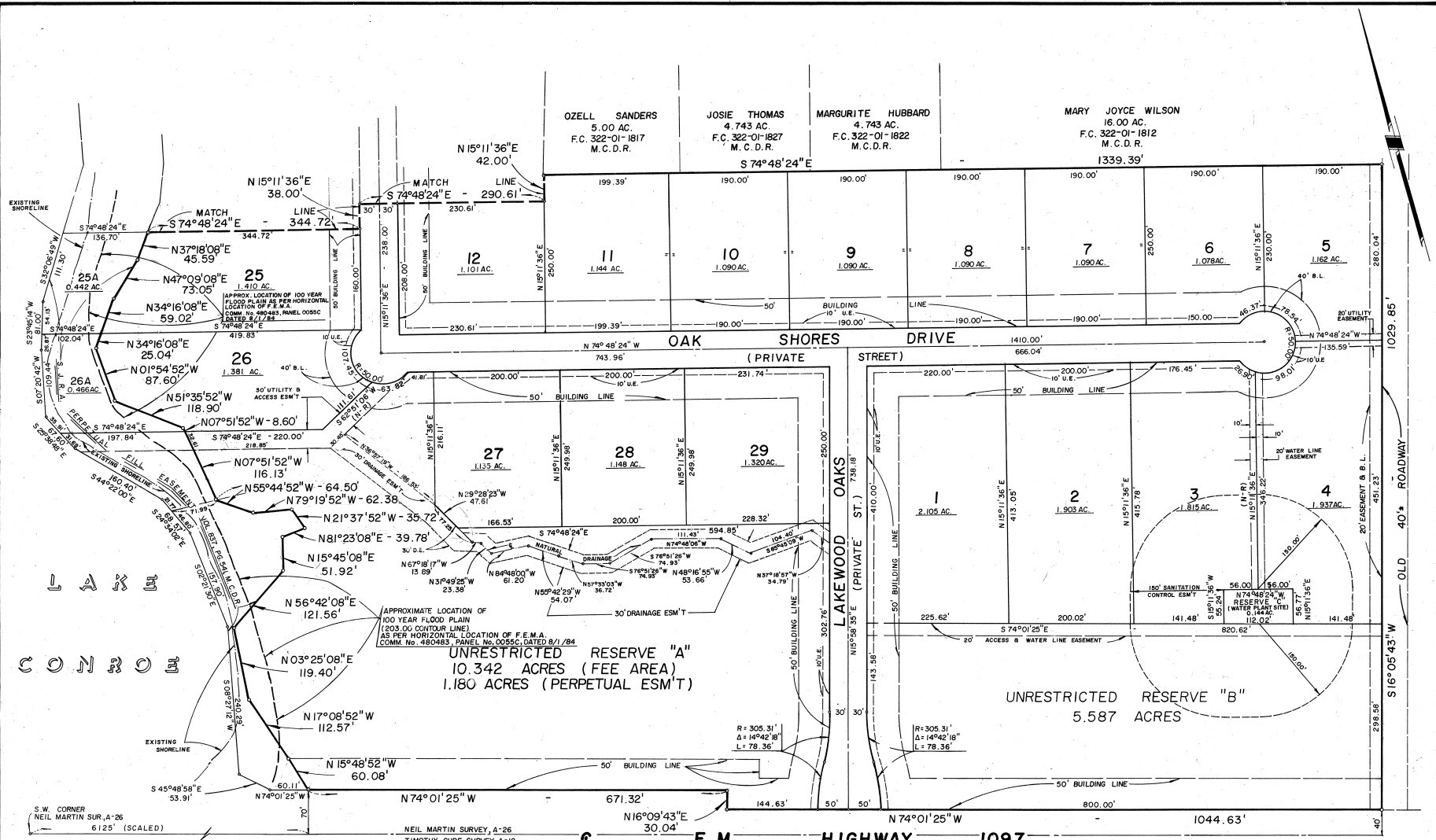
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CABINET F  
SHEET 014B

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Cabinet F Sheet 014B

SHEET 1 OF 3



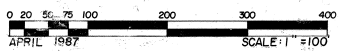
NOTE:  
 1. "B.L." INDICATES BUILDING LINE  
 2. "D.E." INDICATES DRAINAGE EASEMENT  
 3. "U.E." INDICATES UTILITY EASEMENT  
 4. ALL STREETS SHOWN HEREON ARE PRIVATE  
 5. ALL LOT LINES SHOWN HEREON ARE RADIAL UNLESS OTHERWISE SHOWN  
 6. "N-R" INDICATES NON-RADIAL  
 7. IN THE EVENT THAT SUBDIVISION IS ANNEXED INTO THE LIMITS OF THE CITY OF CONROE, THE STREETS SHOWN HEREON SHALL REVERT TO THE CITY OF CONROE  
 8. THERE IS A 40' TO 30' BUILDING LINE (30' TO 30' BUILDING LINE) THIRTY FEET ON EITHER SIDE OF ALL SIDE LOT LINES SHOWN HEREON UNLESS OTHERWISE NOTED  
 9. THE STREETS SHOWN ON THIS PLAN ARE NOT DEDICATED TO THE PUBLIC, BUT ON THE CONTRARY, WILL BE CONVEYED TO THE LAKEWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, A TEXAS CORPORATION, FOR THE LIMITED USES EXPRESSLY SET FORTH IN THE DEED OF CONVEYANCE, WITH SIXTY-FOUR LAKE CONROE REAL ESTATE INVESTMENT (A JOINT VENTURE) RESERVING TO ITSELF, ITS INVITEES AND SUCCESSORS "IN-TITLE" TO EACH LOT SHOWN HEREON AND THE INVITEES OF EACH SUCH SUCCESSOR, RIGHTS OF INGRESS, EGRESS AND PASSAGE OVER AND ALONG SUCH STREETS (WHICH SHALL BE PRIVATE FOR THE EXCLUSIVE USE AND BENEFIT OF SUCH CLASS), ALL AS MORE FULLY SET FORTH IN SUCH DEED, ALL OF WHICH RIGHTS SHALL BE AN EASEMENT, APPURTENANT TO AND FOR THE BENEFIT OF EACH LOT WITHIN THE SUBDIVISION, SIXTY-FOUR LAKE CONROE REAL ESTATE INVESTMENT (A JOINT VENTURE), ITS SUCCESSORS AND ASSIGNS, SHALL ALSO HAVE THE RIGHT TO USE SUCH STREETS FOR THE INSTALLATION, MAINTENANCE AND IMPROVEMENT OF WATER LINES AND OTHER UTILITIES ABOVE, IN, OR UNDER SAID STREETS.

10. THIS SUBDIVISION IS SUBJECT TO ALL RULES, REGULATIONS, AND FLOWAGE EASEMENTS AS ESTABLISHED BY THE SAN JACINTO RIVER AUTHORITY.  
 11. THIS SUBDIVISION IS SUBJECT TO ALL RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF WATER RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS.

FINAL PLAT

# LAKEWOOD ON LAKE CONROE

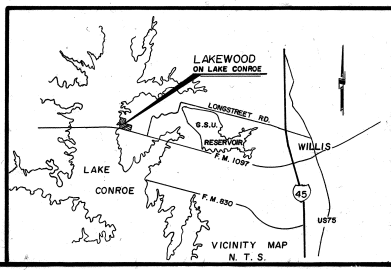
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 29 LOTS                      3 RESERVES



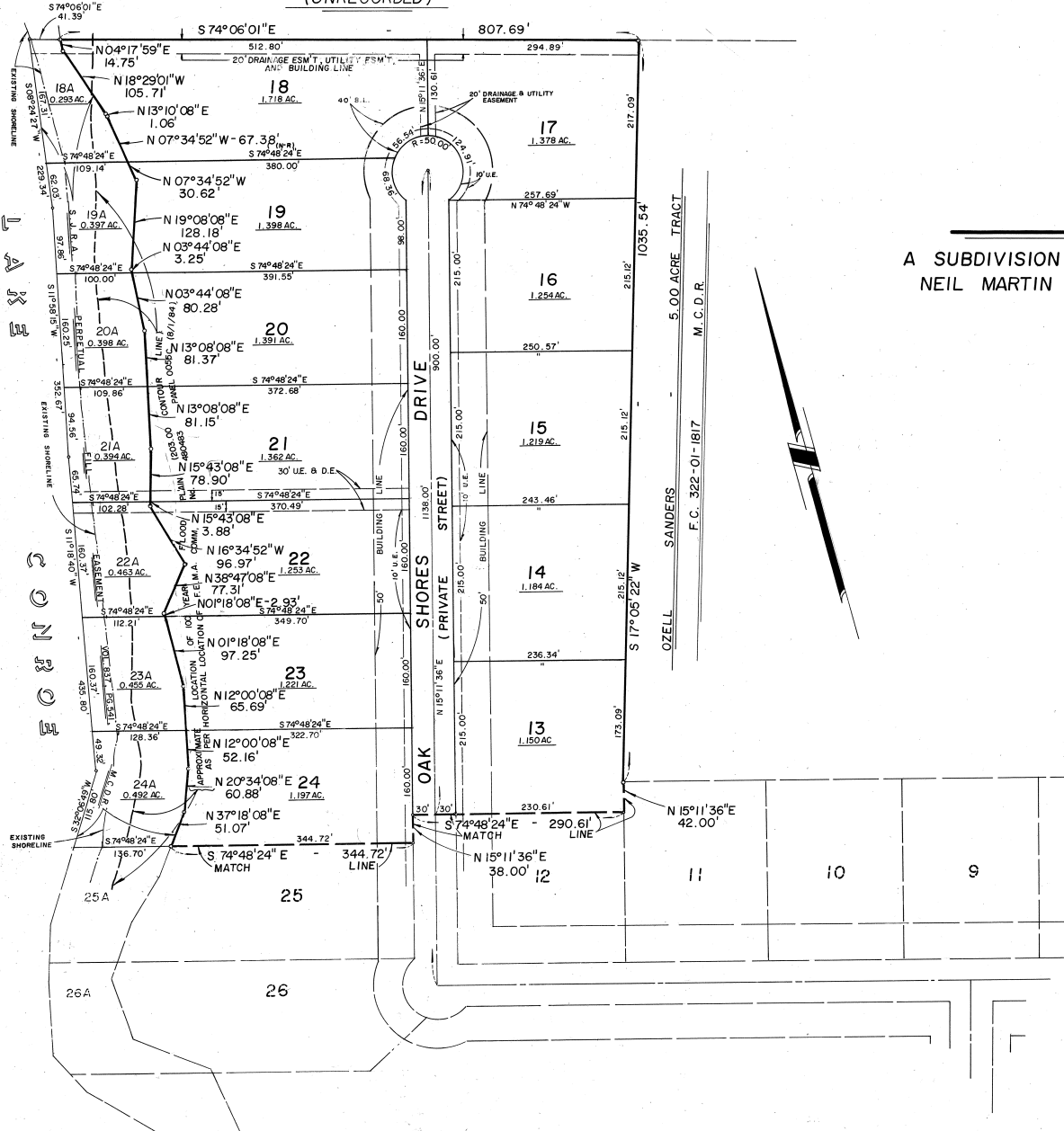
PREPARED BY:  
**C.T.B. & ASSOCIATES INC.**  
 SURVEYORS    PLANNERS    CONSULTANTS  
 1035 W. AUSTIN - CONROE, TEXAS, 77301

8813654      CABINET F SHEET 015A

OWNER: SIXTY-FOUR LAKE CONROE REAL ESTATE INVESTMENT (A JOINT VENTURE)  
 P.O. BOX 525  
 WILLIS, TEXAS, 77378



BRIDGEPOINT SUBDIVISION  
(UNRECORDED)



FINAL PLAT

**LAKEWOOD  
ON LAKE CONROE**

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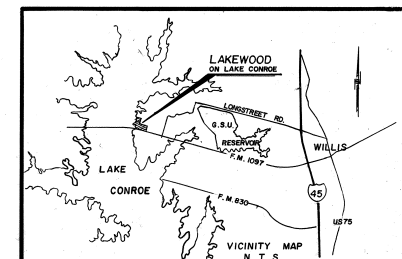


PREPARED BY:

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SURVEYORS PLANNERS CONSULTANTS  
1035 W. AUSTIN - CONROE, TEXAS, 77301

NOTE: ALL STREETS SHOWN HEREON ARE PRIVATE (SEE SHEET NO. 2 FOR ADDITIONAL NOTES)

OWNER: SIXTY-FOUR LAKE CONROE REAL ESTATE  
INVESTMENT (A JOINT VENTURE)  
P.O. BOX 525  
WILLIS, TEXAS, 77378



8813654

CABINET F  
SHEET 015B

8813654 Cabinet F - Sheet 015B