

**COLONY PLACE
SECTION TWO
A UNIT DEVELOPMENT
A REPLAT OF COLONY PLACE
CONDOMINIUM PROJECT**

Condominium Map Records of Montgomery County
Map Recorded in Cabinet 1, Sheet 84-A
48 RESIDENTIAL LOTS - 7 BLOCKS - 1 RESERVE
A SUBDIVISION OF 5.692 ACRES OF LAND
IN THE WILLIAM ATKINS SURVEY, A-3
MONTGOMERY COUNTY, TEXAS

Owner

El Lago Condos, L.L.C.
18511 Hwy 105 W.
Montgomery, Texas 77356

Surveyor

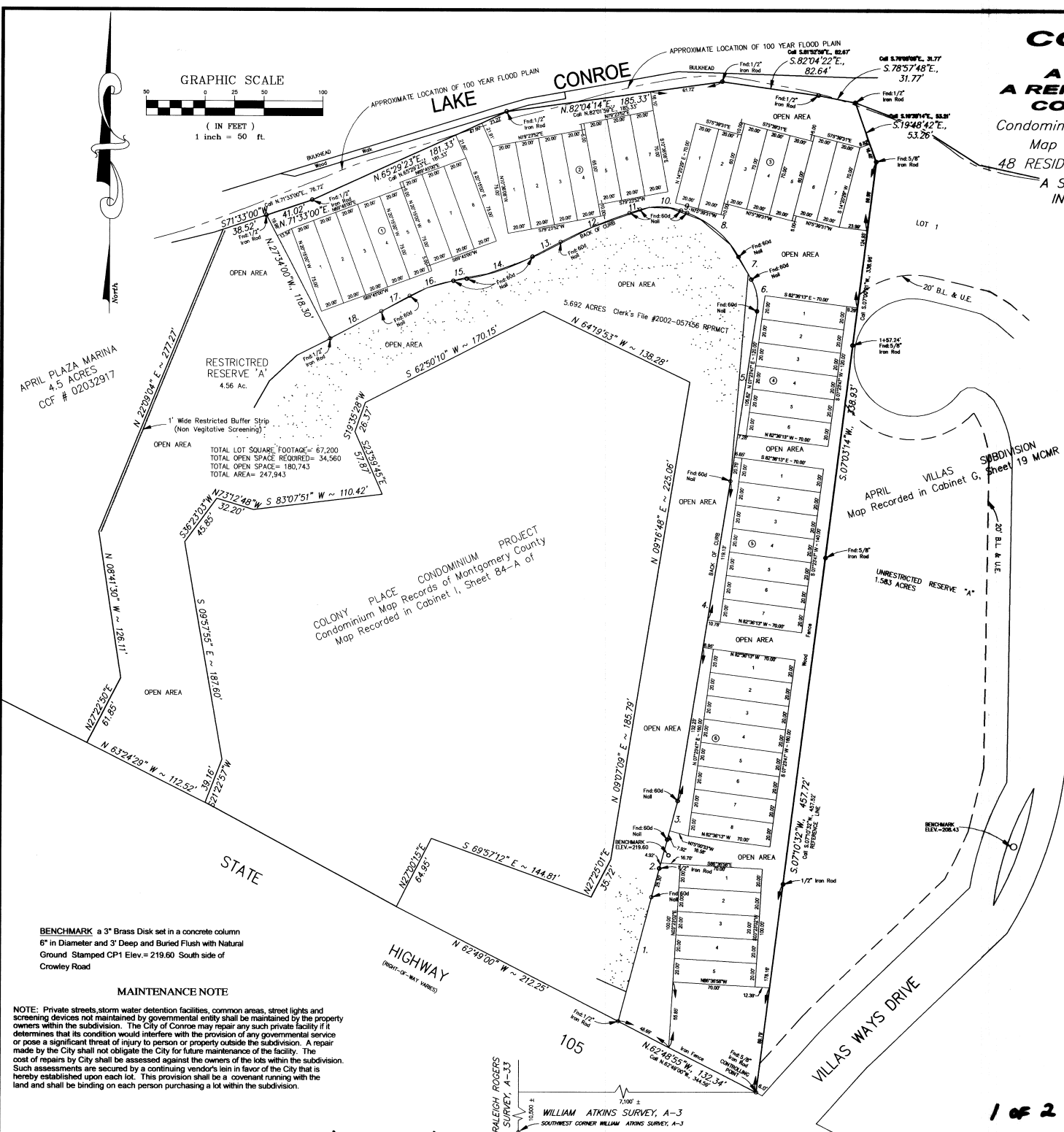
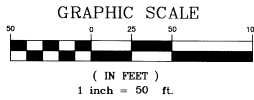
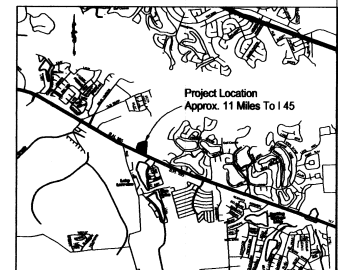
C & G Surveying
SETH M. GIBSON, R.P.L.S.
P. O. Box 987
Conroe, Texas 77305

NOTES:

1. MINIMUM FLOOR ELEVATION FOR ALL LOTS IS ELEVATION 208.00

CALLS ALONG BACK OF CURB

1. N.14°50'06"E., 108.80'
2. N.15°19'10"E., 50.59'
3. N.14°59'27"E., 34.06'
4. N.09°09'32"E., 275.14'
5. N.08°39'30"E., 145.88'
6. R=41.92' A=27.92' D=38°09'26"
Ch=N.10°25'13"E., 27.41'
7. N.29°29'56"W., 22.13'
8. R=84.06' D=04°09'34" A=58.92'
Ch=N.49°34'43"W., 57.72'
9. N.69°39'30"W., 5.57'
10. R=53.43' D=38°15'11" A=35.67'
Ch=N.88°47'06"W., 35.01'
11. S.72°05'18"W., 9.39'
12. R=36.322' D=10°11'50" A=63.59'
Ch=S.67°04'23"W., 63.50'
13. S.62°03'28"W., 27.00'
14. R=182.57' D=18°35'19" A=59.23'
Ch=S.71°21'08"W., 58.97'
15. S.80°38'47"W., 11.43'
16. R=116.49' D=19°25'03" A=39.48'
Ch=S.70°56'16"W., 39.29'
17. S.61°13'44"W., 27.31'
18. R=1669.89' D=01°41'29" A=39.29'
Ch=S.62°04'28"W., 49.29'



APRIL PLAZA MARINA
4.5 ACRES
CCF # 02032917

RESTRICTED RESERVE "A"
4.56 Ac.

1' Wide Restricted Buffer Strip
(Non Vegetative Screening)

TOTAL LOT SQUARE FOOTAGE= 67,200
TOTAL OPEN SPACE REQUIRED= 34,560
TOTAL OPEN SPACE= 180,743
TOTAL AREA= 247,943

COLONY PLACE CONDOMINIUM PROJECT
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BENCHMARK a 3" Brass Disk set in a concrete column
6" in Diameter and 3' Deep and Buried Flush with Natural
Ground Stamped CP1 Elev. = 219.60 South side of
Crowley Road

MAINTENANCE NOTE

NOTE: Private streets, storm water detention facilities, common areas, street lights and screening devices not maintained by governmental entity shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such private facility if it determines that its condition would interfere with the provision of any governmental service or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by City shall be assessed against the owners of the lots within the subdivision. Such assessments are secured by a continuing vendor's lien in favor of the City that is hereby established upon each lot. This provision shall be a covenant running with the land and shall be binding on each person purchasing a lot within the subdivision.

WILLIAM ATKINS SURVEY, A-3
SOUTHWEST CORNER WILLIAM ATKINS SURVEY, A-3

File # 2004108924

CAB 1

Sheet 159 B

ACES
AMERICAN CIVIL ENGINEERING SERVICES, L.P.
P.O. Box 3220 • Conroe, Texas 77305
936-780-3280 • 936-780-3270 (Fax) • www.americances.com

FILED FOR RECORD

2004 SEP 28 PM 4: 22

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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MONTGOMERY COUNTY, TEXAS

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF MONTGOMERY

"E1 LAGO CONDOS, L.L.C.", owner of the property subdivided in the above and foregoing map of the Colony Place, Section II, 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 Colony Place, Section II, in the William Atkins Survey A-3, 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 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 E1 LAGO CONDOS, L.L.C., my heirs and assigns to warrant and forever defend the title to the lands so dedicated.

This is to certify that E1 LAGO CONDOS, L.L.C., has 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 thereon.

FURTHER, "E1 LAGO CONDOS, L.L.C.", does 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 junction, 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, "E1 LAGO CONDOS, L.L.C.", does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction or residential dwelling units thereon (or the placement of mobile home subdivision) 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 6 day of August, 2004.

E1 LAGO CONDOS, L.L.C.

CERTIFICATE OF APPROVAL

BY PLANNING AND ZONING COMMISSION

On the 2nd Day of September, 2004, this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

Witness the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the

City of Conroe, Texas, this 2nd Day of September, 2004.

Morris Eickenhorst
Chairman

By: Tammy Bailey
Tammy Bailey
Secretary

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Mark Turnbull, 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 9-28, 2004 at 9:42 o'clock, A.M., and duly recorded on 7-29, 2004 at 9:42 o'clock, A.M., in cabinet 160A, sheet 160A-160A of record of Mark Turnbull said County.

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

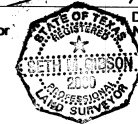
Mark Turnbull, Clerk, County Court,
Montgomery County, Texas

Annie March, Deputy

SURVEYOR'S ACKNOWLEDGEMENT

I, Seth M. Gibson, a registered professional land surveyor under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground, that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Seth M. Gibson
Registered Professional Land Surveyor
Date 7-29-04
No. 2000



MAINTENANCE NOTE

Storm water detention facilities, and common areas, and street lights not maintained by governmental entity shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such private facility if it determines that its condition would interfere with the provision of any governmental service or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by City shall be assessed against the owners of the lots within the subdivision. Such assessments are secured by a continuing vendor's lien in favor of the City that is hereby established upon each lot. This provision shall be a covenant running with the land and shall be binding on each person purchasing a lot within the subdivision.

FLOODPLAIN NOTE

NOTE: THIS TRACT IS LOCATED IN ZONE X AND IS PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PLAN 48333C0335 F EFFECTIVE DATE DECEMBER 19, 1996. SOME PORTIONS OF THE PROPERTY ALONG THE SHORE LINE OF LAKE CONROE, FALL WITHIN THE 100 YEAR FLOOD PLAIN.

Notary Public and for
State of Texas

File# 2004108924

CAB 1

Sheet 160A

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