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STATE OF TEXAS
COUNTY OF HARRIS

We, Hubert H. Vestal and Charles G. Johnson, President and Secretary respectively of Cape Conroe Limited D.B.A. U.S. Land Development Company, owner of the property re-subdivided in the above and foregoing map of the replat of Block 3 Cape Conroe Section I, do hereby make re-subdivision of said property for and on behalf of said Cape Conroe Limited D.B.A. U.S. Land Development Company, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said re-subdivision as the replat of Block 3 Cape Conroe Section I, located in the John Corner Survey, Abstract No. 8 Montgomery County, Texas, and on behalf of said Cape Conroe Limited D.B.A. U.S. Land Development Company, and dedicated to the 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 of the land so dedicated.

"This is to certify that we, Hubert H. Vestal and Charles G. Johnson, President and Secretary respectively of Cape Conroe Limited D.B.A. U.S. Land Development Company, Owner of the property re-subdivided in the above and foregoing map of the replat of Block 3 Cape Conroe Section I, 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."

"FURTHER, We, Cape Conroe Limited D.B.A. U.S. Land Development Company, do hereby dedicate forever to the public a strip 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 re-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 re-subdivided in the above and foregoing map shall be restricted in its use, which restrictions 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 (12" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

"We hereby covenant and agree that all lots within the boundaries of this re-subdivision are for residential purposes unless otherwise noted."

IN TESTIMONY WHEREOF, the Cape Conroe Limited D.B.A. U.S. Land Development Company has caused these presents to be signed by Hubert H. Vestal its President, thereunto authorized, attested by its Secretary, Charles G. Johnson, and its common seal herunto affixed this 31 day of MAY, 1972.

By Hubert H. Vestal
Hubert H. Vestal, President

ATTEST:
Charles G. Johnson
Charles G. Johnson



CURVE DATA	RADIUS	ARC LENGTH	ANGLE	TANGENT LENGTH
1	180.00	161.05	51-15-44	86.36
2	138.23	171.29	71-00-00	98.60
3	40.00	125.66	180-00-00	---
4	129.96	218.88	96-30-00	145.61
5	445.00	259.83	33-27-16	133.74
6	755.40	96.04	07-17-07	48.09
7	1235.54	102.42	04-15-00	51.24

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 June 1, 1972, at 11 o'clock A.M., and duly recorded on June 9, 1972, at 11 o'clock A.M., Volume 10, Page 30 of record of Major of said County.

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

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

STATE OF TEXAS)
COUNTY OF MONTGOMERY)

I, B. W. Cooper, 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 the Montgomery County Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on their intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

B.W. Cooper
County Engineer

STATE OF TEXAS)
COUNTY OF MONTGOMERY)

APPROVED by the Commissioners' Court of Montgomery County, Texas this 1st day of June, 1972.

Bo Cooper Commissioner, Precinct 1
J.P. Z. Jr. Commissioner, Precinct 2
B.B. Holcomb County Judge
A.V. Dallas Commissioner, Precinct 4

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NOTE:
CAPE CONROE SECTION I
RECORDED IN VOL. 10, PG. (MCDR)



GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, this 31 day of MAY, 1972.

Jessie S. Decent
Notary Public in and for
Harris County, Texas



Leonard W. Shoemaker
Engineer
Texas Registration No. 26648

STATE OF TEXAS)
COUNTY OF HARRIS)

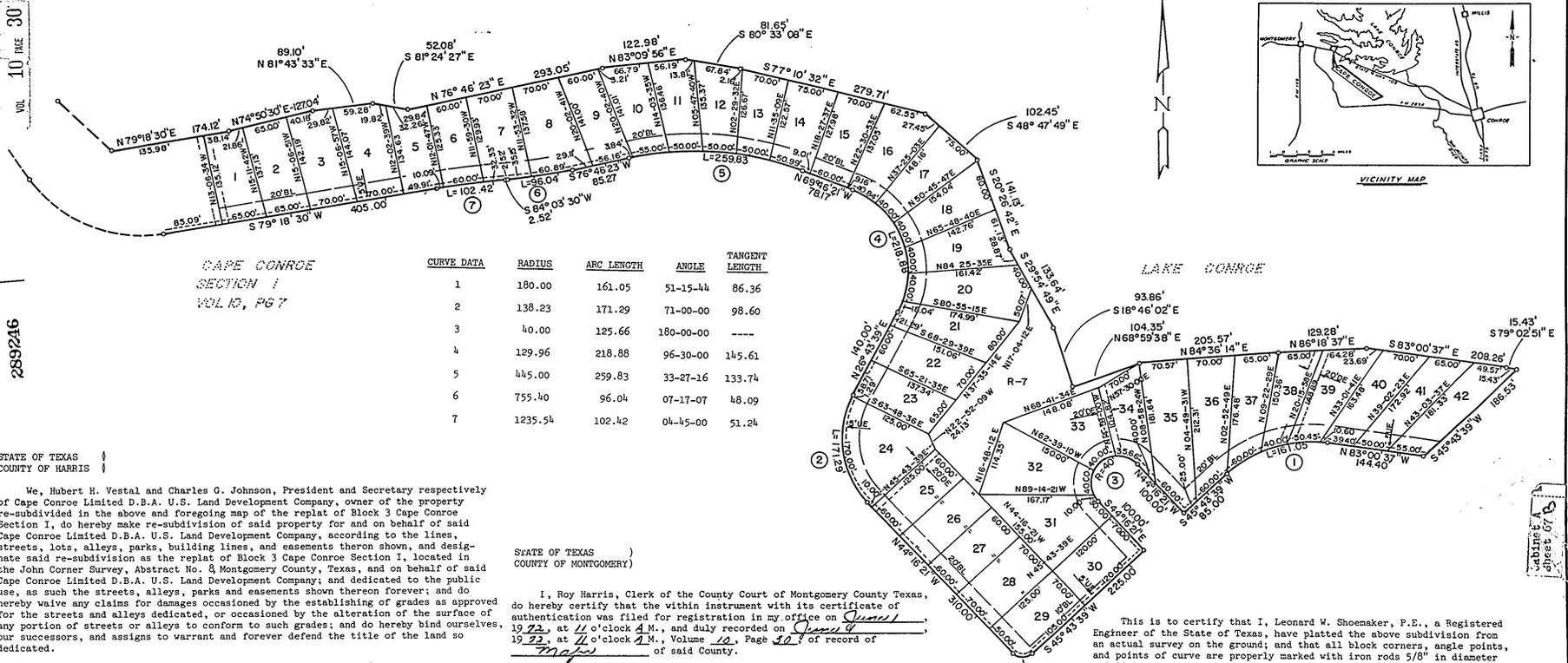
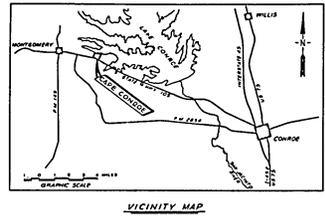
BEFORE ME, the undersigned authority, on this day personally appeared Hubert H. Vestal, President and Charles G. Johnson, Secretary of Cape Conroe Limited D.B.A. U.S. Land Development Company, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me 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 company.

REPLAT OF BLOCK 3 CAPE CONROE SECTION I

A RESUBDIVISION OF 9.40 ACRES OUT OF THE JOHN CORNER SURVEY A-8 MONTGOMERY COUNTY, TEXAS

42 LOTS .611 ACRES RESERVE
OWNER: CAPE CONROE LIMITED D.B.A.
U.S. LAND DEVELOPMENT COMPANY
HUBERT VESTAL, PRESIDENT

LEONARD W. SHOEMAKER & ASSOCIATES, ENGINEERS
SCALE: 1"=100'
100 50 0 100 200 300
MAY, 1972
SCALE



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