

**del LAGO**  
SECTION THREE

3 BLOCKS, 4 UNRESTRICTED RESERVES, 21 LOT'S

**FINAL PLAT**

A SUBDIVISION OF 26.1924 ACRES OF LAND  
OUT OF THE JOHN CORNER SURVEY, ABSTRACT 8,  
MONTGOMERY COUNTY, TEXAS

**POWERS ENGINEERING**  
CONROE, TEXAS

DEVELOPER: LAKE CONROE LAND DEVELOPMENT ASSOCIATES  
ENGINEER: KEN POWERS

DATE: AUGUST, 1982  
SCALE: 1"=100'  
SHEET: 1 of 2

- NOTE:
- 1.) U.E. = UTILITY EASEMENT
  - 2.) D.E. = DRAINAGE EASEMENT
  - 3.) ALL RIGHT OF WAYS SHALL SERVE AS DEDICATED EASEMENTS FOR THE MUTUAL USE OF PUBLIC UTILITY COMPANIES.

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S257205

We, Lake Conroe Land Development Associates, a Texas general partnership, owners of the property subdivided in the above and foregoing map of del Lago, Section Three, 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, Section Three 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 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 we, Lake Conroe Land Development Associates, a Texas general partnership, 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 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 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 those 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.

WITNESS our hands in Conroe Montgomery County, Texas, this 29th day of September, 1982.

Lake Conroe Land Development Associates,  
A TEXAS GENERAL PARTNERSHIP

By: M.P.B. Equities, Inc., a General Partner

By: L.H. Homan, Jr., V.P.  
L. H. Homan, Jr., V.P. President  
M.P.B. Equities, Inc.

M.P.B. Equities, Inc. having been appointed as a duly authorized agent and general partner of Lake Conroe Land Development Associates.

BEFORE ME, the undersigned authority, on this day personally appeared L. H. Homan, Jr., 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 29th day of September, 1982.

Sandra J. Nolan  
Notary Public in and for Harris County, Texas

**3 BLOCKS, 4 UNRESTRICTED RESERVES, 21 LOTS**

**del LAGO**

**SECTION THREE**

**A SUBDIVISION OF 26.1924 ACRES OF LAND OUT OF THE JOHN CORNER SURVEY ABSTRACT 8, MONTGOMERY COUNTY, TEXAS.**

**POWERS ENGINEERING**

109 COMMERCIAL CIRCLE CONROE, TEXAS 77304

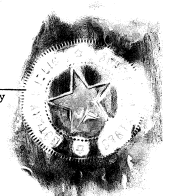
I, Odell Hudson, Trustee, owner and holder of a lien against the property described in the plat known as del Lago, Section Three, said lien being evidenced by instrument of record under Clerk's File No. 8210391 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate 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: Odell Hudson  
Odell Hudson, Trustee

BEFORE ME, the undersigned authority, on this day personally appeared Odell Hudson, 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 29th day of September, 1982.

Nita F. Myers  
Notary Public in and for Montgomery County, Texas



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 \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. and duly recorded on \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. in cabinet \_\_\_\_\_, sheet 4 of record of \_\_\_\_\_ for said County.

WITNESS 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

BY: \_\_\_\_\_ DEPUTY

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 Commissioner's Court.

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioner's Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery of parent stream or on any other area of subdivision within the watershed.

J. D. Blanton  
County Engineer

APPROVED by the Commissioner's Court of Montgomery County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Bo Calfee  
Commissioner, Precinct 1

H. D. Alley  
Commissioner, Precinct 2

Burt Bratcher  
County Judge

Weldon Locke  
Commissioner, Precinct 3

A. V. Sallas  
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 5/8" diameter and 3' long, and that this plat correctly represents that survey made by me.



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

Cabinet Sheet 86-A