

ASPHALT PAVEMENT

±N 89°58' E - 3836' TO N.E. CORNER OF JOHN CORNER SURVEY, A-8

N 89°57'49" E - 474.41

P. SOHN  
VOL. 755, PG. 1587 M.C.D.R.

RESTRICTED RESERVE "A"  
3,458.3 AC., 150,644 SQ. FT.  
RESTRICTED TO COMMON OPEN SPACE

UNRESTRICTED RESERVE "B"  
2,283.5 AC., 99,469 SQ. FT.

JOHN CORNER SURVEY, A-8

R=670.33'  
Δ=08°34'46"  
L=100.37'  
CHD=S 04°19'34" E  
100.28'

R=670.33'  
Δ=05°38'30"  
L=66.00'  
CHD=S 05°47'42" E  
65.98'

VERDE LANE (50' R.O.W.)  
CAB. D, SHTS. 85-B & 86-A M.C.M.R.

BENCH MARK: WEST PALM NO. 1  
SET CONC. MONU. W/ BRASS DISK  
LOCATED 1.00' NORTH OF  
NORTHEASTERLY PROPERTY CORNER  
ELEV.= 207.20 (1973 ADJ.)

MINERAL RESERVE  
(CALLED 1.0000 ACRE)



NOTES:

- 1) SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS PER DEED TO S.J.R.A., FROM C.E. STANLEY, ETAL RECORDED IN VOL. 690, PG. 484 AND VOL. 690, PG. 497 M.C.M.R.
- 2) THIS SITE LIES IN THE LAKE CONROE DRAINAGE BASIN AND IS UNDER RESTRICTION OF THE TEXAS WATER QUALITY BOARD AS RECORDED IN VOL. 741, PG. 445 M.C.M.R.
- 3) MINIMUM FINISH FLOOR ELEVATION FOR ALL STRUCTURES IS 207 FT.
- 4) THE NORTHEAST CORNER OF THIS SUBDIVISION LIES WEST 4-200 FEET, ALONG THE SOUTH R.O.W. OF WALDEN ROAD FROM THE NORTHEASTERLY CORNER OF THE JOHN CORNER SURVEY, A-8, MONTGOMERY COUNTY, TEXAS.
- 5) SIDE BUILDING LINES ARE 0.0 FEET.
- 6) A PERPETUAL BLANKET UTILITY EASEMENT IS HEREBY DEDICATED ACROSS RESTRICTED RESERVE "A" TO SERVE THE LOTS AS SHOWN.
- 7) RESTRICTED RESERVE "A" INCLUDES ALL AREA OUTSIDE OF LOTS, RIGHT-OF-WAYS AND RESERVE. "B" SAID RESERVE "A" INCLUDES THE PAVED PRIVATE COURTYARD AND GREENBELT AREAS AS SHOWN.
- 8) THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK SET IN A CONCRETE COLUMN SIX INCHES IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH WITH THE NATURAL GROUND, STAMPED WEST PALM VILLAS NO. 1, ELEVATION 207.20 (U.S.C.G.S. DATUM, 1973 ADJ.)

GENERAL NOTES:  
A.E. - AERIAL EASEMENT  
B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
M.C.C.F. NO. - MONTGOMERY COUNTY CLERK'S FILE NUMBER  
M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS  
M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS

- PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING:
- (1) A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).
  - (2) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF SJRA ABOVE 201 M.S.L.
  - (3) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF SJRA BETWEEN 201 M.S.L. AND 207 M.S.L.
- ONE OF THESE THREE CONDITIONS WAS PURCHASED FOR ADJACENT LANDS DURING LAND ACQUISITION FOR THE LAKE.

# WEST PALM VILLAS ON WALDEN ROAD

A SUBDIVISION OF 8.0513 ACRES, BEING A REPLAT OF UNRESTRICTED RESERVE "C" AND "D" OF DEL LAGO SECTION THREE AS RECORDED IN CABINET D, SHEETS 85-B AND 86-A, M.C.M.R., LOCATED IN THE JOHN CORNER SURVEY, A-8 MONTGOMERY COUNTY, TEXAS.

22 LOTS 1 BLOCK 2 RESERVES  
DATE: JUNE, 1999 SCALE: 1" = 50'

OWNER:  
I. C. ENTERPRISES, INC.  
206A SOUTH LOOP 336 WEST, SUITE 107  
CONROE, TEXAS 77301

SURVEYOR:  
CENTURY ENGINEERING, INC.  
3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063  
713-780-8871

ENGINEER:  
BLEYL & ASSOCIATES  
300 W. DAVIS, SUITE 535 CONROE, TEXAS, 77301  
409-441-7833

File No. 9909304 Cab. N Sheet 23

SHEET 1 OF 2

BENCH MARK: RM 94  
CHISELED SQUARE ON TOP  
OF SOUTHWEST BRIDGE  
PARAPET WALL, ON  
WALDEN ROAD.  
ELEV.= 215.51 (1973 ADJ.)

LINE NO.	BEARING	DISTANCE
L1	S 00°02'11" E	5.52'
L2	S 51°41'12" E	32.00'
L3	S 85°48'14" E	32.00'
L4	N 88°03'22" W	50.00'
L5	S 34°47'35" W	136.72'
L6	S 55°12'15" E	29.73'
L7	S 17°53'53" E	108.36'
L8	S 43°46'07" E	78.13'
L9	S 08°56'45" E	101.42'
L10	S 51°41'12" E	78.74'
L11	S 36°04'18" E	134.19'
L12	N 89°57'49" E	90.75'
L13	S 25°13'40" W	98.88'
L14	S 89°57'49" W	25.00'
L15	S 00°02'11" E	49.50'

LAKE CONROE  
SAN JACINTO RIVER AUTHORITY  
VOL. 690, PG. 497 & VOL. 690, PG. 484 M.C.D.R.

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	24°28'19"	148.08'	83.16'	32.07'	S 12°10'58" W	62.69'
C2	22°27'30"	389.64'	152.73'	77.36'	S 13°10'23" W	151.75'
C3	22°27'30"	439.64'	172.33'	87.28'	N 13°10'23" E	171.23'
C4	24°26'19"	98.08'	41.83'	21.24'	N 12°10'58" E	41.52'
C5	24°26'19"	123.08'	52.50'	26.85'	S 12°10'58" W	52.10'
C6	22°27'30"	414.64'	162.53'	82.32'	S 13°10'23" W	161.49'
C7	38°20'59"	104.36'	69.85'	36.29'	S 19°08'19" W	68.55'

I, JAMES R. WINKLER, PRESIDENT OF I. C. ENTERPRISES, INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WEST PALM VILLAS ON WALDEN ROAD DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID I. C. ENTERPRISES, INC., ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THERE ON SHOWN, AND DESIGNATE SAID SUBDIVISION AS WEST PALM VILLAS ON WALDEN ROAD IN THE JOHN CORNER SURVEY, ABSTRACT 8, MONTGOMERY COUNTY, TEXAS, AND DEDICATED TO PUBLIC USE, AS SUCH, THE EASEMENTS SHOWN THEREON AND DEDICATED HEREUNDER FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE PUBLIC STREETS AND EASEMENTS HEREUNDER 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 I, JAMES R. WINKLER, PRESIDENT OF I. C. ENTERPRISES, INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WEST PALM VILLAS ON WALDEN ROAD 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, TEXAS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNRESTRICTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

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 CENTERLINE 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 PURPOSES OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

- 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, 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.

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, FIRE FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES, AND DO HEREBY BIND MYSELF (OR 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, I, C. ENTERPRISES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES R. WINKLER, ITS PRESIDENT, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HERETO AFFIXED THIS 21 DAY OF OCTOBER, 1999.

BY: *[Signature]*  
I. C. ENTERPRISES, INC.  
JAMES R. WINKLER, PRESIDENT

FILED FOR RECORD  
99 NOV -9 AM 11:10  
MARK TURNBULL, CLERK  
MONTGOMERY COUNTY, TEXAS  
DEPUTY

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES R. WINKLER, PRESIDENT, I. C. ENTERPRISES, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 CORPORATION.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF OCTOBER, 1999.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: May 18, 2002

WE, SOUTHWEST BANK OF TEXAS N.A., OWNER AND LIEN HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WEST PALM VILLAS ON WALDEN ROAD, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 99056004 # 99056006 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

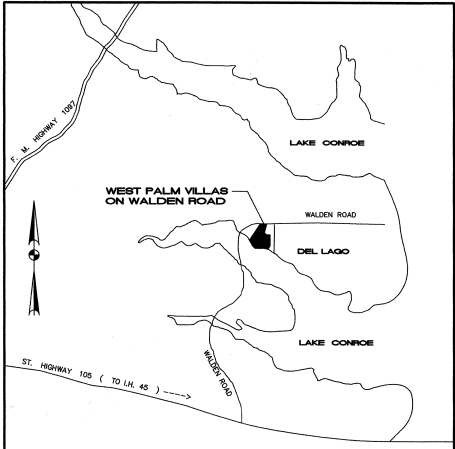
SOUTHWEST BANK OF TEXAS, N.A.  
BY: *[Signature]*

STATE OF TEXAS  
COUNTY OF HARRIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN D. AVARA, SR. V.P. SOUTHWEST BANK OF TEXAS, N.A., 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 CONSIDERATIONS THEREIN AND HEREIN STATED AND AS THE ACT AND DEED OF SAID

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF Oct, 1999.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-5-00



# WEST PALM VILLAS ON WALDEN ROAD

A SUBDIVISION OF 8.0513 ACRES, BEING A REPLAT OF UNRESTRICTED RESERVE "C" AND "D" OF DEL LAGO SECTION THREE AS RECORDED IN CABINET D, SHEETS 85-B AND 86-A, M.C.M.R., LOCATED IN THE JOHN CORNER SURVEY, A-8 MONTGOMERY COUNTY, TEXAS.

22 LOTS 1 BLOCK 2 RESERVES

DATE: JUNE, 1999 SCALE: 1" = 50'

OWNER:  
I. C. ENTERPRISES, INC.  
206A SOUTH LOOP 336 WEST, SUITE 107  
CONROE, TEXAS 77301

SURVEYOR:  
CENTURY ENGINEERING, INC.  
3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063  
713-780-8871

ENGINEER:  
BLEYL & ASSOCIATES  
300 W. DAVIS, SUITE 535 CONROE, TEXAS, 77301  
409-441-7833

I, GARALD E. MUNGER, JR., AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECTLY 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 REGULATIONS, THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPE OR 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.



*[Signature]*  
GARALD E. MUNGER, JR. R.P. 179  
TEXAS REGISTRATION NO. 3438

I, MARK J. MOONEY, COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS DO 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 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.

*[Signature]*  
MARK J. MOONEY, P.E.  
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS THIS 6 DAY OF November, 1999.

*[Signature]* MIKE MEADOR, COMMISSIONER, PRECINCT 1  
*[Signature]* MALCOLM PURVIS, COMMISSIONER, PRECINCT 2



*[Signature]*  
ALAN B. SADLER  
COUNTY JUDGE

*[Signature]*  
ED CHANCE  
COMMISSIONER, PRECINCT 3

*[Signature]*  
ED RINEHART  
COMMISSIONER, PRECINCT 4

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 11-06, 1999, AT 1:30 O'CLOCK P.M. AND DULY RECORDED ON 11-09, 1999, AT 11:10 O'CLOCK A.M. AND AT CABINET N, SHEET 43-24 OF THE MAP RECORDS OF MONTGOMERY COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, THE DAY AND DATE LAST ABOVE WRITTEN.

*[Signature]*  
MARK TURNBULL  
CLERK OF THE COUNTY COURT  
MONTGOMERY COUNTY, TEXAS

*[Signature]*  
DEPUTY

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

ON THE 21 DAY OF OCTOBER, 1999, 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 21 DAY OF OCTOBER, 1999.

*[Signature]*  
CHAIRMAN

*[Signature]*  
SECRETARY