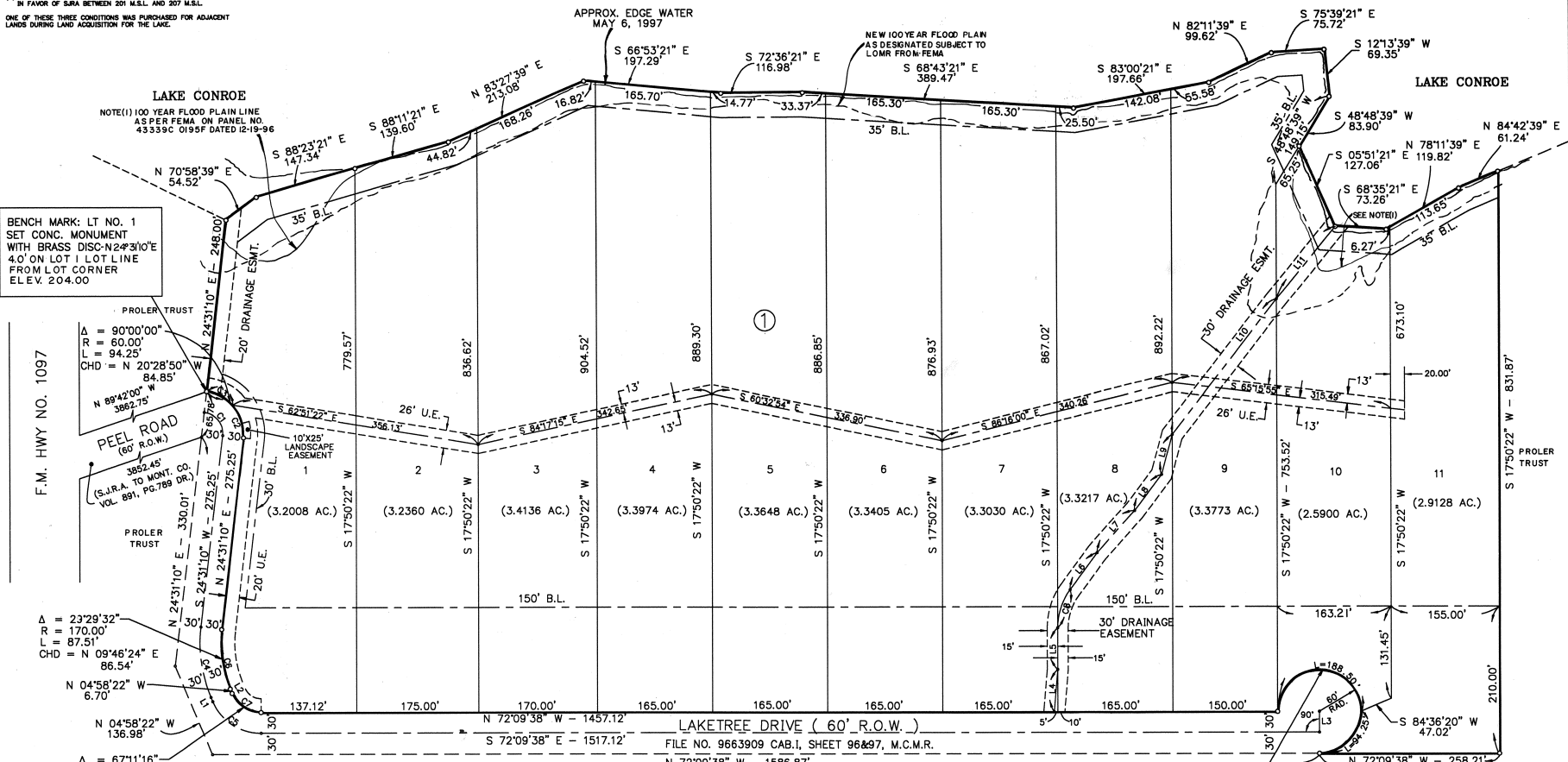


PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING:

- (1) A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (S.J.R.A.)
- (2) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF S.J.R.A. ABOVE 201 M.S.L.
- (3) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF S.J.R.A. 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.

LAKE CONROE



BENCH MARK: LT. NO. 1 SET CONC. MONUMENT WITH BRASS DISC 1/2" x 3/16" 4.0" ON LOT 1 LOT LINE FROM LOT CORNER ELEV. 204.00

PROLER TRUST
 $\Delta = 90^{\circ}00'00''$
 $R = 60.00'$
 $L = 94.25'$
 $CHD = N 20^{\circ}28'50'' W 84.85'$
 $N 89^{\circ}42'00'' W 3982.75'$

$\Delta = 23^{\circ}29'32''$
 $R = 170.00'$
 $L = 87.51'$
 $CHD = N 09^{\circ}46'24'' E 86.54'$
 $N 04^{\circ}58'22'' W 6.70'$

$\Delta = 67^{\circ}11'16''$
 $R = 45.00'$
 $L = 52.77'$
 $CHD = N 38^{\circ}34'00'' W 49.80'$

$\Delta = 270^{\circ}00'00''$
 $R = 60.00'$
 $L = 282.74'$
 $CHD = N 27^{\circ}09'38'' W 84.85'$

LINE DATA:

LINE NUMBER	BEARING	DISTANCE
L 1	S 04° 58' 22" E	6.70'
L 2	N 04° 58' 22" W	6.70'
L 3	N 17° 50' 22" E	30.00'
L 4	N 22° 38' 12" E	60.21'
L 5	N 17° 50' 22" E	60.00'
L 6	N 54° 29' 56" E	65.00'
L 7	N 60° 14' 42" E	80.00'
L 8	N 54° 31' 00" E	65.00'
L 9	N 32° 54' 28" E	59.64'
L 10	N 55° 24' 29" E	246.02'
L 11	N 57° 13' 13" E	133.40'

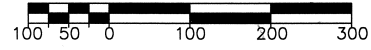
CURVE DATA:

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C 1	90° 00' 00"	30.00'	47.12'	30.00'	S 20° 28' 50" E	42.43'
C 2	90° 00' 00"	60.00'	94.25'	60.00'	S 20° 28' 50" E	84.85'
C 3	41° 09' 15"	60.00'	43.10'	22.53'	S 44° 54' 12" E	42.18'
C 4	29° 29' 32"	200.00'	102.95'	52.64'	S 09° 46' 24" W	101.81'
C 5	67° 11' 16"	75.00'	87.95'	49.82'	S 38° 34' 00" E	83.00'
C 6	29° 29' 32"	170.00'	87.51'	44.74'	N 09° 46' 24" E	86.54'
C 7	67° 11' 16"	45.00'	52.77'	28.89'	N 38° 34' 00" W	49.80'
C 8	36° 39' 34"	90.55'	57.94'	30.00'	N 36° 10' 09" E	56.95'

PROLER TRUST



SCALE: 1" = 100'



LAKETREE SECTION ONE

BEING A SUBDIVISION OF 35.4579 ACRES
 IN THE OWEN SHANNON SURVEY, A-36
 MONTGOMERY COUNTY, TEXAS
 11 LOTS 1 BLOCK 0 RESERVES

ENGINEER:
CENTURY ENGINEERING, INC.
 3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063

OWNERS:
 SIMON W. HARRIS, JR. AND BOBBIE L. HARRIS
 1513 N. THOMPSON CONROE, TEXAS 77301

SHEET 1 OF 2

(DISK 257 PLATLAKE.DWG)

File# 9807368 Cab. K Sheet 76

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, SIMON W. HARRIS, JR AND BOBBIE L. HARRIS, BEING THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF LAKETREE SECTION ONE HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS LAKETREE SECTION ONE IN THE OWEN SHANNON SURVEY, ABSTRACT 36, MONTGOMERY COUNTY, TEXAS, AND DEDICATE 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 PRIVATE STREETS AND ALLEYS DEDICATED 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.

FURTHER, WE DO HEREBY ESTABLISH BUILDING SETBACK LINES AS SHOWN ON THE ABOVE PLAT AND MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKETREE SECTION ONE HEREAFTER ADOPTED BY THE OWNERS OF SAID LAND FOR SAID SUBDIVISION (AND THE PROVISIONS OF SUCH DECLARATION SHALL CONTROL ANY INCONSISTENCIES BETWEEN THIS PLAT AND SAID DECLARATION).

FURTHER, WE DO DEDICATE FOR PUBLIC UTILITY PURPOSES ALL STREET RIGHT-OF-WAYS, FURTHER, WE DEDICATE OTHER GROUND AND AERIAL UTILITY EASEMENTS AS INDICATED ON THIS PLAT. FURTHER, WE DO DEDICATE UTILITY EASEMENTS AS FOLLOWS: A 20 FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES OF ALL CORNER LOTS WHICH ARE ADJACENT TO STREET RIGHT-OF-WAY, EXCEPT AS OTHERWISE SHOWN ON THE PLAT. THESE UTILITY EASEMENTS ARE CONVEYED INTO THE PUBLIC AND TO UTILITY COMPANIES SERVING THE PUBLIC, AND ARE NON-EXCLUSIVE EASEMENTS FOR PUBLIC PURPOSES.

FURTHER, WE DO HEREBY ESTABLISH A MINIMUM RESIDENTIAL SLAB ELEVATION FOR EACH LOT, WHICH SHALL IN NO CASE BE LOWER THAN THE ELEVATION OF 207.50, MEAN SEA LEVEL.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE RESTRICTED TO THE CONSTRUCTION OF RESIDENTIAL DWELLINGS THEREON AND SHALL BE RESTRICTED TO RESIDENTIAL USE UNDER THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKETREE SECTION ONE.

FURTHER, WE DO HEREBY CONVEYANT AND AGREE THAT ALL OF THE LAND WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY STREET OR ROAD OR ANY DRAINAGE DITCH AND THAT 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, WE, SIMON W. HARRIS, JR AND BOBBIE L. HARRIS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF LAKETREE SECTION ONE 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.

FURTHER, WE, SIMON W. HARRIS, JR AND BOBBIE L. HARRIS 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, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION AS SHOWN ON THE PLAT 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 PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

WITNESS SIMON W. HARRIS, JR AND BOBBIE L. HARRIS IN MONTGOMERY COUNTY TEXAS, THIS 30th DAY OF February, 1997.

Simon W. Harris, Jr.
SIMON W. HARRIS, JR.
Bobbie L. Harris
BOBBIE L. HARRIS

FILED FOR RECORD
98 FEB -4 AM 8:22
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

LAKETREE SECTION ONE

BEING A SUBDIVISION OF 35.4579 ACRES
IN THE OWEN SHANNON SURVEY, A - 36
MONTGOMERY COUNTY, TEXAS

11 LOTS 1 BLOCK 0 RESERVES

ENGINEER:
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3030 SOUTH GESSNER SUITE 100, HOUSTON, TEXAS 77063

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1513 N. THOMPSON CONROE, TEXAS 77301

File # 98D7368 Cab. K Sheet 77

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SIMON W. HARRIS, JR. AND BOBBIE L. HARRIS KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH, AND THE SAME SAID BOBBIE L. HARRIS HAVING BEEN EXAMINED BY ME PRIVATELY AND APART FROM HER HUSBAND AND HAVING BEEN SAME FULLY EXPLAINED TO HER BY ME ACKNOWLEDGED SAID INSTRUMENT TO BE HER ACT AND DEED, AND THAT SHE HAD WILLINGLY SIGNED THE SAME.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF February, 1997.

Earlyvne M. Koch
EARLYVNE M. KOCH
Earlyvne M. Koch
Earlyvne M. Koch
Notary Public, State of Texas
My Commission Expires
FEBRUARY 28, 1998

NOTARY-PUBLIC IN AND FOR THE STATE OF TEXAS
I, GARALD E. MUMGER, AM 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 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 HAVING 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.

Garald E. Mumger, Jr.
GARALD E. MUMGER, JR., R.P.L.S.
3438
SURVEYING
REGISTRATION NO. 3438

I, MARK J. MOONEY, 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 COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO 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.

Mark J. Mooney
MARK J. MOONEY, P.E.
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 2nd DAY OF FEBRUARY, 1998.

Mark Mack
MARK MACK
VICE-CHAIRMAN, PRECINCT 1
Malcolm Purvis
MALCOLM PURVIS
COMMISSIONER, PRECINCT 2

Alan B. Sadler
ALAN B. SADLER
COUNTY JUDGE
Jim L. Simmons
JIM L. SIMMONS
COMMISSIONER, PRECINCT 4

ED CHANCE
COMMISSIONER, PRECINCT 3

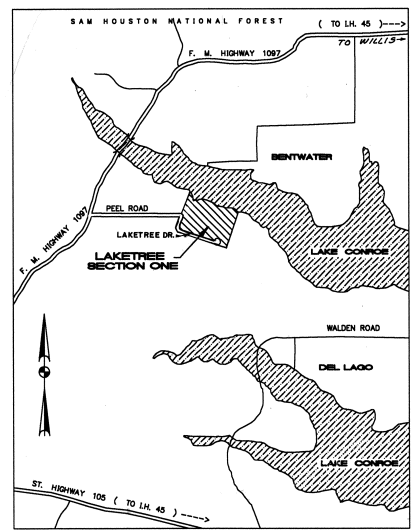
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON FEBRUARY 2, 1998 AT 4:30 O'CLOCK A.M. AND DULY RECORDED ON FEBRUARY 4, 1998 AT 9:20 O'CLOCK A.M. IN CABINET K, SHEETS 116-77 OF THE MAPS RECORDS FOR SAID COUNTY.

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



Mark Turnbull
MARK TURNBULL
CLERK OF THE COUNTY COURT
MONTGOMERY COUNTY, TEXAS
BY: *Debrah Arzate*
DEBRAH ARZATE
DEPUTY



VICINITY MAP NOT TO SCALE