SHADOW



SECTION ONE

A Resubdivision of 87.507 Acres out of the Neil Martin Survey A-26, and the William Wier Survey, A-42 Montgomery County, Texas

- OWNER -

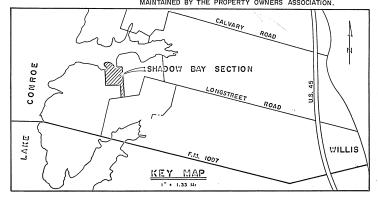
SHADOW BAY DEVELOPMENT PARTNERSHIP
240I SAN FELIPE
HOUSTON, TEXAS
77019

IRVING L PEABODY ENGINEERS, INC. 8401 MONROE HOUSTON, TEXAS 77061

545 LOTS, 12 RESERVES, 11 BLOCKS

DATE: FEB., 1981

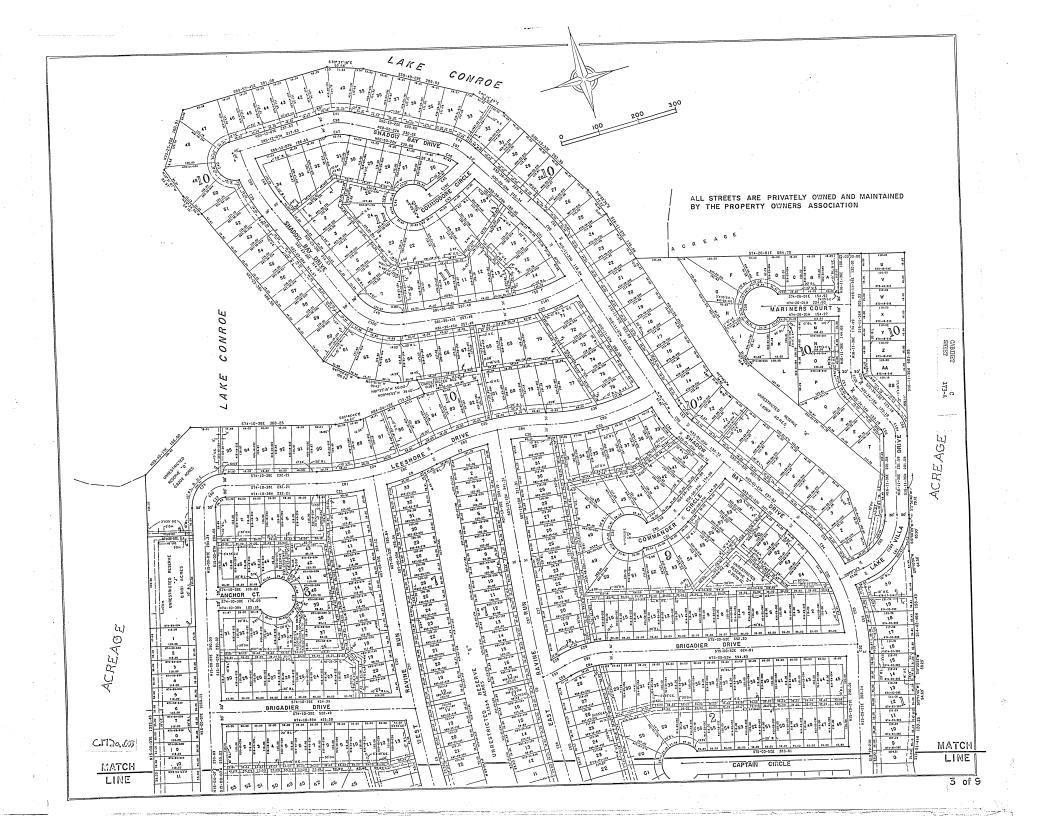
ALL STREET ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



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COUNTY OF MONTGOMERY

WE, Shadow Bay Development Partnership, being comprised of Triona Investments, Ltd., whose officers are Fred Wu, President and W. F. Williams, Secretary and Arco Developments, Ltd., whose officers are C. F. Stimpson, President and W. F. Williams, Secretary and M. P. B. Equities, Ltd., whose officers are M. P. Burke, President and W. F. Williams, Secretary and along with:

Herman A. Zock and wife, Vivian A. Zock
William E. Minor and wife, Evelyn Minor
J. T. Jackson and wife, Marie L. Jackson
Homer Hudson and wife, Tay Hudson
Edgar C. Heinrich and wife, Olga Heinrich
Ned P. Haldeman and wife, Louise M. Haldeman
Elvin Gatlin and wife, Stella Gatlin
Warren Carathers and wife, Carolyn Anderson
The Estate Of Paul Jepson

Herbert Schmidt and wife, Midred E. Schmidt
Noncy Holload Morto
John R. Mott ond wife, Jonet W. Mott
Horley E. Wothen and wife, Barbara W. Wothen
Horley E. Wothen and wife, Barbara W. Wothen
Pete Folco and wife, Joan M. Falco

owners of the property subdivided in the above and foregoing map of the Replat of Shadow Bay, Section One, do hereby make resubdivision of said property for and on behalf of said Owners, according to the lines, lots, alleys, parks, building lines, easements and privately owned and maintained streets thereon shown, and designate said resubdivision as Replat of Shadow Bay, Section One, located in the Neil Martin Survey and the William Wier Survey, Montgomery County, Texas, and on behalf of said Shadow Bay Development Partnership; and dedicate to public use easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the private streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of private 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 we, the undersigned Owners of the property resubdivided in the above and foregoing map of the Replat of Shadow Bay, Section One, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioner's Court of Montgomery County, Texas.

THERE is also dedicated for utilities an unobstructed aerial easement from a plane fifteen (15) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we the undersigned Owners, do hereby dedicate forever to the public a strip of land 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 the said resubdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easement at any and all times for the purposes of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property resubdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

 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). Culverts or bridges must be used for driveways and/or walts.

WE, hereby covenant and agree that all lots within the boundaries of this resubdivision are for residential purposes unless otherwise noted.

IN TESTIMONY WHEREOF, the Shadow Bay Development Partnership, has caused these presents to be signed by the Presidents thereunto authorized, attested by the respective Secretaries of the partnership, and its common seal hereunto affixed this

SHADOW BAY DEVELOPMENT PARTNERSHIP

TRIONA INVESTMENTS, LTD.

ARCO DEVELOPMENTS, LTD.

Fred Wu, President

C. F. Stimpson, President

N. J. Williams, Secretary

M. 7 Williams

M P B EQUITIES, LTD.

Wom.

M. P. Burke, President

W. J. Williams

WITNESS our hands in	, Harris County, Texas, this
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	Herman A. Zock
	A COUNTY
	Vivian A. Zock
	VIVIAN A. ZOCK
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thisday of	, 1981.
	William E. Minor
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	Evelyn Minor
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•	J. T. Jackson
	o. 1. Odokson
	Marie L. Jackson
WITNESS our hands in	, Harris County, Texas, this
day of	
	No.
•	Homer Hudson
	nomer naason
	Tay Hudson
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WITNESS our hands in	, Harris County, Texas,
thisday of	, 1981.
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Olga Heinrich

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		Ned P. Haldeman
		Ned F. Haldeman
		Louise M. Haldeman
		, Montgomery County, Texas,
	thisday of	, 1981.
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		Elvin Gatlin
		Stella Gatlin
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FI		Warren Carathers
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		Billie Carathers
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	thisday of	, 1981.
		James Anderson
		valles Anderson
		Carolyn Anderson
		, Montgomery County, Texas,
	thisday of	, 1981.
		The Estate Of Paul Jepson

"BEFORE ME, the undersigned authority, on this day personally appeared Fred Wu and W. F. Williams, President and Secretary of Triona Investments, Ltd., 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."

"GIVEN UNDER MY HAND AND SEAL OF OFFICE", this And day of

Notary Public in and for the Province of British Colombia. My Commission Is Good For Life.

"BEFORE ME, the undersigned authority, on this day personally appeared C. F. Stimpson and W. F. Williams, President and Secretary of Arco Developments, Ltd., 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."

"GIVEN UNDER MY HAND AND SEAL OF OFFICE", this 2011 day of FERNARY, 1981.

Notary Public in and for the Province of British Colombia. My Commission Is Good For Life.

"BEFORE ME, the undersigned authority, on this day personally appeared M. P. Burke and W. F. Williams, President and Secretary of M P B Equities, Ltd., 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."

"GIVEN UNDER MY HAND AND SEAL OF OFFICE", this <u>20Th</u> day of <u>FESCHASS</u>, 1981.

Notary Public in and for the Province of British Colombia. My Commission Is Good For Life.

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Herman A. Zook and Vivian A. Zook, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____day of _____, 1981.

JAMICS S. CERNOSEK
N. topy Pat Re In and for Clara. County, Texas
My Commission Expires. 19 19

Notary Public in and for County, Texas. My Commission Expires

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared William E. Minor and Evelyn Minor, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____day of ______, 1981.

Notary Public in and for County, Texas. My Commission Expires



STATE OF TEXAS	STATE OF TEXAS
COUNTY OF	COUNTY OF
BEFORE ME, the undersigned authority, on this day personally appeared J. T. Jackson and Marie L. Jackson, 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.	BEFORE ME, the undersigned authority, on this day personally appeared Elvin Gatlin and Stella Gatlin, 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.
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My Commission Expires 19 County, Texas. My Commission Expires	County, Texas. My Commission Expires
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	STATE OF TEXAS
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DEFORE ME, the undersigned authority, on this day personally appeared Homer Hudson and Tay Hudson, known to me to be the personal	considerations therein expressed.
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REFORE ME. the undersigned authority, on this day personally	acknowledged to me that they executed the same for the purposes and considerations therein expressed.
BEFORE ME, the undersigned authority, on this day personally appeared Edgar C. Heinrich and Olea Heinrich, known to me to be the persons whose names are subscribed to the foregoing instrument and	GIVEN UNDER MY HAND AND SEAL OF OFFICE, thisday of
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CABINET

WE, Canadian Commercial and Industrial Bank, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Volume Page of the Deed of Trust Records of Montgomery County, Texas, hereby in all things subordinate to said resubdivision and dedication said lien, and we hereby confirm that we are the legal owners and holders of said lien and are authorized to execute this subordination.

Peter Jones

Maurice Gaudet

EEFORE ME, the undersigned authority, on this day personally appeared Peter Jones and Maurice-Gaudet, representing Canadian Commerical and Industrial Eank, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19^{+4} day of - Jelsone y 1981.

Notary Public in and for the Province of British Colombia. My Commission Is Good For Life.

(SEAL)

THIS is to certify that I, Irving L. Peabody, a Registered Engineer of the State of Texas, have platted the above resubdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods 5/8" in dismeter and 3' long, and that this plat correctly represents that survey mage by me.

Irving L. Peabody, Reg. Professional Engineer Number 912

RVING L PEARODY

(SEAL)

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

J. D. Blanton, County Engineer

APPROVED by the Commissioner's Court of Montgomery County, Texas,

Bo Calfee Commissioner, Precinct 1

Doug Alley Commissioner, Precinct 2

R. A. Deison

Weldon Locke Commissioner, Precinct 3 Albert V. Sallas Commissioner, Precinct 4

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 and the state of authentication. A. M., and duly recorded on and the state of the record of ______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

GENERAL NOTES

ALL LOT LINES ARE EITHER PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE NOTED.

U. E. INDICATES "UTILITY EASEMENT". G. E. INDICATES "GUY EASEMENT."

B. L. INDICATES "BUILDING LINE."

ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE ON EACH SIDE OF A COMMON LOT LINE UNLESS OTHERWISE SHOWN.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED APRIAL BASEMENT FIVE (5) FEET UPWARD FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LOCATED ADJACENT TO ALL 10' UTILITY EASEMENTS EXCEPT AS OTHERWISE SHOWN HEREON.



FILED FOR RECORD 1981 7,00 21 7,11 10: 14

Roy Harris