

THE STATE OF TEXAS,  
COUNTY OF MONTGOMERY:

Lake Conroe Resorts, Ltd. a Texas Limited Partnership, and Lake Conroe Resorts Operating Company LLC, a Texas Limited Liability Company, owners of the property subdivided in the above and foregoing map of BELLA VITA, SECTION ONE, and each acting by and through its agent and attorney-in-fact, Scott Stevens, do hereby make subdivision of said property for and on behalf of said Lake Conroe Resorts, Ltd. a Texas Limited Partnership, and Lake Conroe Resorts Operating Company LLC, a Texas Limited Liability Company, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and do hereby dedicate, or cause to be dedicated, 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 Lake Conroe Resorts, Ltd. a Texas Limited Partnership, and Lake Conroe Resorts Operating Company LLC, a Texas Limited Liability Company, owners of the property subdivided in the above and foregoing map of BELLA VITA, SECTION ONE, have complied with or will comply with all regulations hereinafter on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas."

"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, Lake Conroe Resorts, Ltd. a Texas Limited Partnership, and Lake Conroe Resorts Operating Company LLC, a Texas Limited Liability Company, 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 gutters, ravines, ditches, ditches, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agencies 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, We do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be herewith established and maintained as private streets by the owner, 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 fireman, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind myself, my heirs, and assigns to warrant and forever defend the title to the land so dedicated and established as private streets."

"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 to the property, and 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 (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 the same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

"IN TESTIMONY WHEREOF, the Lake Conroe Resorts, Ltd. a Texas Limited Partnership, and Lake Conroe Resorts Operating Company LLC, a Texas Limited Liability Company, have caused these presents to be signed by Scott Stevens, their agent and attorney-in-fact, thereunto authorized, attested its common seal hereunto affixed.

this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

LAKE CONROE RESORTS, LTD.,  
a Texas limited partnership

By: Scott Stevens  
Scott Stevens, Agent and Attorney-in-Fact

THE STATE OF TEXAS,  
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Scott Stevens, agent and attorney-in-fact for Lake Conroe Resorts, Ltd., a Texas limited partnership, 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 expressed and in the capacity therein and herein set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

By: Scott Stevens  
Notary Public in and for  
Montgomery County, Texas.  
My Commission Expires \_\_\_\_\_



STATE OF TEXAS,  
COUNTY OF MONTGOMERY:

I, Travis Freeman, Vice President of First Victoria National Bank, owner and holder of a lien against the property described in the plot known as BELLA VITA, SECTION ONE, said lien being evidenced by instrument of record under County Clerk's File Number 2007-062275 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 First Victoria National Bank is the present owner of said lien and have not assigned the same nor any part thereof.

By: Travis Freeman  
Travis Freeman, Vice President  
First Victoria National Bank

STATE OF TEXAS,  
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Travis Freeman, Vice President of First Victoria National Bank, 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 expressed set forth and in the capacity therein and herein set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

By: Travis Freeman  
Notary Public in and for  
Montgomery County, Texas  
My Commission Expires \_\_\_\_\_

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

On the 2nd day of August, 2007, this plat was approved by the Planning 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 Commission of the City of Conroe, Texas.

this 7th day of August, 2007.  
By: Morris Eickenhorst Chairman  
Donn Shaw Secretary

LAKE CONROE RESORTS OPERATING COMPANY, LLC  
a Texas limited liability company

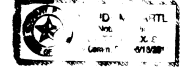
By: Scott Stevens  
Scott Stevens, Agent and Attorney-in-Fact

THE STATE OF TEXAS,  
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Scott Stevens, agent and attorney-in-fact for Lake Conroe Resorts, Ltd., a Texas limited partnership, 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 expressed and in the capacity therein and herein set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

By: Scott Stevens  
Notary Public in and for  
Montgomery County, Texas.  
My Commission Expires \_\_\_\_\_



# FINAL PLAT

## BELLA VITA

### SECTION ONE

A SUBDIVISION OF  
16.486 ACRES OF LAND IN THE  
ELIJAH COLLARD SURVEY, A-7  
AND THE JAMES EDWARDS  
SURVEY, A - 190  
MONTGOMERY COUNTY, TEXAS  
CONTAINING: 56 LOTS,  
3 RESTRICTED RESERVES,  
1 BLOCK

SINGLE FAMILY RESIDENTIAL  
AUGUST, 2007  
OWNER/DEVELOPER  
Lake Conroe Resorts, Ltd. and  
Lake Conroe Resorts Operating Company, LLC  
P.O. Box 247  
Conroe, Texas 77305  
(936) 539-1232  
Fax (936) 756-2316

Michael B. Stoecker  
P.O. Box 247  
Conroe, Texas 77305  
(936) 539-1232  
Fax (936) 756-2316  
Email: mikestoecker@consolidated.net

APPROVED BY the Commissioners' Court of Montgomery  
County, Texas, this 13th day of August, 2007.

By: Mike Meador Commissioner, Precinct 1  
Craig Day Commissioner, Precinct 2

By: Alan B. Sadler County Judge  
Ed Chance Ed Chance, Commissioner, Precinct 3  
Ed Rinehart Ed Rinehart, Commissioner, Precinct 4

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 the 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.

By: Mark J. Mooney  
Mark J. Mooney, P.E. County Engineer  
Montgomery County, Texas

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  
August 13, 2007 at \_\_\_\_\_ o'clock \_\_\_\_\_ A.M., and duly recorded on August 14, 2007 at 2:06 o'clock \_\_\_\_\_ I.M., in Cabinet  
Z, Sheet 892-893, of record of \_\_\_\_\_ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last shown above written.

By: Mark Turnbull  
Mark Turnbull, Clerk,  
County of Montgomery County, Texas  
By: Stacy Wilson Deputy

- Notes:
1. 5/8" Iron Rods set @ all lot corners unless otherwise noted.
  2. There is a 5' Foot Building line on either side of all side lot lines unless otherwise noted.
  3. This property lies partly within the 100 yr. flood plain according to F.I.R.M. Panel No. 48390C220 F, effective date: December 19, 1999.
  4. Private Streets, Storm water detention facilities, and common areas, and street lights not maintained by governmental entity shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such private facility if it determines that its condition would interfere with the provision of any governmental service or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility, the cost of repairs by City shall be assessed against the owners of the lots & reserves within the subdivision. Such assessments are secured by a continuing vendor's lien in favor of the City that is hereby established upon each lot & reserve. This provision shall be a covenant running with the land and shall be binding on each person purchasing a lot within the subdivision.
  5. Portions of the property in this subdivision are subject to one of the following:
    - A. A flowage and inundation easement above 201' m.s.l. in favor of the San Jacinto River Authority (S.J.R.A.) (Vol. 525, Pg. 22 M.C.D.R.)
    - B. A waiver of damages caused by flooding or inundation in favor of S.J.R.A. between 201' m.s.l. and up. (Vol. 525, Pg. 22 M.C.D.R.)
 The minimum finished floor elevation within this subdivision shall be 207' m.s.l.
  6. Portions of the property in this subdivision are subject to a Restricted Zone and a Water Quality Zone around Lake Conroe Reservoir, Texas Water Quality Board and the San Jacinto River Authority (S.J.R.A.) Vol. 741, Pg. 145 M.C.D.R. and Order No. 76-1216-4 contained in Tex Reg. 1004.
  7. Proposed 100 year flood plain line pending FEMA approval of CLOMR Application.
  8. Note 4 applies to the governmental entity having jurisdiction over the subdivision.
  9. This tract is subject to a G.T.E. Southwest Inc. 10' easement C.C.F.N. 8853880 M.C.R.P. (Block Easement)
  10. This tract is subject to the terms, condition and provision contained in instrument recorded in Volume 533, Page 415 M.C.D.R.

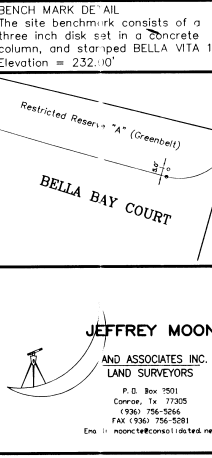
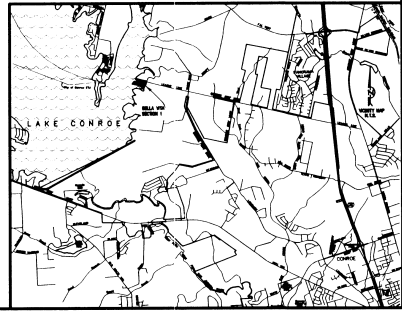
Jeffrey Moon, an registered under the laws of the State of Texas to practice the profession of Land Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected 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 pipe or 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.

LEGENO

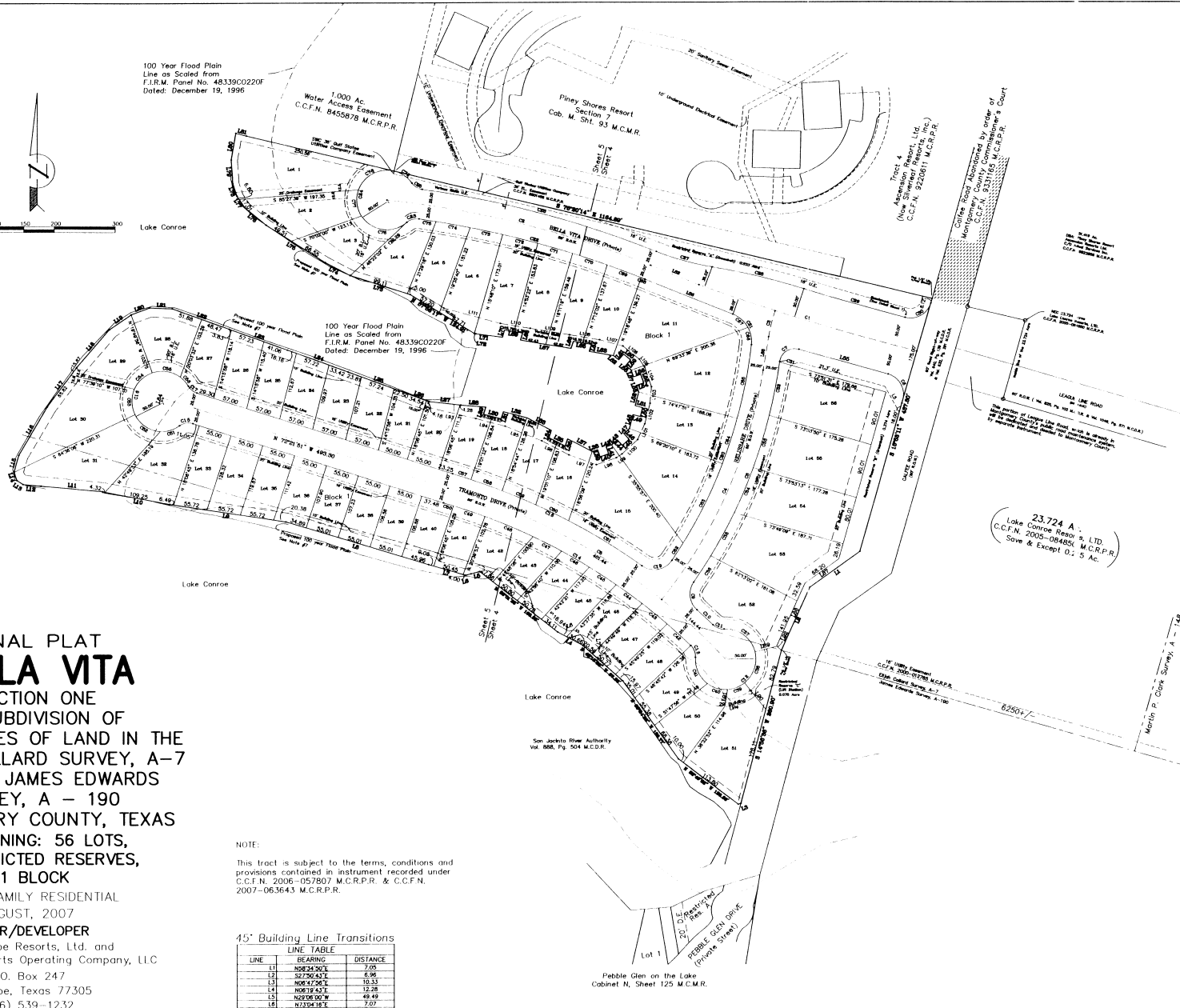
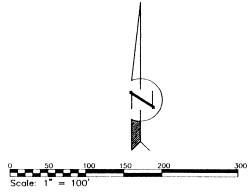
C.C.F.N. = County Clerk's File Number  
Fnd. = Found  
I.R. = Iron Rod  
I.P. = Iron Pipe  
M.C.D.R. = Montgomery County Deed Record  
M.C.M.R. = Montgomery County Map Record  
M.C.R.P.R. = Montgomery County Real Property Record  
U.E. Indicates Utility Easement  
B.L. Indicates Building Line  
D.E. Indicates Drainage Easement  
W.L.E. Indicates Water Line Easement  
A.E. Indicates Access Easement

By: Jeffrey Moon  
Jeffrey Moon  
Registered Professional Land Surveyor  
Texas Registration No. 4639

BENCH MARK DETAIL  
The site benchmark consists of a three inch disk set in a concrete column, and stamped BELLA VITA 1  
Elevation = 232.10'



100 Year Flood Plain  
Line as Scaled from  
F.I.R.M. Panel No. 48339C0220F  
Dated: December 19, 1996



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**BELLA VITA**  
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SINGLE FAMILY RESIDENTIAL  
AUGUST, 2007

**OWNER/DEVELOPER**  
Lake Conroe Resorts, Ltd. and  
Lake Conroe Resorts Operating Company, LLC  
P.O. Box 247  
Conroe, Texas 77305  
(936) 539-1232  
Fax (936) 756-2316

**NOTE:**

This tract is subject to the terms, conditions and provisions contained in instrument recorded under C.C.F.N. 2006-057807 M.C.R.P.R. & C.C.F.N. 2007-063643 M.C.R.P.R.

**45' Building Line Transitions**

LINE	BEARING	DISTANCE
E1	N56°24'20"E	7.05
E2	S87°29'42"E	8.86
E3	N06°17'24"E	10.33
E4	N06°18'43"E	12.28
E5	N22°00'00"W	49.49
E6	N73°04'18"E	7.67
E7	S63°15'02"E	7.67

Pebbly Glen on the Lake  
Cabinet N, Sheet 125, M.C.M.R.

Michael B. Stoecker      Signorelli Holdings Ltd  
P.O. Box 247                3710 West Davis  
Conroe, Texas 77305      Conroe, Texas 77304  
(936) 539-1232              (936) 441-4505  
Fax (936) 756-2316        Fax (936) 539-1986  
Email: mikestoecker@consolidated.net      Email: danny@signorellicompany.com

**JEFFREY MOON**  
AND ASSOCIATES, INC.  
LAND SURVEYORS  
P. O. Box 2501  
Conroe, TX 77305  
(936) 756-2066  
FAX (936) 756-2081

CURVE TABLE				CHORD BEARING & DISTANCE	
CURVE	RADIUS	LENGTH	DELTA ANGLE	BEARING & DISTANCE	
C1	3599.09	377.43	6°00'30"	S72°38'12"E	377.25
C2	1625.38	450.64	15°53'08"	N75°41'33"W	449.20
C3	280.00	44.99	9°12'19"	S134°41'07"W	44.84
C4	815.17	419.36	29°29'39"	N235°22'26"E	414.75
C5	1020.00	545.88	30°39'47"	N58°02'58"W	539.38
C6	35.00	54.96	89°57'47"	N89°54'17"W	49.48
C7	25.00	42.79	98°03'23"	S86°53'42"W	37.75
C8	840.17	395.09	26°56'33"	N212°01'07"E	391.45
C9	35.00	50.52	82°41'59"	S06°32'21"E	46.25
C10	1045.00	36.26	1°59'18"	N46°53'42"W	36.26
C11	25.00	20.37	46°40'30"	S69°14'18"E	19.81
C12	50.00	241.15	27°52'02"	N45°35'41"E	66.69
C13	25.00	21.74	49°49'13"	N21°08'42"W	21.06
C14	995.00	476.82	27°27'24"	N59°47'00"W	472.27
C15	25.00	23.18	53°07'48"	S81°04'15"W	22.36
C16	50.00	240.82	27°52'02"	N45°35'41"E	66.94
C17	25.00	18.69	42°50'00"	S50°56'51"E	18.26
C18	1044.66	349.61	19°11'08"	N63°52'07"W	348.17
C19	35.00	55.93	89°33'52"	N79°56'23"E	50.17
C20	790.17	364.33	27°52'02"	N45°35'41"E	80.55
C21	50.00	64.58	74°00'26"	N30°42'53"W	60.19
C22	1608.58	387.70	13°48'34"	N74°40'28"W	386.76
C23	25.00	21.54	49°21'22"	S74°43'44"W	20.88
C24	50.00	241.17	27°52'02"	S07°14'37"W	66.68
C25	25.00	20.54	47°04'22"	S88°06'46"E	19.97
C26	1658.58	401.75	13°52'43"	N74°42'36"W	400.77
C27	442.40	95.95	12°25'28"	S74°33'30"E	95.77
C28	1101.00	156.67	8°38'05"	N186°27'15"W	156.18
C29	3549.09	173.73	2°48'17"	S23°42'18"E	173.71
C30	35.00	54.37	89°00'23"	N60°23'22"E	49.07
C31	840.17	1.01	0°04'07"	N07°54'04"E	1.01
C32	840.17	90.54	6°10'27"	N11°10'22"E	90.49
C33	840.17	90.04	6°08'25"	N17°10'48"E	90.00
C34	840.17	80.40	5°28'58"	N22°59'30"E	80.37
C35	840.17	81.43	5°33'11"	N28°30'34"E	81.40
C36	840.17	51.68	3°31'29"	N33°25'47"E	51.68
C37	50.00	68.50	78°29'47"	N53°19'39"W	63.27
C38	50.00	57.08	65°24'29"	N18°37'29"E	54.03
C39	50.00	30.47	34°54'55"	N68°47'11"E	30.00
C40	50.00	35.50	40°40'29"	S23°45'38"E	34.75
C41	50.00	49.67	56°50'48"	S24°39'27"E	47.60
C42	995.00	52.69	3°02'02"	N47°34'19"W	52.68
C43	995.00	53.01	3°03'08"	N50°36'55"W	53.00
C44	995.00	53.01	3°03'08"	N53°40'03"W	53.00
C45	995.00	53.01	3°03'08"	N58°43'11"W	53.00
C46	995.00	53.01	3°03'08"	N59°46'19"W	53.00
C47	995.00	53.01	3°03'08"	N62°48'28"W	53.00
C48	995.00	86.57	4°59'05"	N66°50'34"W	86.54
C49	995.00	55.01	3°10'03"	N70°53'08"W	55.00
C50	995.00	17.52	1°00'32"	N73°00'26"W	17.52
C51	50.00	33.67	36°34'47"	N23°47'44"E	33.03
C52	50.00	52.85	60°34'02"	S68°37'52"E	50.43
C53	50.00	43.79	50°10'55"	S01°15'23"E	42.41
C54	50.00	41.33	47°21'33"	S47°30'51"W	40.16
C55	50.00	48.67	56°00'19"	N80°48'13"W	46.95
C56	50.00	20.31	23°16'12"	N41°09'57"W	20.17
C57	1076.75	31.76	1°41'23"	N72°36'13"W	31.75
C58	1061.58	55.03	2°58'12"	N70°12'26"W	55.02
C59	1051.76	60.22	3°16'51"	N67°02'51"W	60.21
C60	1044.81	60.62	3°19'28"	N63°44'05"W	60.61
C61	1044.46	142.18	7°47'58"	N58°10'31"W	142.07
C62	790.17	34.08	2°28'16"	N32°55'16"E	34.08
C63	790.17	146.78	10°38'35"	N26°21'51"E	146.57
C64	790.17	77.97	5°39'14"	N18°12'56"E	77.94
C65	790.17	125.50	9°06'00"	N10°50'19"E	125.37
C66	50.00	30.18	34°54'55"	N11°00'08"W	29.72
C67	50.00	34.40	39°25'31"	N48°00'23"W	33.73
C68	1608.58	6.31	0°13'29"	N67°52'56"W	6.31
C69	1608.58	60.11	2°08'28"	N69°03'54"W	60.10
C70	1608.58	60.18	2°08'37"	N71°12'25"W	60.18
C71	1608.58	60.00	2°08'13"	N73°20'51"W	59.99
C72	1608.58	60.01	2°08'15"	N75°29'06"W	60.01
C73	1608.58	55.11	1°57'46"	N77°32'06"W	55.10
C74	1608.58	57.29	2°02'26"	N79°32'12"W	57.28
C75	1608.58	28.70	1°01'20"	N81°04'05"W	28.70
C76	50.00	85.89	98°25'06"	S81°43'34"E	75.71
C77	50.00	45.92	52°37'06"	S06°12'28"E	44.32
C78	50.00	72.92	83°33'41"	S61°52'56"W	66.63
C79	50.00	36.44	41°43'39"	N55°27'24"W	35.64

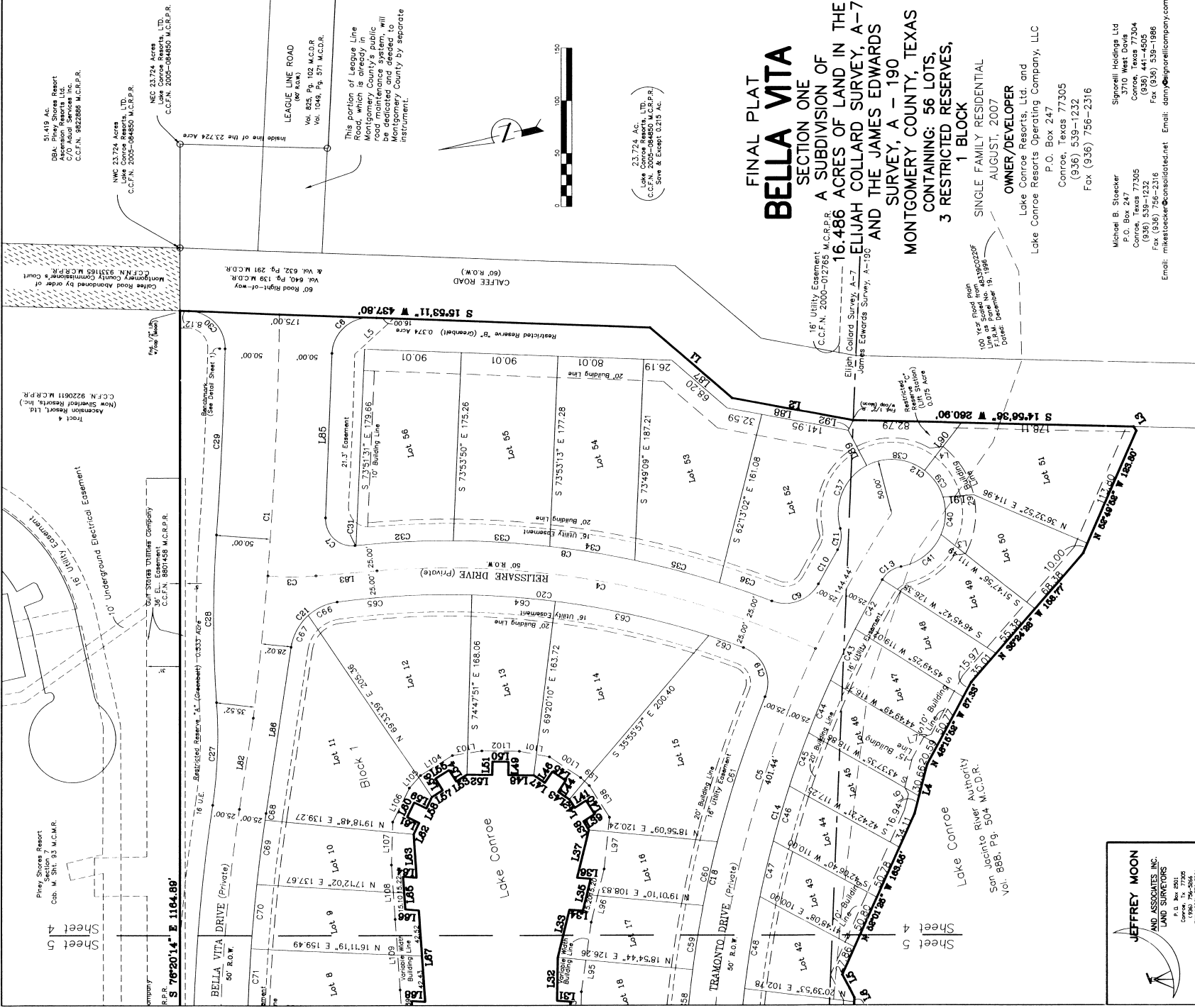
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**AUGUST, 2007**  
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Michael B. Stoeker      Signorelli Holdings Ltd  
P.O. Box 247              3710 West Davis  
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Fax (936) 756-2316              Fax (936) 539-1986

Email: mikestoeker@consolidated.net      Email: dany@signorellicompany.com

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°33'03"W	101.01
L2	S24°15'43"W	114.86
L3	S20°15'16"W	4.70
L4	N61°54'44"W	47.60
L5	S75°08'27"W	14.54
L6	S77°10'50"W	9.56
L7	N73°48'11"W	63.50
L8	N73°03'48"W	245.88
L9	N81°05'24"W	194.03
L10	N79°10'47"W	113.57
L11	N84°49'09"W	101.30
L12	N84°55'52"W	29.48
L13	N57°00'14"W	12.32
L14	N183°24'48"W	13.63
L15	N15°59'26"E	28.48
L16	N30°26'17"E	92.06
L17	N36°18'55"E	81.69
L18	N40°38'25"E	83.76
L19	N54°57'12"E	43.54
L20	N69°50'24"E	33.15
L21	S87°15'36"E	37.21
L22	S89°46'08"E	100.35
L23	S69°37'28"E	102.11
L24	S69°40'07"E	106.80
L25	S69°30'18"E	103.55
L26	S69°42'06"E	38.70
L27	S33°08'18"E	53.18
L28	S85°03'34"E	41.60
L29	S18°12'49"W	12.52
L30	S75°18'23"E	30.06
L31	N181°24'48"E	12.62
L32	S75°18'23"E	40.08
L33	S62°33'48"E	45.59
L34	S18°12'49"W	12.66
L35	S62°33'48"E	30.39
L36	N18°12'49"E	12.66
L37	S62°33'48"E	45.59
L38	N71°03'42"E	9.42
L39	S18°56'18"E	12.50
L40	N71°03'42"E	15.00
L41	N18°56'18"W	12.50
L42	N71°03'42"E	9.42
L43	N47°42'45"E	12.44
L44	S42°17'15"E	12.50
L45	N47°42'45"E	15.00
L46	N42°17'15"W	12.50
L47	N47°42'45"E	12.44
L48	N47°42'45"E	12.50
L49	S75°42'24"E	12.50
L50	N14°17'36"E	15.00
L51	N75°42'24"W	12.50
L52	N47°42'45"E	23.63
L53	N18°41'14"W	11.78
L54	N71°18'46"E	12.50
L55	N18°41'14"W	15.00
L56	S71°18'46"W	12.50
L57	N18°41'14"W	11.78
L58	N50°10'37"W	11.74
L59	N39°49'23"E	12.50
L60	N50°10'37"W	15.00
L61	S39°49'23"W	12.50
L62	N50°10'37"W	11.74
L63	N80°15'57"W	40.30
L64	N180°17'07"E	12.64
L65	N80°15'57"W	30.32
L66	S180°17'07"W	12.64
L67	N80°15'57"W	84.95
L68	N15°59'03"E	12.57
L69	N80°15'57"W	30.18
L70	S15°59'03"W	12.57
L71	N82°16'50"W	44.50
L72	N75°20'08"W	2.65
L73	N72°08'48"W	104.11
L74	N63°05'47"W	46.68
L75	N57°01'41"W	116.06
L76	N49°51'41"W	45.57
L77	N33°35'41"W	23.81
L78	N17°33'54"W	21.92
L79	N03°43'51"W	39.89
L80	N09°49'58"E	45.23
L81	S74°53'08"E	18.02

LINE TABLE		
LINE	BEARING	DISTANCE
L82	S 67°43'06" E	85.06
L83	S 02°00'10" W	57.06
L84	N 17°38'09" E	5.00
L85	S 74°04'30" E	153.37
L86	S 67°43'06" E	156.71
L87	N 54°33'38" E	68.20
L88	N 24°16'10" E	114.58
L89	N 78°50'14" E	37.10
L90	S 38°40'17" E	56.37
L91	S 09°19'40" W	28.62
L92	N 49°16'34" W	10.54
L93	S 76°25'10" E	86.99
L94	S 75°18'23" E	50.09
L95	S 68°11'09" E	65.13
L96	S 62°33'48" E	50.65
L97	S 70°23'25" E	48.14
L98	N 71°03'42" E	35.00
L99	N 56°11'03" E	10.84
L100	N 47°42'45" E	27.75
L101	N 24°31'28" E	28.51
L102	N 14°17'36" E	35.00
L103	N 04°04'04" E	27.75
L104	N 18°41'14" W	35.00
L105	N 34°23'47" W	15.59
L106	N 50°15'37" W	35.00
L107	N 74°38'35" W	39.85
L108	N 80°15'57" W	30.54
L109	N 80°15'57" W	65.63
L110	N 80°15'57" W	50.30
L111	N 74°16'12" W	98.97



51.419 Ac.  
Piney Shores Resort  
C/O Lake Contoe  
Acreson Resorts Ltd.  
C.C.F.N. 9822865 M.C.R.P.R.

NMC 23,724 Acres  
Lake Contoe  
C.C.F.N. 8005-064650 M.C.R.P.R.

NEC 23,724 Acres  
Lake Contoe Resorts, Ltd.  
C.C.F.N. 2005-064650 M.C.R.P.R.

LEAGUE LINE ROAD  
(60' R.O.W.)  
Vol. 825, Pg. 102 M.C.D.R.  
Vol. 1048, Pg. 871 M.C.D.R.

This portion of League Line Road is already in the public right-of-way. The public road maintenance system will be dedicated and deeded to Montgomery County by separate instrument.



23,724 Ac.  
Lake Contoe  
C.C.F.N. 2005-064650 M.C.R.P.R.  
Shore & Except 0.215 Ac.

**FINAL PLAT**  
**BELLA VITA**  
SECTION ONE  
A SUBDIVISION OF  
16.486 ACRES OF LAND IN THE  
ELIJAH COLLARD SURVEY, A-7  
AND THE JAMES EDWARDS  
SURVEY, A - 190  
MONTGOMERY COUNTY, TEXAS  
CONTAINING: 56 LOTS,  
3 RESTRICTED RESERVES,  
1 BLOCK

SINGLE FAMILY RESIDENTIAL  
AUGUST, 2007  
**OWNER/DEVELOPER**  
Lake Contoe Resorts, Ltd. and  
Lake Contoe Resorts Operating Company, LLC  
P.O. Box 247  
Conroe, Texas 77305  
(936) 539-1232  
Fax (936) 756-2316

Michael B. Stecker  
P.O. Box 247  
Conroe, Texas 77305  
(936) 539-1232  
Fax (936) 756-2316  
Email: mstecker@comcast.net

**JEFFREY MOON**  
AND ASSOCIATES, INC.  
LAND SURVEYORS  
P.O. Box 2901  
Conroe, TX 77305  
Tel: (936) 756-2881  
Fax: (936) 756-2881

# FINAL PLAT BELLA VITA

SECTION ONE  
A SUBDIVISION OF  
16.486 ACRES OF LAND IN THE  
ELIJAH COLLARD SURVEY, A-7  
AND THE JAMES EDWARDS  
SURVEY, A - 190  
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CONTAINING: 56 LOTS,  
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OWNER/DEVELOPER

Lake Conroe Resorts, Ltd. and  
Lake Conroe Resorts Operating Company, LLC

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Email: mikes Stoecker@consolidated.net

Signorelli Holdings Ltd

3710 West Davis

Conroe, Texas 77304

(936) 441-4505

Fax (936) 539-1986

Email: danny@signorellicompany.com

1.000 Ac.  
Water Access Easement  
C.C.F.N. 8455878 M.C.R.P.R.

SWC 36' Gulf States  
Utilities Company Easement

Gulf States-Utilities Company  
36' El. Easement  
C.C.F.N. 8801458 M.C.R.P.R.

Piney Shores Resort  
Section 7  
Cob. M. Sht. 93 M.C.M.R.

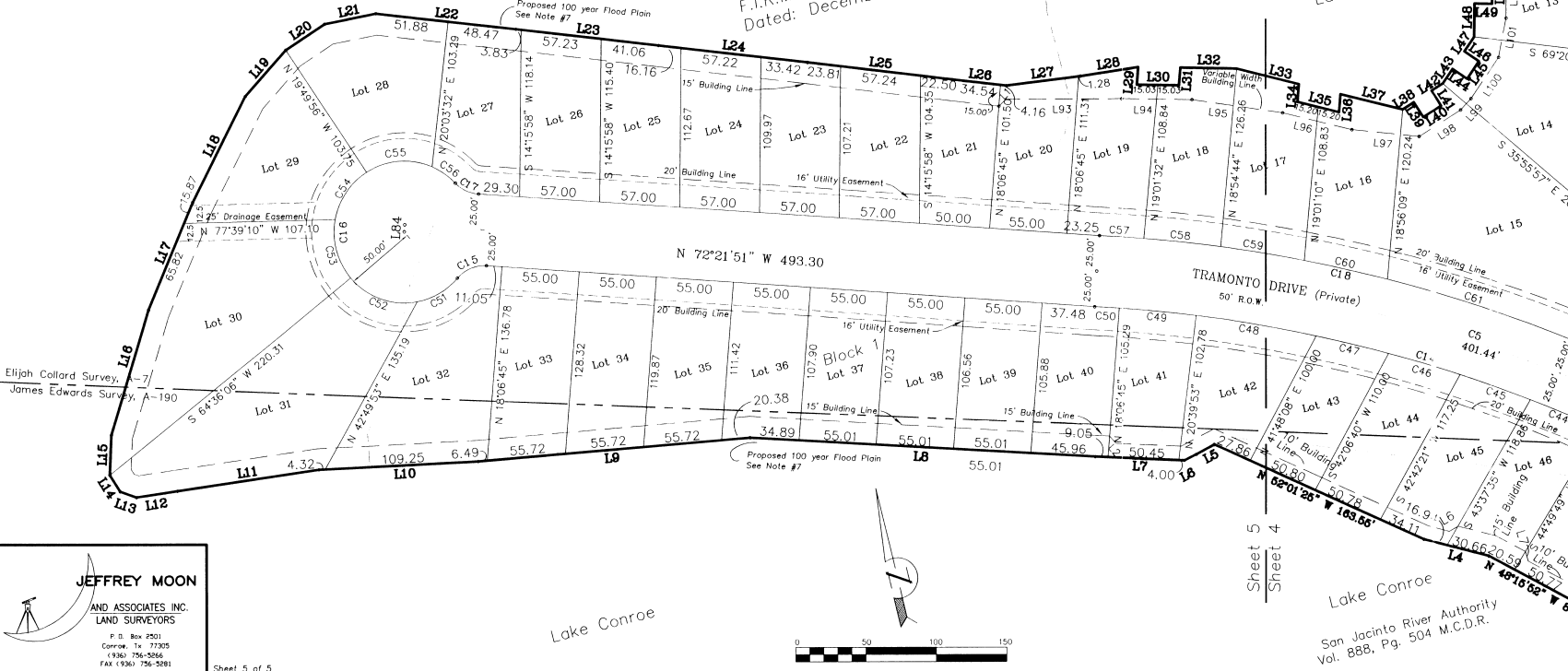
Sheet 5  
Sheet 4

S 76°20'14" E 1164.89'

BELLA VITA  
DRIVE (Private)  
50' R.O.W.

TRAMONTO DRIVE (Private)  
50' R.O.W.

Lake Conroe  
100 Year Flood Plain  
Line as Scaled from  
F.I.R.M. Panel No. 48339C0220F  
Dated: December 19, 1996



Elijah Collard Survey, A-7  
James Edwards Survey, A-190

**JEFFREY MOON**  
AND ASSOCIATES, INC.  
LAND SURVEYORS  
P.O. Box 2501  
Conroe, Tx 77305  
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Sheet 5 of 5

San Jacinto River Authority  
Vol. 888, Pg. 504 M.C.D.R.

FILE # 2007-095737

CHE. 2

SHEET 897