

BLOCKS 62-67 AND 74-78 INCLUSIVE OF

LAKE CONROE FOREST
A SUBDIVISION IN THE JOHN VINCE
SURVEY, A-41
MONTGOMERY COUNTY, TEXAS



This plat is a copy of one prepared by J.E. Neves, Registered Public Surveyor, April and May, 1970.

Benton St. Buffington

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Claude H. Townsend and Thelma Schulte, President and Secretary, respectively, of GUARDIAN DEVELOPMENT CORPORATION, the owner and/or the duly authorized agent for the owners of the property subdivided in the maps of a REVISION of LAKE CONROE FOREST on pages 2 and 3 hereof, does hereby subdivide said property *as shown* on behalf of itself and its principals according to the lines, lots, building lines, streets, alleys, parks and easements shown thereon and does hereby designate said subdivision as a revision of parts of Block 5 and 6 of LAKE CONROE FOREST according to the map thereof recorded in Volume 6 on page 17 of the Montgomery County Map Records, said REVISION having converted said parts of Blocks 5 and 6 into BLOCKS 62-67 and 74-78, inclusive, of LAKE CONROE FOREST and, on behalf of itself and said owners, GUARDIAN DEVELOPMENT CORPORATION dedicates to the public use all of the streets, alleys, parks and easements shown on the aforesaid plats forever and does hereby waive any claims damages occasioned by the establishing of grades as approved for the streets and alleys so dedicated or that may be occasioned by the alteration of the surface of any portion of said streets and alleys to conform to such grades and does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the land so dedicated."

PREPARED BY:
C.T.B. & ASSOCIATES INC.
SURVEYORS PLANNERS CONSULTANTS
212 SOUTH MAIN ST. CONROE, TEXAS 77001

This is to certify that we, Claude H. Townsend and Thelma Schulte, President and Secretary, respectively, of Guardian Development Corporation, owner and/or duly authorized agent for the owners of the property subdivided as shown on the maps contained on Pages 2 and 3 hereof, have compiled or will comply with the existing regulations heretofore on file with the County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas.

"Further, we do hereby dedicate forever to the public a strip of land 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 any other public agency the right to enter upon said easements at any and all times for the purpose of construction and/or maintaining drainage work and/or structures."

"Further, all of the property subdivided and shown on the aforesaid maps shall be restricted in its use, which restrictions, including recorded deed restrictions on the purchase of each tract or lot, shall run with the title of the property and shall be enforceable, at the option of Montgomery County or any citizen thereof, by injunction or as otherwise provided by law."

IN TESTIMONY WHEREOF, the Guardian Development Corporation has caused these presents to be signed by Claude H. Townsend, its President, thereunto authorized, attested by its Secretary, Thelma Schulte, and its common seal hereunto affixed this 27th day of June, 1981.

Guardian Development Corporation

By: *Claude H. Townsend*
Claude H. Townsend, President

Attest: *Thelma Schulte*
Thelma Schulte, Secretary

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Claude H. Townsend, President and Thelma Schulte, Secretary of the Guardian Development Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of June, 1981.

Paul J. Rice
Notary Public in and for State of Texas

BLOCKS 62 & 63 - OUT OF THE REVISION OF A PART OF THE "RESERVED AREA" IN BLOCK 1, ADJOINING LOT 1 IN BLOCK 6, AND A PART OF LOTS 1 THROUGH 4 IN BLOCK 6.

BLOCKS 64 - 67 - OUT OF THE REVISION OF A PART OF LOTS 3 THROUGH 7 IN BLOCK 6.

BLOCKS 74 - 78 - OUT OF THE REVISION OF A PART OF LOTS 1, 2, 3, 18 AND 19 IN BLOCK 5.

County Engineer

APPROVED AND ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this _____ day of _____, 1981.

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

Commissioner Precinct 4

County Judge

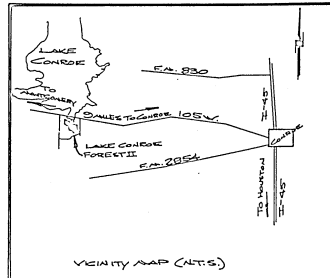
STATE OF TEXAS
COUNTY OF MONTGOMERY

"I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on _____, 19_____, at _____ o'clock, _____ a.m., Volume _____, Page _____ of the records of said County."

WITNESS MY HAND AND SEAL OF OFFICE, at _____ the day and date last above written."

Roy Harris
Clerk, County Court
Montgomery County

Deputy

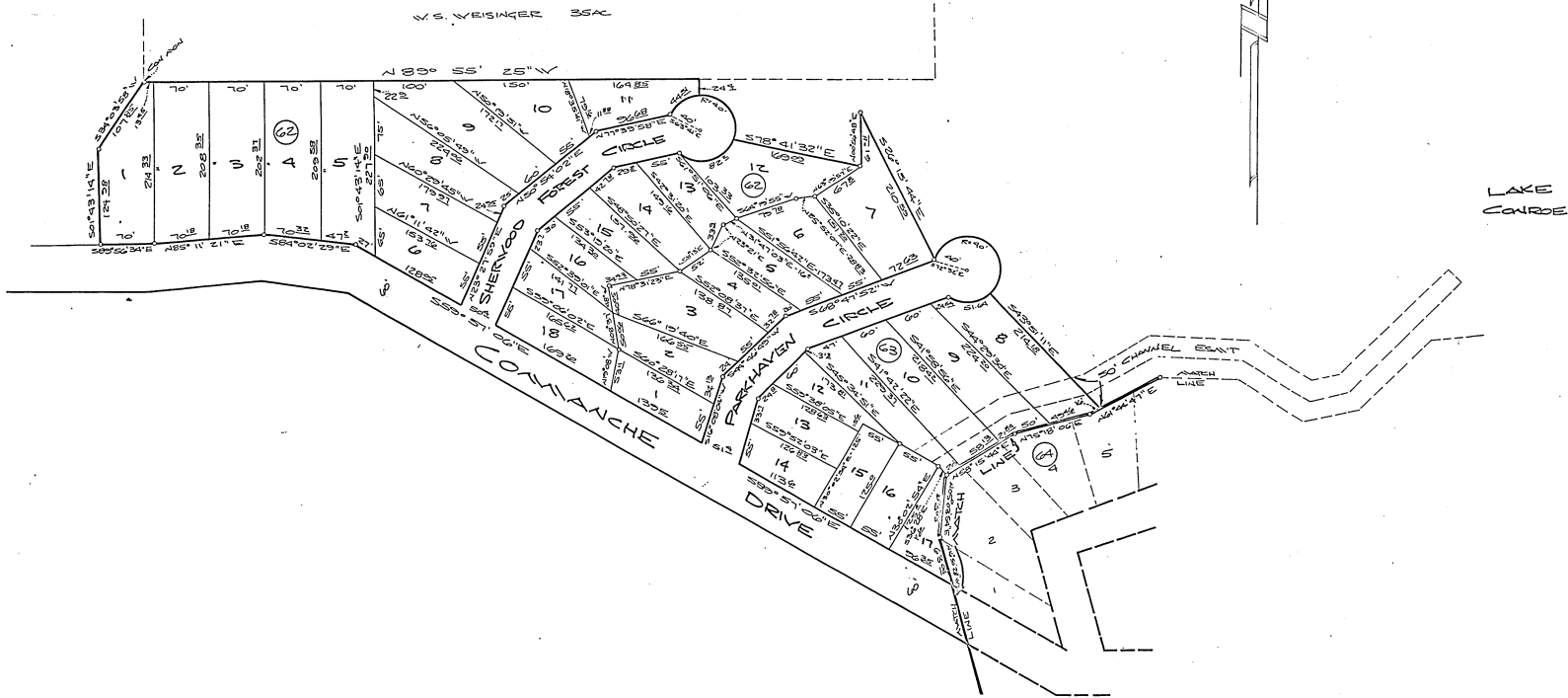


VELOCITY MAP (N.T.S.)

8131155

C
170-9
SHERIFF

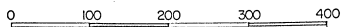
C170b.001



BLOCKS 62-67 & 74-78, INCLUSIVE, OF
LAKE CONROE FOREST
 A SUBDIVISION IN THE JOHN VINCE
 SURVEY, A-41
 MONTGOMERY COUNTY, TEXAS
 11 BLOCKS 163 LOTS

*NOTE:

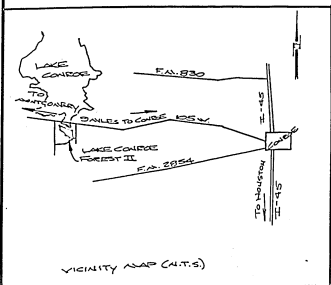
* THIS PLAT IS A COPY OF ONE PREPARED BY
 J.E. NEVES, REGISTERED PUBLIC SURVEYOR, APRIL
 AND MAY, 1970.



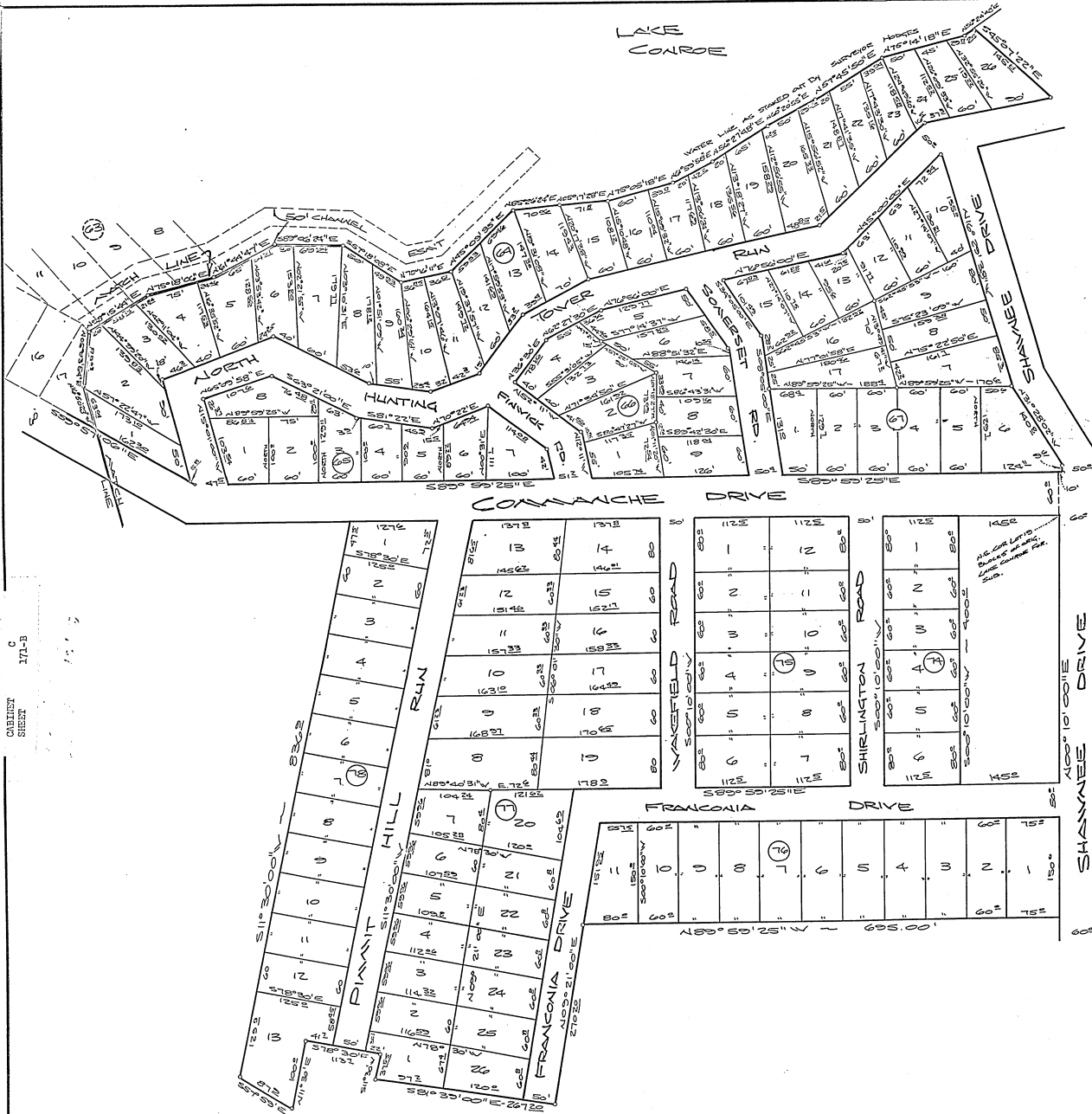
GRAPHIC SCALE
 JUNE 23, 1981 SCALE: 1"=100'

PREPARED BY:
C.T.B. & ASSOCIATES INC.
 SURVEYORS PLANNERS CONSULTANTS
 212 SOUTH MAIN ST. CONROE, TEXAS 77301
 PH. 539-5444

C
 371-A
 C.T.B. & ASSOCIATES



C.1705.002



*NOTE:

THIS PLAT IS A COPY OF ONE PREPARED BY
 J.E. NEVES, REGISTERED PUBLIC SURVEYOR, APRIL
 AND MAY, 1970.

FILED FOR RECORD
 1971 AUG 19 AM 11:00
 Roy Harris
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF MONTGOMERY
 I, County Clerk, do hereby certify that this instrument was filed for the proper recording on the date and at the time stated herein by me, and was duly recorded in the official Public Records of said County, Texas.
 AUG 19 1981
 Roy Harris
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS

C1705.003