

ACREAGE  
H. B. FULTZ

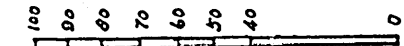
7713513

Cabinet B  
Sheet 60 A

**CURVE DATA**

NO	DATA	RADIUS	LENGTH	TAN	CHORD
1	58°35'35"	76.00	77.72	42.44	74.38
2	58°35'35"	90.00	92.04	50.50	88.03
3	16°57'42"	104.00	30.61	15.41	30.50
4	99°17'00"	89.00	154.22	124.73	155.64
5	99°17'00"	75.00	129.96	88.25	114.37
6	99°17'00"	61.00	105.70	71.78	92.97
7	20°42'25"	186.00	132.15	69.00	129.39
8	20°42'25"	200.00	142.00	74.19	139.72
9	12°52'26"	274.00	48.46	24.33	43.35
10	57°18'55"	113.81	133.72	75.74	126.16
11	57°18'55"	127.81	150.17	85.10	141.63
12	57°05'01"	141.81	91.79	41.57	90.19
13	115°42'43"	89.00	113.13	141.63	159.71
14	115°42'43"	75.00	151.47	119.35	127.01
15	115°42'43"	61.00	123.19	97.03	103.30
16	48°22'20"	68.00	57.61	30.66	55.90
17	48°22'20"	82.00	69.47	36.97	67.47
18	28°32'20"	96.00	81.33	43.22	72.22
19	28°32'20"	75.00	63.15	32.74	57.04
20	40°36'00"	64.00	43.82	22.34	42.53
21	40°36'00"	47.00	33.30	17.59	32.61
22	40°36'00"	78.50	55.63	23.04	54.47
23	40°36'00"	92.50	65.55	24.22	64.13
24	10°47'17"	64.50	12.22	6.12	12.20
25	6°17'19"	164.00	18.00	9.01	17.99

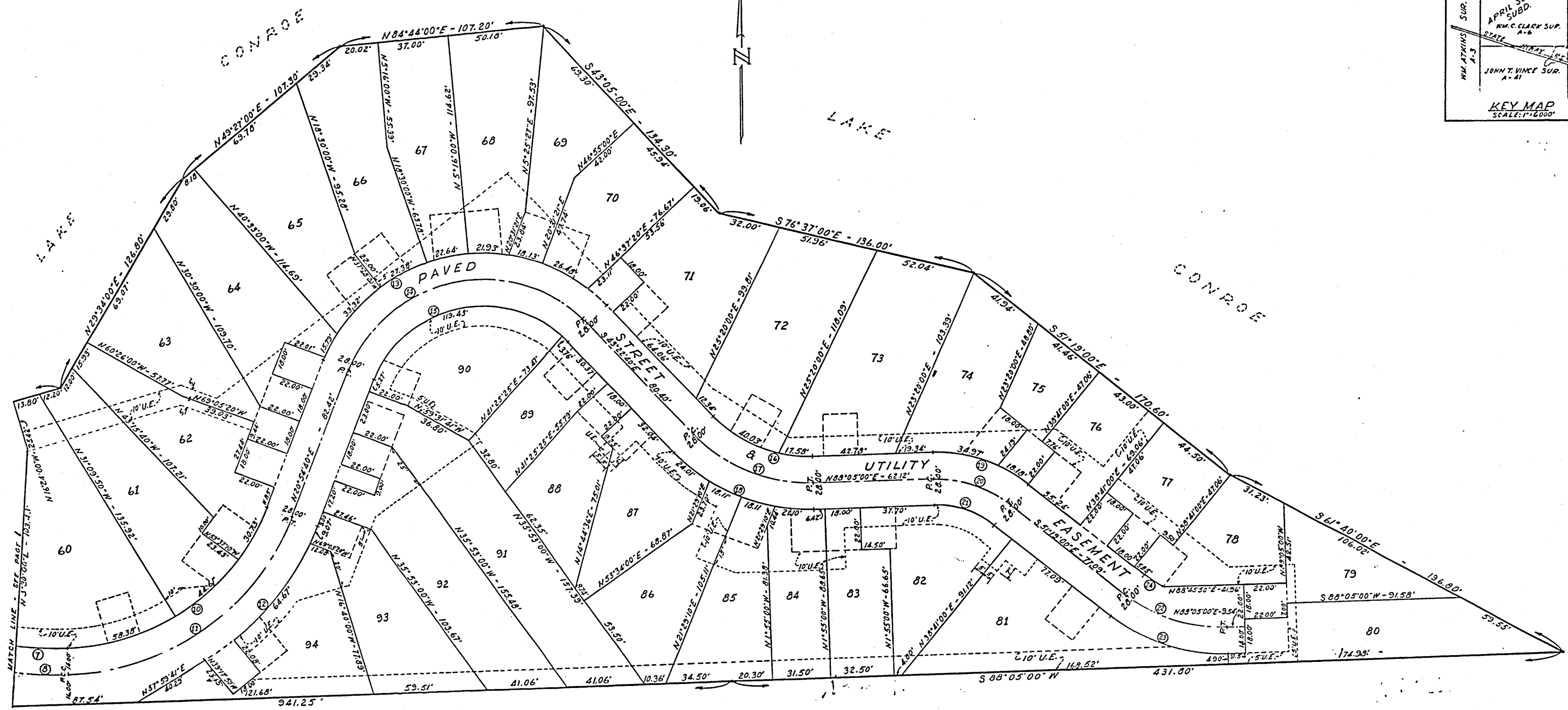
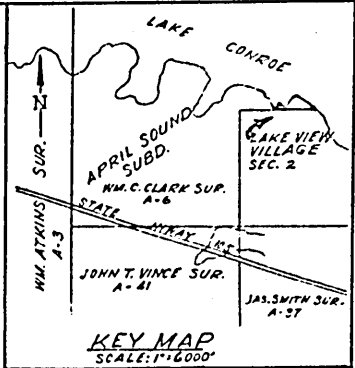
NOTE:  
U.E. INDICATES "UTILITY EASEMENT"



**LAKE VIEW VILLAGE**  
SECTION TWO  
A SUBDIVISION OF 3.9661 ACRES OF LAND  
IN THE W.M.C. CLARK SURVEY, ABSTRACT NO.  
6, MONTGOMERY COUNTY, TEXAS  
SCALE: 1" = 40' DATE: APR. 6, 1977  
OWNER: Lake View Associates  
2 Blocks  
Wilkinson Engineering Corp. - 56 Lots, Engineer  
Langwith Wilson, King & House - Architects  
PAGE 1 OF 3 PAGES



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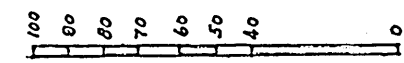
A CREAGE  
H. B. FULTZ

Cabinet B  
Sheet 60 B

**CURVE DATA**

NO	DELTA	RADIUS	LENGTH	TAN	CHORD
1	58°35'35"	76.00'	77.72	42.64	74.39
2	59°35'35"	90.00'	92.04	50.50	88.00
3	16°57'42"	104.00'	30.61	15.41	30.50'
4	09°17'00"	89.00'	154.22	104.73	135.64
5	09°17'00"	72.00'	129.96	88.25	114.30'
6	09°17'00"	61.00'	105.70	71.78	92.97'
7	40°42'25"	106.00'	132.15	69.00	128.39
8	40°42'25"	200.00'	142.03	74.19	139.72
9	12°58'26"	214.03'	48.46	24.33	48.35
10	67°18'55"	113.01'	133.72	75.76	126.16
11	67°18'55"	127.01'	150.17	85.10	141.69
12	37°05'01"	181.01'	91.79	47.57	90.19
13	115°42'20"	69.00'	119.73	78.15	150.71
14	115°42'20"	75.00'	151.47	119.33	187.01
15	115°42'20"	61.00'	123.19	97.08	103.30
16	44°32'20"	68.00'	57.61	30.66	55.20
17	48°32'20"	82.00'	69.47	36.97	67.41
18	48°32'20"	96.00'	81.33	43.22	78.92
19	40°36'00"	75.00'	53.15	27.74	52.04
20	40°36'00"	61.00'	43.22	22.94	43.38
21	40°36'00"	47.00'	33.50	17.39	32.41
22	40°36'00"	33.00'	25.63	13.04	24.47
23	40°36'00"	22.00'	18.55	9.42	18.10
24	10°37'17"	64.50'	12.22	6.13	12.20
25	6°17'13"	164.00'	18.00	9.01	17.99

NOTE:  
U.E. INDICATES "UTILITY EASEMENT"



**LAKE VIEW VILLAGE**  
SECTION TWO  
A SUBDIVISION OF 5.9661 ACRES OF LAND  
IN THE V.M.C. CLARK SURVEY, ABSTRACT NO. 6,  
MONTGOMERY COUNTY, TEXAS  
SCALE: 1" = 40' DATE: Apr 6, 1977  
OWNER: Lake View Associates  
2 Blocks 56 Lots  
Wilkinson Engineering Corp. - Engineer's  
Langwith, Wilson, King & House - Architects  
PAGE 2 OF 3 PAGES



Cabinet B  
Sheet 60-B

B6600.000

STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, James M. Hill, Jr., J.R. Brodnax, Jr., and Perrin Investment Co., a Texas Corporation, Partners of Lake View Associates, owners of the property subdivided in the above and foregoing map of LAKE VIEW VILLAGE, SECTION TWO, do hereby make subdivision of said property for and on behalf of Lake View Associates according to the lines, streets, lots and easements thereon shown, and designate said subdivision as LAKE VIEW VILLAGE, SECTION TWO, located in the William C. Clark Survey, Abstract No. 6, Montgomery County, Texas, and on behalf of Lake View Associates; and dedicate to public use, as such, the streets and easements shown thereon forever; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, the streets and easements shown on the above and foregoing map are hereby dedicated for the use of one or more underground utility system or systems and the streets are dedicated for the use of vehicular and pedestrian ingress and egress defined in the restrictions. The dedication of streets, easements and lots shown on the plat is made more explicit, and is subject to those restrictions, covenants and conditions to be dated of even date herewith covering this subdivision, which instrument is hereby made part of this plat by reference.

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 or any citizen thereof by injunction as follows:

1. If the use of septic tanks is not prohibited by other restrictive covenants hereafter adopted for the property, drainage of septic tanks into roads, streets, alleys or other public ditches, either directly or indirectly is strictly prohibited.
2. If the street on which a lot fronts does not have curbs and gutters, drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without back water 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 walks.

The streets shown on this plat are not dedicated to the public, but on the contrary will be conveyed to the LAKE VIEW VILLAGE Property Owners Association, Inc., a Texas Corporation, for the limited uses expressly set forth in such deed with Lake View Associates, reserving to itself, its invitees, and successors-in-title to each lot shown hereon, and invitees of each such successor right of ingress, egress and passage over and along such streets (which shall be private streets for the exclusive use and benefit of such class), all as more fully set forth in such deed, all of which rights shall be an easement appurtenant to and for the benefit of each lot within the subdivision. Lake View Associates, their successors and assigns, shall also have the right to use said streets for the installation, maintenance and improvement of sewer lines and other utilities above, or under said streets.

Notwithstanding the fact that all roads and streets in this subdivision are not dedicated to the public but that each property owner has an appurtenant easement for rights of ingress and egress and use of the streets, it is hereby stipulated that the Commissioners Court of Montgomery County will have authority to establish speed limits and other traffic rules and regulations and penalties for violation thereof upon the streets of this development. The Law Enforcement Officers of Montgomery County, the State of Texas and other Official Law Enforcement Bodies may enter upon the streets of this subdivision to enforce traffic regulations or other laws in the same manner as if the streets were dedicated to the public.

In testimony whereof, Lake View Associates has caused these presents to be signed by its partners, James M. Hill Jr., J.R. Brodnax, Jr., and Perrin Investment Co., Perrin W. White, President, thereunto authorized, attested by its Secretary, Brenda McKeon.

*James M. Hill, Jr.*  
James M. Hill, Jr.  
Partner

*J.R. Brodnax, Jr.*  
J.R. Brodnax, Jr.  
Partner

*Perrin W. White*  
Perrin Investment Co., Partner  
Perrin W. White, President

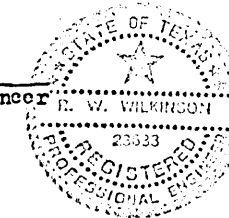
*Brenda McKeon*  
Brenda McKeon, Secretary

Before me, the undersigned authority, on this day personally appeared James M. Hill, Jr., J.R. Brodnax, Jr., Perrin W. White, and Brenda McKeon, known to me to the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein set out.

*Suzanne B. Hogue*  
Suzanne B. Hogue  
Notary Public in and for Harris County, Texas

This is to certify that I, Ralph W. Wilkinson, a Registered Engineer of the State of Texas, have plotted the above subdivision from actual survey on the ground and that all block corners, angle points, and points of curve are properly marked with 5/8" diameter rods, 3' long, and this plat correctly represents that survey under my direction.

*Ralph W. Wilkinson*  
Ralph W. Wilkinson, Professional Engineer  
Texas Registration No. 23633



I, B.W. Cooper, County Engineer of Montgomery County, Texas, so 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 the subdivision within the water shed.

*B.W. Cooper*  
B.W. Cooper  
County Engineer

After Five (5) years from the date of this dedication should the owners of more than fifty (50) percent of the lots in Lake View Village, Section Two, execute a petition to the Commissioners' Court of Montgomery County petitioning such court to accept the streets in Lake View Village Section as county roadways, and should such petition be accompanied by an offer from Lake View Village Property Owners Association, to dedicate the streets and roads to the public and to end their existence as private roadways, then the County shall accept such streets and thereafter maintain them as county roadways, open to the public.

STATE OF TEXAS  
COUNTY OF MONTGOMERY

This is to certify that the City Planning Commission of Conroe, Texas has approved the above and foregoing plat of LAKE VIEW VILLAGE, SECTION TWO.

In attest whereof, witness the official signature of the Chairman and Secretary of said Planning Commission of Conroe, Texas on this 19<sup>th</sup> day of APRIL, 1977.

*John Powell*  
Chairman

*Wendell J. Jew*  
Secretary

Approved by the Commissioners' Court of Montgomery, Texas, this 18 day of APRIL, 1977.

*Robert L. Garner*  
R.L. Garner, Commissioner  
Precinct 1

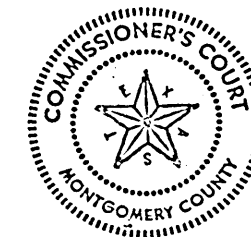
*H.D. Alley*  
H.D. Alley, Commissioner  
Precinct 2

*Lynn Coker*  
Lynn Coker  
County Judge

*Joe Corley*  
Joe Corley, Commissioner  
Precinct 3

*D.A. Wells*  
D.A. Wells, Commissioner  
Precinct 4

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 the 29<sup>th</sup> day of APRIL, 1977, at 3:00 o'clock, P.M., in Cabinet B, Sheet 60 of the Map Records of Montgomery County, Texas.



*Roy Harris*  
Roy Harris, County Clerk

**LAKE VIEW VILLAGE**  
**SECTION TWO**

**A SUBDIVISION OF 5.9661 ACRES OF LAND**  
**IN THE WM. C. CLARK SURVEY, ABSTRACT NO.**  
**6, MONTGOMERY COUNTY, TEXAS**

DATE: Apr. 7, 1977

OWNER: Lake View Associates

2 Blocks	56 Lots
Wilkinson Engineering Corp.	Engineers
Lanawith, Wilson, King & House	Architects

Cabinet B  
Sheet 61A