

We, Westlake Land Development, L.L.C., acting by and through Edward Windel, Vice President, its authorized agent, hereafter referred to as owner of Lots 1-12, Reserves A, B, and C of the property subdivided in the above and foregoing map of LEISURE COVE, AMENDING PLAT NO. 1, and Reed Eichebarger, General Manager of San Jacinto River Authority (SJRA) owner of Lots 13-24, Reserve D, do hereby make subdivision of said property for and on behalf of said Westlake Land Development, L.L.C. and SJRA, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as LEISURE COVE, AMENDING PLAT NO. 1, located in the James Smith Survey, Abstract No. 37, in Montgomery County, Texas; and on behalf of said Westlake Land Development, L.L.C. and SJRA, and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surfaces 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 we, Westlake Land Development, L.L.C. and Reed Eichebarger, General Manager of SJRA, owners of the property subdivided in the above and foregoing map of LEISURE COVE, AMENDING PLAT NO. 1, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas.

There is also dedicated for utilities easement 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 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 cul-de-sacs, lanes, drives, sloughs or other natural drainage courses located in said subdivision, as easement for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

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 of the property, and shall be enforceable at the option of Montgomery County or any citizen thereof, by injunction, as follows:

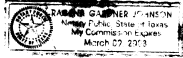
- The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the flow of water without backwater, and shall be a minimum of one and three-quarters (1-3/4) square feet (8" diameter pipe culvert).

FURTHER, we do hereby declare that all parcels of land designated on as lots on this plat are originally intended for the construction of residential buildings thereon and shall be restricted for the same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

FURTHER, owner hereby certifies that this amending plat does not attempt to alter, amend, or remove any covenant or restrictions.

IN TESTIMONY WHEREOF, Owner, Westlake Land Development, L.L.C., has caused these presents to be signed by Edward Windel, its Vice President, thereunto authorized, this 15th day of MAY, 2007.

Edward Windel  
Edward Windel, Vice President  
Westlake Land Development, LLC



STATE OF TEXAS  
COUNTY OF MONTGOMERY

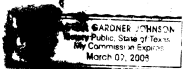
BEFORE ME, the undersigned authority, on this day personally appeared Edward Windel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and consideration therein set forth and in the capacity therein and herein set out, and as the act and deed of said corporation.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of MAY, 2007.

Notary Public in and for the State of Texas

Robert Gardner Johnson  
Print Name  
My Commission expires: 3/2/09

IN TESTIMONY WHEREOF, San Jacinto River Authority has caused the presents to be signed by Reed Eichebarger, General Manager; thereunto authorized, this 15th day of MAY, 2007.

Reed Eichebarger  
Reed Eichebarger, General Manager  
San Jacinto River Authority



STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Reed Eichebarger, General Manager of San Jacinto River Authority, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purpose and consideration therein set forth 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 15th day of MAY, 2007.

Notary Public in and for the State of Texas

Robert Gardner Johnson  
Print Name  
My Commission expires: 3/2/09

Engineer: Bley & Associates  
2251 N. Loop 336 W. Suite B  
Conroe, Texas 77304

Owner/Developer: Westlake Land Development, L.L.C.  
Ed Windel  
459 Cumberland Trail  
Conroe, Texas 77302



Michael Glezman  
Michael Glezman  
Texas Registration: 4627

SAN JACINTO RIVER AUTHORITY'S ACKNOWLEDGMENT

That San Jacinto River Authority, a body politic of the State of Texas, is owner of the fee simple interest of portions of the property so denoted on the map or plat and does hereby join in and adopt the dedication of the plot so far as the property of the San Jacinto River Authority is affected by said plot and only to the extent as set out herein.

San Jacinto River Authority  
A Body Politic of the State of Texas

By: Reed Eichebarger  
Reed Eichebarger, General Manager

Certificate of Approval of Amending Plat

On the 20th day of JUNE, 2007, this plat was approved by the Director of Community Development 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 Director of Community Development and the Secretary of the Planning Commission of the City of Conroe, Texas, this 21st day of JUNE, 2007.

Greg D. Arden  
Director of Community Development

Dana Blaw  
Secretary

APPROVED by the commissioner's Court of Montgomery County, Texas, this 23rd day of JULY, 2007.

Mike Meador Craig Doyd  
Commissioner, Precinct 1 Commissioner, Precinct 2

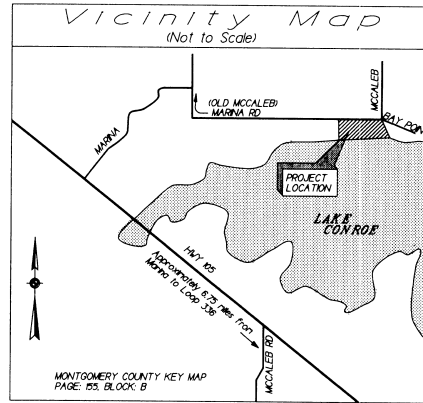
Alan B. Soder  
Alan B. Soder  
County Judge

Ed Chance Ed Rheiner  
Commissioner, Precinct 3 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 Commissioner's 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 intersecting 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



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 JULY 23, 2007, at 10:00 o'clock A.M. and duly recorded on the 2nd day of August, 2007, at 1:00 o'clock A.M. in Cabinet Z, Sheet 881-882, for said County, at record of \_\_\_\_\_.

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

Mark Turnbull  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas

By: Stacey Weber Deputy

FILED MAP RECORD  
AT 7:10 - 2 - AM 8:58

LEISURE COVE, Amending Plat No. 1  
A Unit Development

A Subdivision of 1.218 Acres of Land  
Situated in the James Smith Survey, A-37  
12 Lots, 1 Block and 4 Restricted Reserves  
Montgomery County, Texas  
MARCH 2006

Originally recorded in Cabinet Z, Sheet 395. MCMR  
Reason for Amending Plat is to correct errors which appear in  
The SJRA 's acknowledgement

Surveyor: GLEZMAN SURVEYING, INC. 2005NCLPLAT2  
Surveying Southeast Texas since 1987  
1830 Old River Road  
Montgomery, Texas 77356  
Office (936) 592-6340 Fax (936) 592-6344

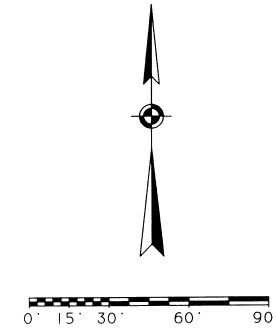
NOTES:  
 1. PLAT SCALE: 1" = 30'  
 2. LEGEND:

- CAB. = CABINET  
 CF = CLERK'S FILE NUMBER  
 DRMCT = DEED RECORDS MONTGOMERY COUNTY, TEXAS  
 MRMCT = MAP RECORDS MONTGOMERY COUNTY, TEXAS  
 MSL = MEAN SEA LEVEL  
 R.O.S.R. = RESTRICTED OPEN SPACE RESERVE  
 R-O-W = RIGHT OF WAY  
 RRPMCT = REAL PROPERTY RECORDS MONTGOMERY COUNTY, TEXAS  
 S.J.R.A. = SAN JACINTO RIVER AUTHORITY
- ALL PROPERTY CORNERS ARE SET WITH 5/8" IRON RODS WITH CAPS STAMPED "GLEZMAN RPLS 4627" UNLESS OTHERWISE NOTED.
  - THERE IS HEREBY DEDICATED A 25' BUILDING LINE ALONG THE FRONT OF ALL LOTS AND 0' REAR AND SIDE LOT SETBACK LINES UNLESS OTHERWISE NOTED.
  - THERE IS HEREBY DEDICATED A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED.
  - MINIMUM SLAB ELEVATION SHALL BE 207.5 MSL.
  - PORTIONS OF THIS PROPERTY LIES WITHIN ZONE AE AS SHOWN ON FEMA FIRM MAP PANEL #4833803355F ZONE AE: SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATION = 203'
  - STORM WATER DETENTION FACILITIES, COMMON AREAS, AND STREETLIGHTS 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 INTERFERES WITH THE PROVISION OF ANY GOVERNMENTAL SERVICES OR PASS A SIGNIFICANT THREAT 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 THE CITY SHALL BE ASSESSED AGAINST THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDORS' LIEIN IN FAVOR OF THE CITY. THAT IS HEREBY ESTABLISHED ON EACH LOT. THIS PROVISION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON EACH PERSON PURCHASING A LOT WITHIN THE SUBDIVISION.

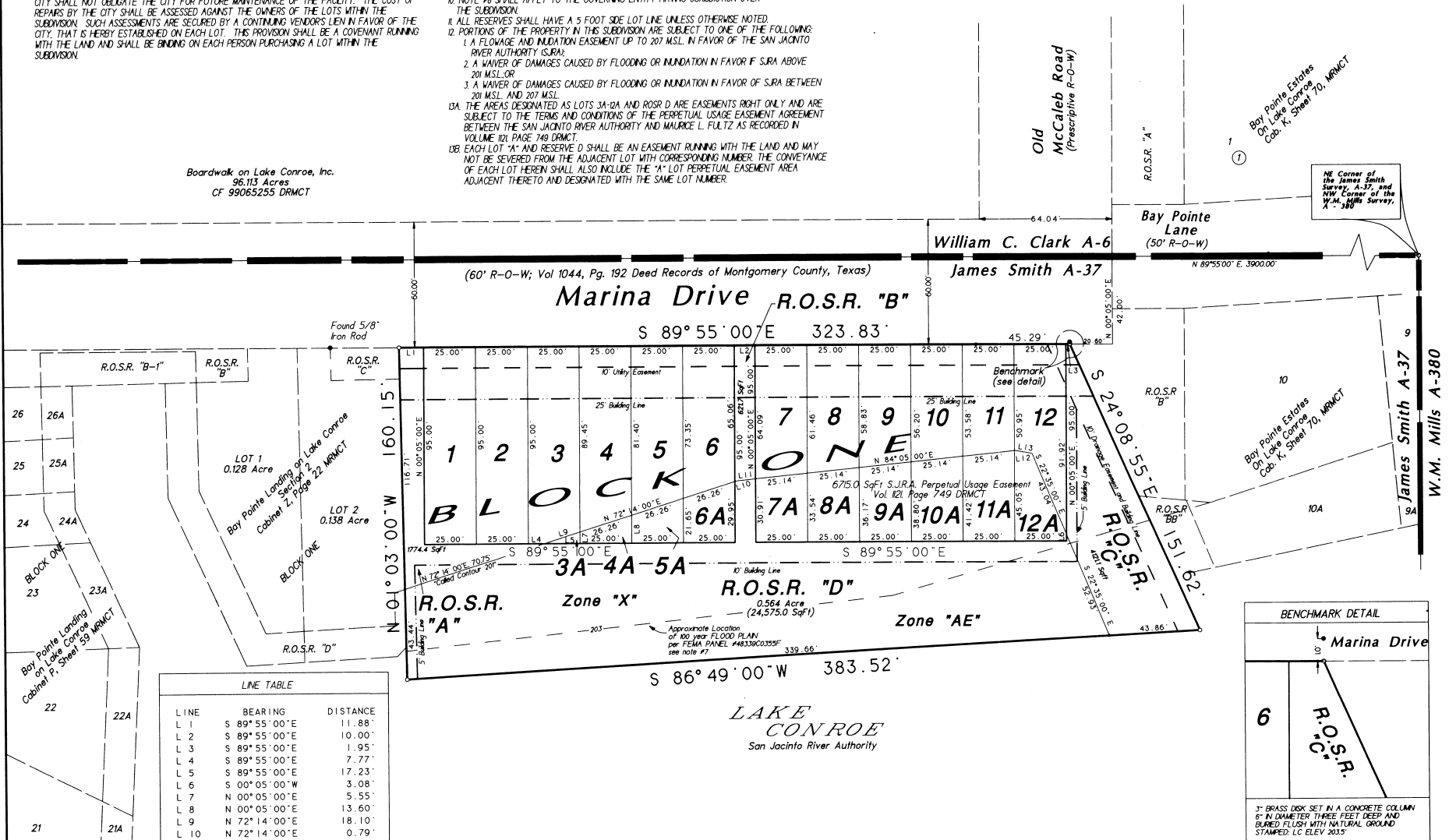
9. THE PROPERTY IN THE SUBDIVISION IS SUBJECT TO THE FOLLOWING:

- TERMS, CONDITIONS, STIPULATIONS AND RESTRICTIONS AS SET OUT IN INSTRUMENT CREATING A RESTRICTED WATER QUALITY ZONE, DATED NOVEMBER 20, 1970, EXECUTED BY TEXAS WATER QUALITY BOARD AND SAN JACINTO RIVER AUTHORITY, RECORDED IN VOLUME 74, PAGE 445 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID INSTRUMENT HAVING BEEN AMENDED BY ORDER OF THE TEXAS WATER QUALITY BOARD, BEARING ORDER NO. 76-226-4, DATED DECEMBER 16, 1976, AND BEING FURTHER AMENDED BY ORDER OF THE SAN JACINTO RIVER AUTHORITY AND THE TEXAS WATER COMMISSION, ISSUED ON FEBRUARY 12, 1988, AS CONTAINED IN 15 TEX REG. 1004.
  - TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WAIVER OF DAMAGES, AS SET OUT IN DEED FROM MAURICE L. FULTZ AND WIFE, LORA B. FULTZ TO SAN JACINTO RIVER AUTHORITY, DATED FEBRUARY 20, 1971, RECORDED IN VOLUME 730, PAGE 465 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN FLOUAGE EASEMENT GRANTED TO SAN JACINTO RIVER AUTHORITY IN INSTRUMENT EXECUTED BY MAURICE L. FULTZ AND WIFE, LORA B. FULTZ, DATED FEBRUARY 20, 1971, RECORDED IN VOLUME 730, PAGE 470 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - EASEMENT GRANTED TO MAURICE L. FULTZ IN INSTRUMENT EXECUTED BY SAN JACINTO RIVER AUTHORITY, DATED MAY 25, 1978, RECORDED IN VOLUME 102, PAGE 749 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
10. NOTE #8 SHALL APPLY TO THE GOVERNING ENTITY HAVING JURISDICTION OVER THE SUBDIVISION.
11. ALL RESERVES SHALL HAVE A 5 FOOT SIDE LOT LINE UNLESS OTHERWISE NOTED.
12. PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING:
- A FLOUAGE AND INUNDATION EASEMENT UP TO 207 MSL IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (S.J.R.A.);
  - A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF S.J.R.A. ABOVE 201 MSL OR
  - A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF S.J.R.A. BETWEEN 201 MSL AND 207 MSL.
- 13A. THE AREAS DESIGNATED AS LOTS 3A-10A AND ROSP D ARE EASEMENTS RIGHT ONLY AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE PERPETUAL USAGE EASEMENT AGREEMENT BETWEEN THE SAN JACINTO RIVER AUTHORITY AND MAURICE L. FULTZ AS RECORDED IN VOLUME 102, PAGE 749 DRMCT.
- 13B. EACH LOT "A" AND RESERVE D SHALL BE AN EASEMENT RUNNING WITH THE LAND AND MAY NOT BE SEVERED FROM THE ADJACENT LOT WITH CORRESPONDING NUMBER. THE CONVEYANCE OF EACH LOT HEREIN SHALL ALSO INCLUDE THE "A" LOT PERPETUAL EASEMENT AREA ADJACENT THERETO AND DESIGNATED WITH THE SAME LOT NUMBER.

LOT	AREA (in Square feet)
1	2375.0
2	2375.0
3	2327.2
3A	47.8
4	2135.7
4A	239.3
5	1934.4
5A	416.1
6	1733.1
6A	641.9
7	1569.3
7A	805.7
8	1503.6
8A	871.4
9	1437.9
9A	937.1
10	1372.3
10A	1002.8
11	1316.9
11A	1068.4
12	1643.9
12A	745.8



Boardwalk on Lake Conroe, Inc.  
 96.113 Acres  
 CF 99065255 DRMCT



LINE	BEARING	DISTANCE
L 1	S 89° 55' 00" E	11.88'
L 2	S 89° 55' 00" E	10.00'
L 3	S 89° 55' 00" E	1.95'
L 4	S 89° 55' 00" E	7.77'
L 5	S 89° 55' 00" E	17.23'
L 6	S 00° 05' 00" W	3.08'
L 7	N 00° 05' 00" E	5.55'
L 8	N 00° 05' 00" E	13.60'
L 9	N 72° 14' 00" E	18.10'
L 10	N 72° 14' 00" E	0.79'
L 11	N 84° 05' 00" E	9.30'
L 12	N 84° 05' 00" E	0.41'
L 13	S 80° 43' 00" E	8.11'

LAKE CONROE  
 San Jacinto River Authority