

Vicinity Map
N.T.S.

I, JAMES WINKLER, PRESIDENT OF WINKLER & ASSOCIATES, INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF PALM BEACH ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID WINKLER & ASSOCIATES, INC., ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATED SAID SUBDIVISION AS PALM BEACH ESTATES, LOCATED IN THE JOHN CORNER SURVEY, A-B, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID WINKLER & ASSOCIATES, 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 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 I, JAMES WINKLER, PRESIDENT OF WINKLER & ASSOCIATES, INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF PALM BEACH ESTATES, 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 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, I, JAMES WINKLER, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND, A MINIMUM FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSED LOCATED IN THE 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 CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

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.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF PALM BEACH ESTATES WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, 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 (OR OURSELVES), OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

IN TESTIMONY WHEREOF, WINKLER & ASSOCIATES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES WINKLER, ITS PRESIDENT, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREONTO AFFIXED THIS 16th DAY OF July, 1998.

BY [Signature]
WINKLER & ASSOCIATES, INC.
JAMES WINKLER, PRESIDENT

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES WINKLER, PRESIDENT, WINKLER & ASSOCIATES, INC., 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 CONSIDERATIONS 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 16th DAY OF July, 1998.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS

I, MARK 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 THE REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY THE COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT SYSTEM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

[Signature]
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 17th DAY OF July, 1998.

[Signature]
COMMISSIONER, PRECINCT 1

[Signature]
COMMISSIONER, PRECINCT 2

[Signature]
COMMISSIONER, PRECINCT 3

COUNTY JUDGE

[Signature]
COMMISSIONER, PRECINCT 4

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION ON THE 18th DAY OF June, 1998. THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING 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 DATE OF APPROVAL.

*WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CONROE, TEXAS, THIS 16th DAY OF July, 1998.

[Signature]
CHAIRMAN
[Signature]
SECRETARY

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON July 27, 1998, AT 4 O'CLOCK, P.M. AND DULY RECORDED ON July 28, 1998, AT 8 O'CLOCK, A.M. IN CABINET K, SHEET 184-185, OF RECORD OF _____ FOR SAID COUNTY.

WITNESS MY HAND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS,

THE DAY AND DATE LAST ABOVE WRITTEN.

MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY [Signature] DEPUTY

[Signature]
MARK TURNBULL, County Clerk



I, GARALD E. MUNGER, JR., AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF 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 HAVE 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.

[Signature]
GARALD E. MUNGER, JR.
TEXAS REGISTRATION: No. 3438
(9798 86A)



PALM BEACH ESTATES

BEING A SUBDIVISION OF 54.0691 ACRES
IN THE JOHN CORNER SURVEY, A-B
MONTGOMERY COUNTY, TEXAS

25 LOTS 1 BLOCK 3 RESERVES

DATE: JUNE, 1998 SCALE: 1" = 100'

OWNER:

WINKLER & ASSOCIATES, INC.
15001 WALDEN ROAD, SUITE 129
MONTGOMERY, TEXAS 77356

SURVEYOR:

CENTURY ENGINEERING, INC.
3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063
C.E.I. JOB NO. 97015-01.0
(713) 780-9871

ENGINEER:

PROVIDENT ENGINEERS, INC.
11241 RICHMOND, SUITE 107
HOUSTON, TEXAS 77082
281-870-9947



FILED FOR RECORD

JUL 29 AM 8:07

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

[Signature] DEPUTY

File #9856275

Cal. K

Sheets 184-185

53.576 FEE ACRES
0.4931 ESMT. ACRES
54.0691 TOTAL ACRES

THE AREA DESIGNATED AS TRACTS 1A THROUGH 11A OF BLOCK 1, ARE EASEMENTS RIGHTS ONLY AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF A PERPETUAL EASEMENT RECORDED IN VOLUME 828, PAGE 6 OF THE DEED RECORDS OF MONTGOMERY COUNTY AS CORRECTED BY INSTRUMENT EXECUTED BY SAN JACINTO RIVER AUTHORITY DATED NOVEMBER 21, 1977 AND FILLED FOR RECORD UNDER FILE NO. 7742616 IN THE COUNTY CLERKS RECORDS OF MONTGOMERY COUNTY, TEXAS.

GRAPHIC SCALE

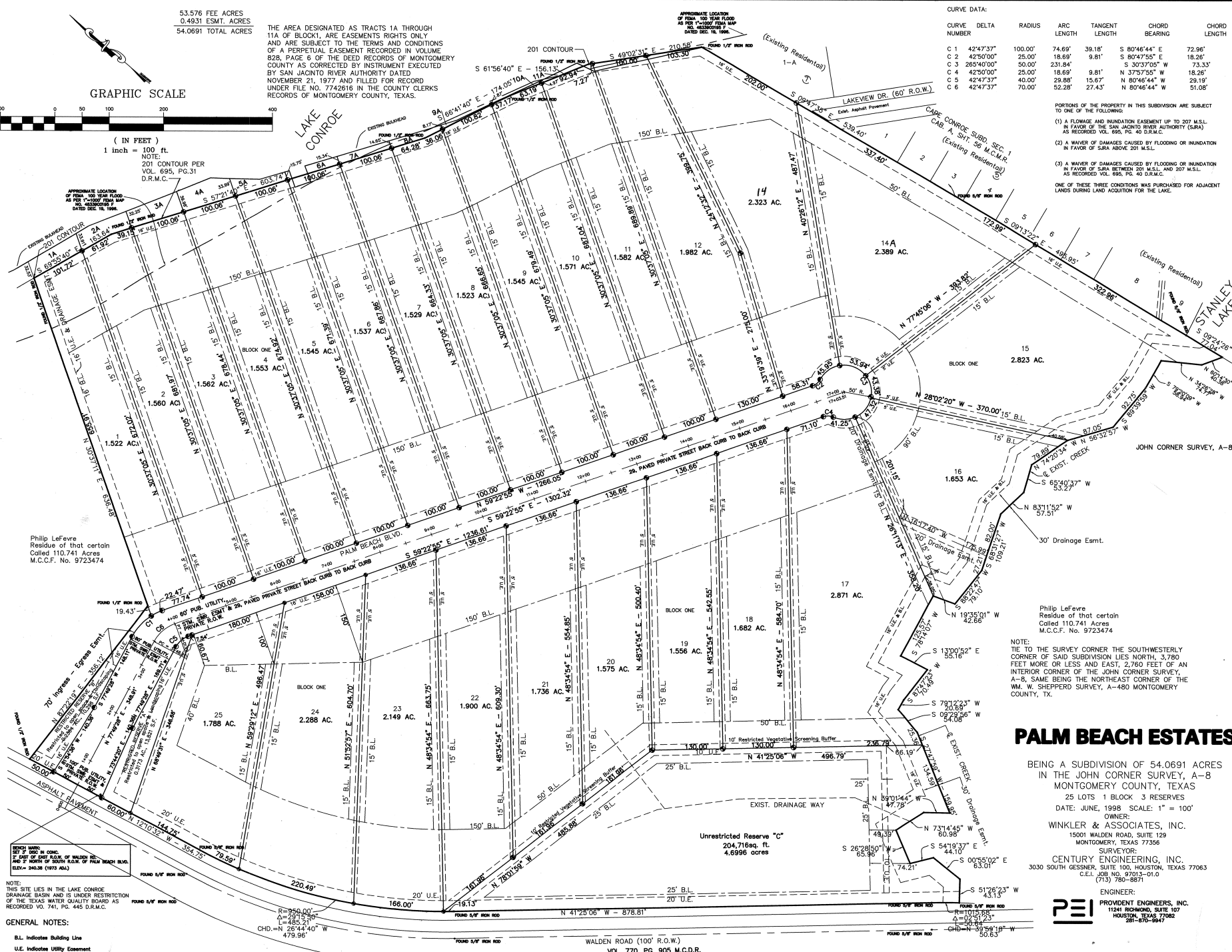


(IN FEET)
1 inch = 100 ft.
NOTE:
20' CONTOUR PER
VOL. 695, PG. 31
D.R.M.C.

CURVE DATA:

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C 1	42°47'37"	100.00'	74.69'	39.18'	S 80°46'44" E	73.96'
C 2	42°50'00"	25.00'	18.84'	9.81'	S 80°47'55" E	18.26'
C 3	28°54'00"	50.00'	23.84'	5.00'	S 30°37'05" W	73.33'
C 4	42°50'00"	25.00'	18.89'	9.81'	N 37°57'55" W	18.26'
C 5	42°47'37"	40.00'	29.88'	15.87'	N 80°48'44" W	29.18'
C 6	42°47'37"	70.00'	52.28'	27.43'	N 80°46'44" W	51.08'

PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING:
(1) A FLOODING AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (S.J.R.A.) AS RECORDED VOL. 695, PG. 40 D.R.M.C.
(2) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF S.J.R.A. ABOVE 201 M.S.L.
(3) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF S.J.R.A. BETWEEN 207 M.S.L. AND 201 M.S.L. AS RECORDED VOL. 695, PG. 40 D.R.M.C.
ONE OF THESE THREE CONDITIONS WAS PURCHASED FOR ADJACENT LANDS DURING LAND ACQUISITION FOR THE LAKE.



Philip Lefevre
Residue of that certain
Called 110.741 Acres
M.C.C.F. No. 9723474

Philip Lefevre
Residue of that certain
Called 110.741 Acres
M.C.C.F. No. 9723474

NOTE:
TIE TO THE SURVEY CORNER THE SOUTHWESTERLY CORNER OF SAID SUBDIVISION LIES NORTH, 3,780 FEET MORE OR LESS AND EAST, 2,760 FEET OF AN INTERIOR CORNER OF THE JOHN CORNER SURVEY, A-B, SAME BEING THE NORTHEAST CORNER OF THE WM. W. SHEPPERD SURVEY, A-480 MONTGOMERY COUNTY, TX.

PALM BEACH ESTATES

BEING A SUBDIVISION OF 54.0691 ACRES IN THE JOHN CORNER SURVEY, A-B MONTGOMERY COUNTY, TEXAS

25 LOTS 1 BLOCK 3 RESERVES
DATE: JUNE, 1998 SCALE: 1" = 100'
OWNER:
WINKLER & ASSOCIATES, INC.
15001 WALDEN ROAD, SUITE 129
MONTGOMERY, TEXAS 77356
SURVEYOR:
CENTURY ENGINEERING, INC.
3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063
C.E.I. JOB NO. 9703-01.0
(713) 780-8871

ENGINEER:
PROVIDENT ENGINEERS, INC.
1121 RICHMOND, SUITE 107
HOUSTON, TEXAS 77062
281-670-6977



NOTE:
THIS SITE LIES IN THE LAKE CONROE DRAINAGE BASIN AND IS UNDER RESTRICTION OF THE TEXAS WATER QUALITY BOARD AS RECORDED VOL. 741, PG. 445 D.R.M.C.

GENERAL NOTES:

- B.L. Indicates Building Line
- U.E. Indicates Utility Easement
- M.C.C.F. No. Indicates Montgomery County Clerk's File Number
- SET 1/2" IRON ROD
- SET 5/8" IRON ROD

Diversified Group, Inc.
(Tract III)
Called 326.652 Acres
M.C.C.F. No. 8818604

Diversified Group, Inc.
(Tract A)
Called 326.652 Acres
M.C.C.F. No. 8818604

Diversified Group, Inc.
(Tract A)
Called 326.652 Acres
M.C.C.F. No. 8818604

NOTE:
"Water is supplied by private individual water wells. Sanitary sewer service is supplied by private individual septic systems. City, county, and federal regulations apply."

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