

Replat of
SHADOW BAY
SECTION ONE

A Resubdivision of 87.507 Acres out of the
Neil Martin Survey A-26, and the William Wier
Survey, A-42 Montgomery County, Texas

— OWNER —

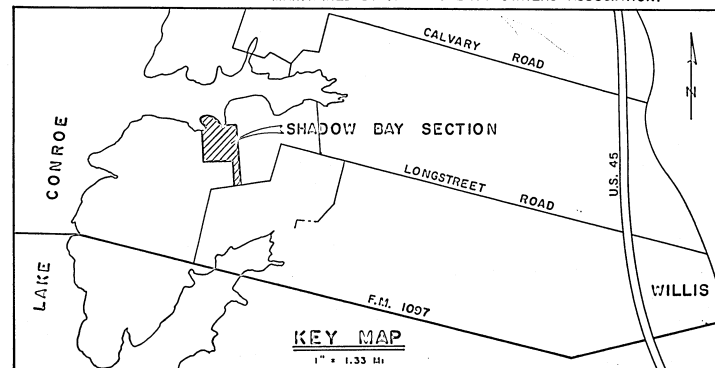
SHADOW BAY DEVELOPMENT PARTNERSHIP
2401 SAN FELIPE
HOUSTON, TEXAS
77019

IRVING L. PEABODY ENGINEERS, INC.
8401 MONROE
HOUSTON, TEXAS
77061

545 LOTS, 12 RESERVES, 11 BLOCKS

DATE: FEB. , 1981

ALL STREET ARE PRIVATELY OWNED AND
MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

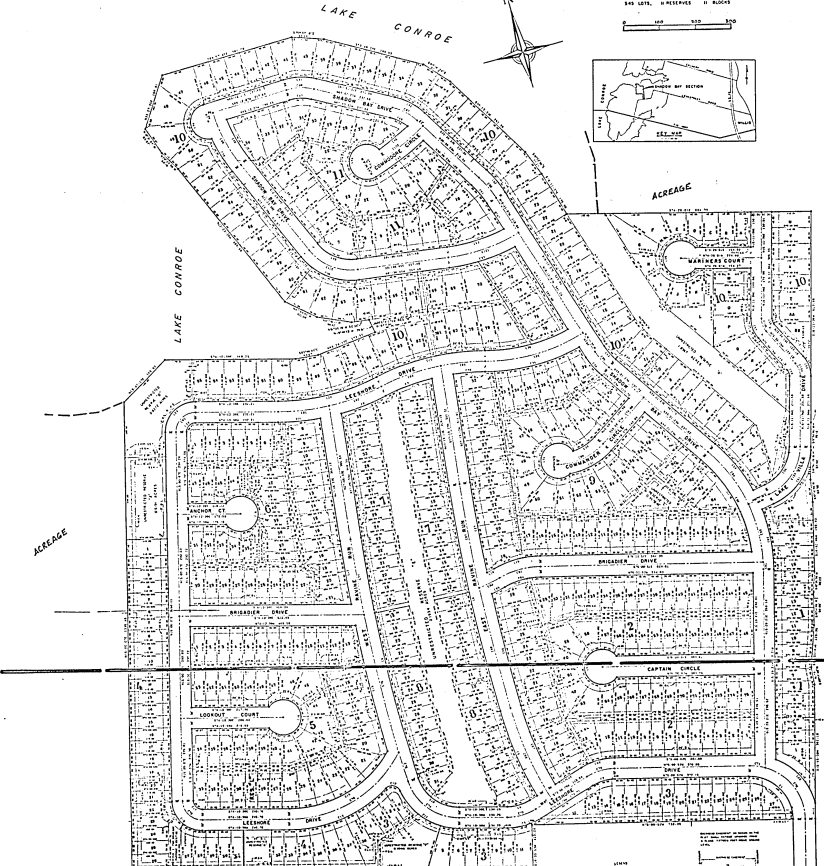
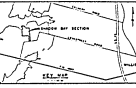


8131454

C
172-A

CABINET
SHEET

Map of
SHADOW BAY
SECTION ONE
A Resubdivision of 67,507 Acres out of the
Neil Martin Survey A-26, and the William Wier
Survey, A-42 Montgomery County, Texas
ASAP AND
SHADOW BAY DEVELOPMENT PARTNERSHIP



ALL STREETS ARE PRIVATELY OWNED AND
MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

CURVE DATA

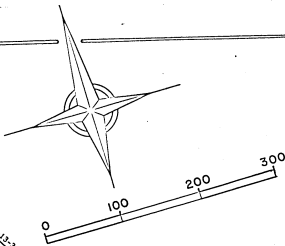
STREET	BEARING	CHORD BEARING	CHORD DIST.	ARC DIST.	PT. OF BEGINNING	PT. OF ENDING	PT. OF CURVE
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	0+00	0+52.65	0+26.32
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	0+52.65	1+05.30	0+79.48
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	1+05.30	1+57.95	1+32.03
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	1+57.95	2+50.45	1+74.53
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	2+50.45	3+42.95	2+17.03

CURVE DATA

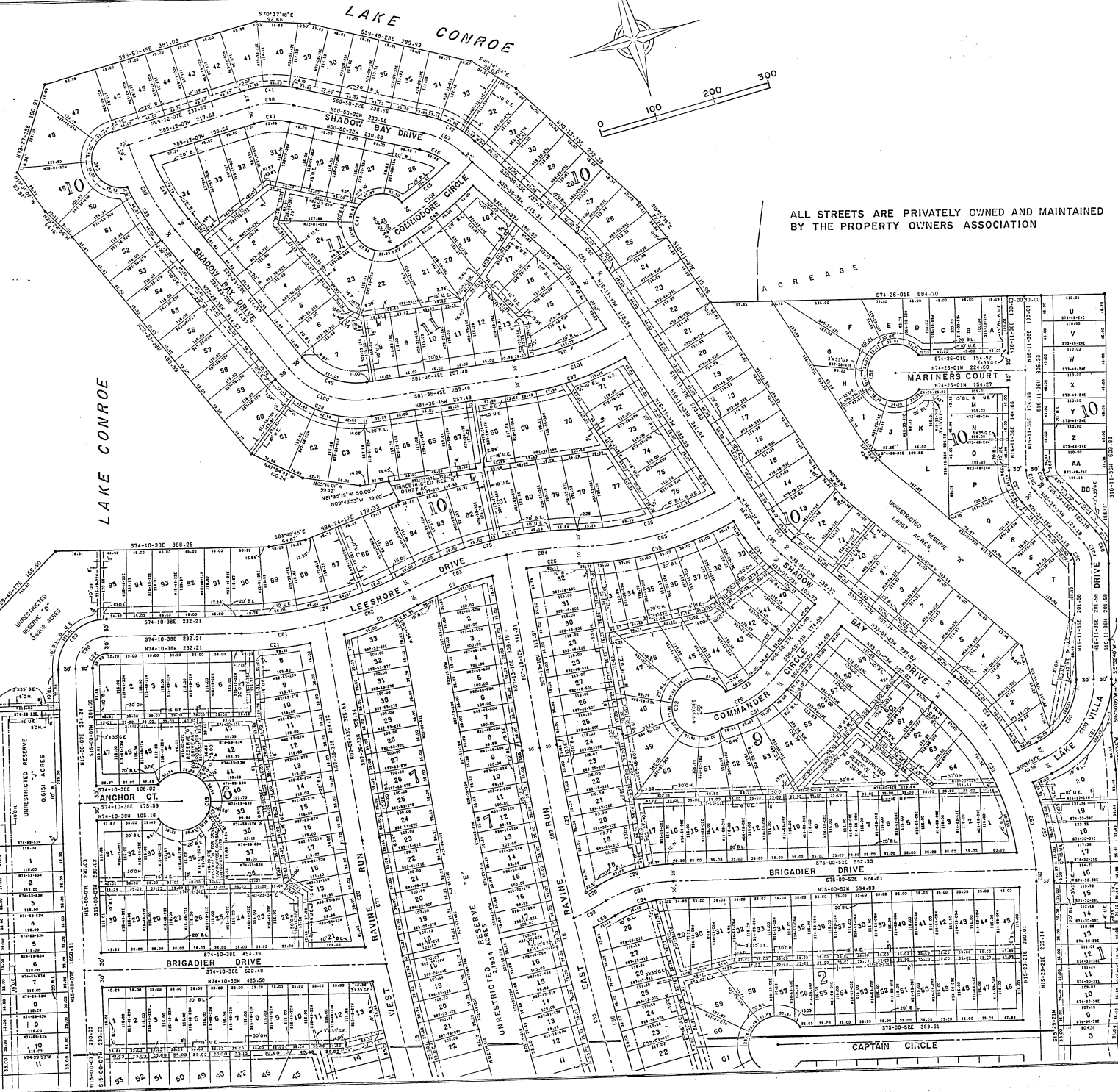
STREET	BEARING	CHORD BEARING	CHORD DIST.	ARC DIST.	PT. OF BEGINNING	PT. OF ENDING	PT. OF CURVE
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	3+42.95	4+35.45	3+59.70
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	4+35.45	5+27.95	4+32.20
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	5+27.95	6+20.45	5+24.70
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	6+20.45	7+12.95	6+17.20
10000 E. LAKE CONROE	S 89° 59' 42" E	S 1° 00' 18" W	526.50	526.50	7+12.95	8+05.45	7+9.70

CADDISSET SHEET
172-3

LAKE CONROE



ALL STREETS ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION



ACREAGE

ACREAGE

MATCH LINE

MATCH LINE

1733

STATE OF TEXAS
COUNTY OF MONTGOMERY

H P B EQUITIES, LTD.

WE, Shadow Bay Development Partnership, being comprised of Triona Investments, Ltd., whose officers are Fred Wu, President and W. F. Williams, Secretary and Arco Developments, Ltd., whose officers are C. F. Stimpson, President and W. F. Williams, Secretary and M. P. B. Equities, Ltd., whose officers are M. P. Burke, President and W. F. Williams, Secretary and along with:

Herman A. Zock and wife, Vivian A. Zock
William E. Minor and wife, Evelyn Minor
J. T. Jackson and wife, Marie L. Jackson
Homer Hudson and wife, Tay Hudson
Edgar C. Heinrich and wife, Olga Heinrich
Ned P. Haldeman and wife, Louise M. Haldeman
Elvin Gatlin and wife, Stella Gatlin
Warren Carathers and wife, Billie Carathers
James Anderson and wife, Carolyn Anderson
The Estate Of Paul Jepsen
Herbert Schmidt and wife, Mildred E. Schmidt
Nancy Holland Mario
John R. Mott and wife, Janet W. Mott
M. Brady White and wife, Sarah R. White
Harley E. Wathen and wife, Barbara W. Wathen
Pete Falco and wife, Joan M. Falco

owners of the property subdivided in the above and foregoing map of the Replat of Shadow Bay, Section One, do hereby make resubdivision of said property for and on behalf of said Owners, according to the lines, lots, alleys, parks, building lines, easements and privately owned and maintained streets thereon shown, and designate said resubdivision as Replat of Shadow Bay, Section One, located in the Nell Martin Survey and the William Wier Survey, Montgomery County, Texas, and on behalf of said Shadow Bay Development Partnership; and dedicate to public use easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the private streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of private 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, the undersigned Owners of the property resubdivided in the above and foregoing map of the Replat of Shadow Bay, Section One, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioner's Court of Montgomery County, Texas.

THERE is also dedicated for utilities an unobstructed aerial easement from a plane fifteen (15) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we the undersigned Owners, do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said resubdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easement at any and all times for the purposes of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property resubdivided 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. 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). Culverts or bridges must be used for driveways and/or walks.

WE, hereby covenant and agree that all lots within the boundaries of this resubdivision are for residential purposes unless otherwise noted.

IN TESTIMONY WHEREOF, the Shadow Bay Development Partnership, has caused these presents to be signed by the Presidents thereunto authorized, attested by the respective Secretaries of the partnership, and its common seal hereunto affixed this _____ day of _____, 1981.

SHADOW BAY DEVELOPMENT PARTNERSHIP

TRIONA INVESTMENTS, LTD.

ARCO DEVELOPMENTS, LTD.

Fred Wu, President

C. F. Stimpson, President

W. F. Williams, Secretary

W. F. Williams, Secretary

M. P. Burke, President

W. F. Williams, Secretary

WITNESS our hands in _____, Harris County, Texas, this _____ day of _____, 1981.

Herman A. Zock

Vivian A. Zock

WITNESS our hands in _____, Harris County, Texas, this _____ day of _____, 1981.

William E. Minor

Evelyn Minor

WITNESS our hands in _____, Harris County, Texas, this _____ day of _____, 1981.

J. T. Jackson

Marie L. Jackson

WITNESS our hands in _____, Harris County, Texas, this _____ day of _____, 1981.

Homer Hudson

Tay Hudson

WITNESS our hands in _____, Harris County, Texas, this _____ day of _____, 1981.

Edgar C. Heinrich

Olga Heinrich

C
174-A
CABINET
SHEET

472003

WITNESS our hands in _____, Montgomery County, Texas,
this _____ day of _____, 1981.

Ned P. Haldeman

Louise M. Haldeman

WITNESS our hands in _____, Montgomery County, Texas,
this _____ day of _____, 1981.

Elvin Gatlin

Stella Gatlin

WITNESS our hands in _____, Montgomery County, Texas,
this _____ day of _____, 1981.

Warren Carathers

Billie Carathers

WITNESS our hands in _____, Montgomery County, Texas,
this _____ day of _____, 1981.

James Anderson

Carolyn Anderson

WITNESS our hands in _____, Montgomery County, Texas,
this _____ day of _____, 1981.

The Estate Of Paul Jepson

"BEFORE ME, the undersigned authority, on this day personally
appeared Fred Wu and W. F. Williams, President and Secretary of Triona
Investments, Ltd., known to me to be the persons whose names are sub-
scribed to the foregoing instrument and acknowledged to me that they
executed the same for the purposes and considerations therein expressed."

"GIVEN UNDER MY HAND AND SEAL OF OFFICE", this 20th day of
FEBRUARY, 1981.

Notary Public in and for the Province
of British Columbia. My Commission
Is Good For Life.

"BEFORE ME, the undersigned authority, on this day personally
appeared C. P. Stimpson and W. F. Williams, President and Secretary of
Arco Developments, Ltd., known to me to be the persons whose names are
subscribed to the foregoing instrument and acknowledged to me that they
executed the same for the purposes and considerations therein expressed."

"GIVEN UNDER MY HAND AND SEAL OF OFFICE", this 20th day of
FEBRUARY, 1981.

Notary Public in and for the Province
of British Columbia. My Commission
Is Good For Life.

"BEFORE ME, the undersigned authority, on this day personally
appeared M. P. Burke and W. F. Williams, President and Secretary of
M P B Equities, Ltd., known to me to be the persons whose names are
subscribed to the foregoing instrument and acknowledged to me that they
executed the same for the purposes and considerations therein expressed."

"GIVEN UNDER MY HAND AND SEAL OF OFFICE", this 20th day of
FEBRUARY, 1981.

Notary Public in and for the Province
of British Columbia. My Commission
Is Good For Life.

STATE OF TEXAS ↓
COUNTY OF ↓

BEFORE ME, the undersigned authority, on this day personally
appeared Herman A. Zock and Vivian A. Zock, known to me to be the
persons whose names are subscribed to the foregoing instrument and
acknowledged to me that they executed the same for the purposes and
considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of
_____, 1981.

JANICE E. GERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____

STATE OF TEXAS ↓
COUNTY OF ↓

BEFORE ME, the undersigned authority, on this day personally
appeared William E. Minor and Evelyn Minor, known to me to be the
persons whose names are subscribed to the foregoing instrument and
acknowledged to me that they executed the same for the purposes and
considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of
_____, 1981.

JANICE E. GERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____



C
174-B
CABINET
SHEEN

STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, on this day personally appeared J. T. Jackson and Marie L. Jackson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1981.

JANICE E. CERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____



STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, on this day personally appeared Homer Hudson and Tay Hudson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1981.

JANICE E. CERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____



STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, on this day personally appeared Edgar C. Heinrich and Olea Heinrich, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1981.

JANICE E. CERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____



STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, on this day personally appeared Ned P. Haldeman and Louise M. Haldeman, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1981.

JANICE E. CERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____



STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, on this day personally appeared Elvin Gatlin and Stella Gatlin, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1981.

JANICE E. CERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____



STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, on this day personally appeared Warren Carathers and Billie Carathers, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1981.

JANICE E. CERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____



STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, on this day personally appeared James Anderson and Carolyn Anderson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1981.

JANICE E. CERNOSEK
Notary Public in and for Harris County, Texas
My Commission Expires _____ 19____

Notary Public in and for _____
County, Texas. My Commission Expires _____



STATE OF TEXAS |
COUNTY OF |

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1981.

Notary Public in and for _____
County, Texas. My Commission Expires _____

ROBERT L. BAILEY, III
Embossed hereon is my St. Tammany Parish
State of La. Notary Public Seal
My Commission is based for life.

C1722007

WITNESS our hands in _____, Montgomery County,
Texas, this _____, day of _____, 1981.

Herbert Schmidt Mildred E. Schmidt

WITNESS our hands in _____, Montgomery County,
Texas, this _____, day of _____, 1981.

Nancy Holland Marta

WITNESS our hands in _____, Montgomery County,
Texas, this _____, day of _____, 1981.

John R. Mott Janet W. Mott

WITNESS our hands in _____, Montgomery County,
Texas, this _____, day of _____, 1981.

M. Brady White Sarah R. White

WITNESS our hands in _____, Montgomery County,
Texas, this _____, day of _____, 1981.

Harley E. Wathen Barbara W. Wathen

WITNESS our hands in _____, Montgomery County,
Texas, this _____, day of _____, 1981.

Pete Falco Joan M. Falco

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally
appeared Herbert Schmidt and Mildred E. Schmidt,
known to me to be the persons whose names are subscribed to the
foregoing instrument and acknowledged to me that they executed
the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of
_____, 1981.



Notary Public in and for _____
County, Texas. My Commission Expires _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally
appeared Nancy Holland Marta,
known to me to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that she executed
the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of
_____, 1981.



Notary Public in and for _____
County, Texas. My Commission
Expires _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally
appeared John R. Mott and Janet W. Mott,
known to me to be the persons whose names are subscribed to the
foregoing instrument and acknowledged to me that they executed
the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of
_____, 1981.



Notary Public in and for _____
County, Texas. My Commission Expires _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally
appeared M. Brady White and Sarah R. White,
known to me to be the persons whose names are subscribed to the
foregoing instrument and acknowledged to me that they executed
the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of
_____, 1981.



Notary Public in and for _____
County, Texas. My Commission Expires _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally
appeared Harley E. Wathen and Barbara W. Wathen,
known to me to be the persons whose names are subscribed to the
foregoing instrument and acknowledged to me that they executed
the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of
_____, 1981.



Notary Public in and for _____
County, Texas. My Commission Expires _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally
appeared Pete Falco and Joan M. Falco,
known to me to be the persons whose names are subscribed to the
foregoing instrument and acknowledged to me that they executed
the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of
_____, 1981.



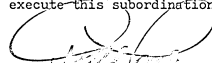
Notary Public in and for _____
County, Texas. My Commission Expires _____

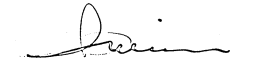
CARRIER
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CHRACO

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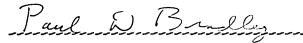
WE, Canadian Commercial and Industrial Bank, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Volume _____, Page _____ of the Deed of Trust Records of Montgomery County, Texas, hereby in all things subordinate to said resubdivision and dedication said lien, and we hereby confirm that we are the legal owners and holders of said lien and are authorized to execute this subordination.


Peter Jones


Maurice Gaudet
Leslie E. Miller

BEFORE ME, the undersigned authority, on this day personally appeared Peter Jones and Maurice Gaudet, representing Canadian Commercial and Industrial Bank, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein set forth.


GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of February, 1981.



Notary Public in and for the Province of British Columbia. My Commission Is Good For Life.

(SEAL)

THIS is to certify that I, Irving L. Peabody, a Registered Engineer of the State of Texas, have platted the above resubdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods 5/8" in diameter and 3' long, and that this plat correctly represents that survey made by me.


Irving L. Peabody, Reg. Professional Engineer Number 912



(SEAL)

I, J. D. Blanton, County Engineer of Montgomery County, Texas do hereby certify that the plat of this resubdivision 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 resubdivision complies with requirements for internal subdivision drainage as adopted by the Montgomery County Commissioner's Court; however, no certification is hereby given as to the effect of drainage from this resubdivision on the intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

J. D. Blanton, County Engineer

APPROVED by the Commissioner's Court of Montgomery County, Texas, this _____ day of _____, 1981.

Bo Calfee
Commissioner, Precinct 1

Doug Alley
Commissioner, Precinct 2

R. A. Deison
County Judge

Weldon Locke
Commissioner, Precinct 3

Albert V. Sallas
Commissioner, Precinct 4

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

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 August 11, 1981, at 10:14 o'clock, A. M., and duly recorded on August 11, 1981, at 10:14 o'clock, A. M., Volume 1000, Page 1000, of record of Montgomery of said County.

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

Roy Harris, Clerk, County Court
Montgomery County, Texas

By  Deputy

GENERAL NOTES

ALL LOT LINES ARE EITHER PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE NOTED.

U. E. INDICATES "UTILITY EASEMENT". G. E. INDICATES "GUY EASEMENT."

B. L. INDICATES "BUILDING LINE."

ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE ON EACH SIDE OF A COMMON LOT LINE UNLESS OTHERWISE SHOWN.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET UPWARD FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LOCATED ADJACENT TO ALL 10' UTILITY EASEMENTS EXCEPT AS OTHERWISE SHOWN HEREON.

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in the Public Records of the State of Texas and is a correct and true copy of the original as recorded in the Public Records of said County, Texas.

AUG 21 1981



FILED FOR RECORD

1981 AUG 21 AM 10:14


ROY HARRIS
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS