

CREEK MEANDERS

LINE	DISTANCE	BEARING
1	30.98'	S85°12'33"E
2	114.56'	N13°33'58"E
3	191.84'	N45°52'50"E
4	151.47'	S80°51'38"E
5	78.84'	S43°34'03"E

DATE: 4-3-95 SCALE: 1"=200'

AMENDING PLAT OF LOTS 9 THRU 29, BLOCK 2
INDIGO LAKE ESTATES
SECTION THREE
MONTGOMERY COUNTY, TEXAS
PREVIOUSLY RECORDED IN CAB. H SHT. 56A
51.15 ACRES IN THE T. & N.O.R.R. SURVEY,
ABSTRACT-567, AND THE T. BAILEY SURVEY, ABSTRACT-84.
BOUNDARY SURVEY CORRECTION

- NOTES:**
1. THERE IS A TEN FOOT (10') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
 2. THERE IS HEREBY DEDICATED A TWENTY FOOT (20') UTILITY AND DRAINAGE EASEMENT LYING TEN FEET (10') ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN.
 3. THERE IS A TWENTY FIVE FOOT (25') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
 4. UNRESTRICTED MULTIPURPOSE EASEMENT AND DRILL SITE EASEMENT AS DEFINED BY SURFACE USE AGREEMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 9343356 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Charles D. Patterson, President, of Properties of the Southwest, Inc., owners of the property subdivided in the above and foregoing amending plat of Lots 9 thru 29, Block 2 Indigo Lake Estates Section Three, do hereby make subdivision of said property for and on behalf of said Properties of the Southwest, Inc. according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown, and designate said subdivision as an amending plat of Lots 9 thru 29, Block 2 Indigo Lake Estates Section Three, located in the T. & N.O.R.R. Survey A-567, and the Thomas Bailey Survey A-84 Montgomery County, Texas, and on behalf of said Properties of the Southwest, Inc. 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, Charles D. Patterson, President, of Properties of the Southwest, Inc., owners of the property subdivided in the above and foregoing amending plat of Lots 9 thru 29, Block 2 Indigo Lake Estates Section Three, 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.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements, of five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements shown hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back to back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back to back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements shown hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

Further, we, Properties of the Southwest, Inc., 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 gullies, ravines, draws, sloughs, or other natural drainage courses 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 (1 1/2" 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 some under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, Properties of the Southwest, Inc., has caused these presents to be signed by Charles D. Patterson, its President, thereunto authorized, and its common seal hereunto affixed this 17 day of April, 1995.

PROPERTIES OF THE SOUTHWEST, INC.

By: Charles D. Patterson, President

FILED FOR RECORD
96 JUL 24 PM 12:05
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Charles D. Patterson, President, of Properties of the Southwest, 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 17th day of April, 1995.



Tracy A. Banzild
Notary Public in and for
County, Texas

THE STATE OF TEXAS:
COUNTY OF HARRIS:

CHAMPION REALTY CORPORATION consents to and joins in the execution of the foregoing plat and subordinates the liens created by Deed of Trust dated August 18, 1993, recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File No. 9345137, to the extent said liens cover any portion of the property described in said plat, to the subdivision and dedication of the property set forth in said plat. In no event shall CHAMPION REALTY CORPORATION be required to enforce any restrictions, covenants, easements and/or any other matters, if any appearing on said plat, nor shall the failure to enforce such restrictions, covenants, easements, and/or other matters, if any, given claim or cause of action against CHAMPION REALTY CORPORATION.

Further, this consent and joinder shall not be construed or operate as a release of CHAMPION REALTY CORPORATION liens or any part thereof covering that portion of the property described in the foregoing plat which is subject to the above described Deed of Trust, but CHAMPION REALTY CORPORATION agrees that its liens shall hereafter be upon and against said portion of the platted property subject to the restrictions, covenants, easements and other matters, if any, set forth on the plat.

Executed this 27th day of April, 1995.

CHAMPION REALTY CORPORATION

ATTEST

By: Richard X. McInnis

Deborah S. Stivers

Name: Richard X. McInnis

Name: Deborah S. Stivers

Title: Secretary

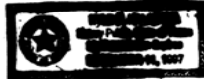
Title: Assistant Secretary

STATE OF TEXAS:
COUNTY OF HARRIS:

This instrument was acknowledged before me on the 27th day of

April, 1995, by Richard X. McInnis and Deborah S. Stivers

of CHAMPION REALTY CORPORATION, a Delaware corporation, on behalf of said corporation.



Kyle P. Haladyna
Notary Public in and for the State of Texas

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 22, 1996, at 9:30 o'clock A.M., and duly recorded on July 24, 1996, at 12:05 o'clock P.M.

in Cabinet I, Sheet 51-52 of record of Maps for said County.

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



Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By: Mark Inghel

I, J. D. Blanton, 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 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 subdivision within the watershed.

J. D. Blanton
County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 22 day of July, 1995.

Miss Meador
Commissioner, Precinct 1

Malcolm Purvis
Commissioner, Precinct 2

Alan B. Sadler
County Judge

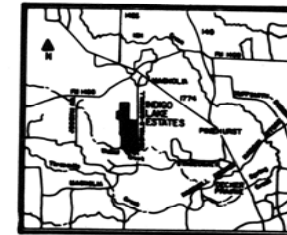
Ed Chance
Commissioner, Precinct 3

Jim Simmons
Commissioner, Precinct 4

This is to certify that I, Ken Powers, a licensed Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods of minimum 3/8" diameter and 3' long, and that this plat correctly represents that survey made by me.



Ken Powers
Ken Powers
Texas Registration No. 3484



VICINITY MAP

AMENDING PLAT OF LOTS 9 THRU 29, BLOCK 2
INDIGO LAKE ESTATES
SECTION THREE
MONTGOMERY COUNTY, TEXAS
PREVIOUSLY RECORDED IN CAB. H SHT. 56A

51.15 ACRES IN THE T. & N.O.R.R. SURVEY,
ABSTRACT - 567, AND THE T. BAILEY SURVEY, ABSTRACT-84.