

UNDEVELOPED ACREAGE  
PATTEN CORPORATION  
C.C.F.# 9345136

LINE	DISTANCE	BEARING
L1	82.85	S82°31'31"W
L2	111.80	S55°55'30"W

CURVE	ARC	DELTA	RADIUS
C2	230.65	35°26'17"	372.92'
C3	70.75	12°15'17"	330.78'
C4	281.71	48°47'45"	330.78'
C5	210.36	27°02'53"	445.60'
C6	250.79	01°20'11"	10751.74'
C7	87.71	02°40'51"	1874.49'

RESERVE "B" DATA

LINE	DISTANCE	BEARING
L3	167.04	S71°10'19"W
L4	51.85	N62°37'24"W
L5	67.63	N10°39'11"E
L6	54.10	N82°31'31"E

CURVE	ARC	DELTA	RADIUS
C8	249.21	35°26'17"	402.92'
C9	277.22	44°01'33"	360.78'

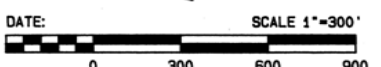
LINE	DISTANCE	BEARING
1	368.05	S78°42'22"W
2	213.60	S87°57'12"W
3	41.95	N34°38'56"W
4	229.11	N15°14'59"W
5	190.47	N64°22'56"W
6	131.41	N89°21'36"W
7	238.79	N13°53'51"W
8	88.07	N26°53'19"E
9	93.86	N50°31'51"E
10	34.08	N33°10'00"E
11	75.77	N21°58'49"E
12	54.82	N14°16'24"E
13	61.13	N15°41'47"W
14	43.84	N45°31'24"W
15	59.41	N06°14'34"E
16	92.66	N28°31'53"E
17	134.18	N26°59'48"E
18	134.85	N22°37'10"E
19	62.00	N00°31'24"W
20	43.84	N45°31'24"W
21	74.71	N64°15'39"W
22	81.11	S87°37'06"W
23	73.46	S02°08'29"E
24	36.14	S75°03'21"W
25	25.50	N26°05'00"W
26	38.60	N73°57'59"W
27	36.72	S60°07'08"W
28	64.33	S11°08'08"W
29	119.01	S24°19'09"W
30	52.80	S64°51'11"W
31	52.81	N71°44'43"W
32	76.11	S86°27'50"W
33	49.04	S38°41'02"W
34	127.35	S15°32'30"E
35	73.01	S13°59'19"E
36	99.64	S30°56'01"W
37	101.84	S69°58'27"W
38	134.62	N88°00'08"W
39	120.34	S77°02'14"W
40	164.08	S87°43'49"W
41	70.26	N56°08'49"W
42	92.01	N38°00'58"W
43	65.12	N04°02'41"W
44	43.68	N16°28'07"W
45	65.25	N75°20'20"W
46	58.19	S70°25'08"W
47	82.87	N82°11'52"W
48	105.00	N50°09'32"W
49	46.01	N89°16'41"W
50	56.52	S76°10'41"W

LINE	DISTANCE	BEARING
51	88.94	S66°04'38"W
52	573.83	N75°42'30"W
53	177.27	N71°32'44"W
54	116.78	N36°46'11"W
55	151.51	N06°10'46"W
56	107.35	N08°30'17"E
57	102.88	N15°16'09"E
58	153.73	N16°29'50"E
59	142.68	N19°33'46"E
60	112.59	N11°47'05"E
61	99.61	N05°49'01"E
62	171.14	N01°49'15"E
63	184.33	N02°53'52"E
64	165.36	N31°37'44"E
65	127.28	N44°28'36"E
66	165.74	N54°28'01"E
67	168.61	S55°24'38"W
68	95.67	S48°17'27"W
69	113.85	S38°03'28"W
70	72.40	S32°04'09"W
71	228.70	S36°25'33"W
72	180.39	S18°00'11"W
73	202.99	S20°01'51"W
74	107.76	S19°58'26"W
75	162.87	S24°09'13"W
76	145.09	S34°22'18"W
77	162.69	S42°58'56"W
78	219.87	S43°11'14"W
79	152.90	S41°49'33"W
80	144.01	S62°12'00"W
81	220.75	N76°25'21"W
82	102.93	N77°50'53"W
83	278.91	N78°10'46"W
84	102.67	N26°21'13"W
85	249.90	N67°57'22"W
86	171.13	N65°34'20"W
87	204.50	N57°10'22"W
88	364.95	N38°01'10"W
89	220.72	N46°16'03"W
90	48.25	S84°28'03"W
91	172.52	N03°11'38"W
92	316.48	N23°30'53"E
93	107.79	N15°21'20"W
94	201.96	N02°29'11"W
95	142.63	N18°42'43"W
96	246.96	N14°42'49"E
97	57.77	N34°23'53"E
98	131.20	N44°03'57"E
99	73.39	S88°25'43"E
100	193.82	N09°46'35"E

LINE	DISTANCE	BEARING
101	235.96	N08°31'37"W
102	113.56	N07°25'11"W
103	152.85	N29°17'41"E
104	241.83	N20°29'23"W
105	233.10	N08°20'12"W
106	232.86	N13°12'06"W
107	109.74	N23°58'49"W
108	154.19	N07°50'52"E
109	337.19	N21°08'40"E
110	60.00	N04°43'07"W

CURVE	ARC	DELTA	RADIUS
C1	77.51	08°42'28"	510.00'

- 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 LOT LINES.
  4. THERE IS A TWENTY FIVE FOOT (25') BUILDING LINE ALONG THE BACK OF ALL LOTS (BLOCKS 2 THRU 6) & LOTS 1, 2 & 3, BLOCK 1 AND A ONE HUNDRED FOOT (100') BUILDING LINE ALONG THE BACK OF LOTS 4 THRU 42, BLOCK 1 (LAKE LOTS)



INDIGO LAKE ESTATES  
SECTION TWO  
158 LOTS \* 6 BLOCKS \* 2 RESERVES  
411.1687 ACRES OF LAND IN THE  
RICHARD F. BLACKBURN SURVEY A-106  
THOMAS BAILEY SURVEY A-84

OWNERS: PROPERTIES OF THE SOUTHWEST

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

I, Charles D. Patterson, President, of Properties of the Southwest, Inc., owner of the property subdivided in the above and foregoing map of Indigo Lake Estates Section Two, 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 Indigo Lake Estates Section Two, located in the Richard F. Blackburn Survey, A-106, the Thomas Bailey Survey, A-84, the B. Sims Survey, A-534 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 claim 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., owner of the property subdivided in the above and foregoing map of Indigo Lake Estates Section Two, 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 (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 same 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, thereto authorized, and its common seal hereto affixed this 13 day of April, 1994.

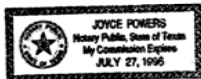
PROPERTIES OF THE SOUTHWEST, INC.

By: Charles D. Patterson  
Charles D. Patterson, President

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 13th day of April, 1994.



Joyce Powers  
Notary Public in and for  
Montgomery 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 7th day of April, 1994.

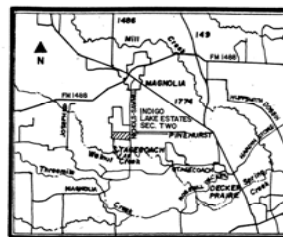
CHAMPION REALTY CORPORATION ATTEST:  
By: Richard K. McManis Name: Richard K. McManis  
Title: Vice President Title: Secretary

STATE OF TEXAS:  
COUNTY OF HARRIS:

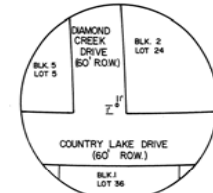
This instrument was acknowledged before me on the 7th day of April, 1994, by Richard K. McManis and Richard K. McManis Secretary of CHAMPION REALTY CORPORATION, a Delaware corporation, on behalf of said corporation.



Deborah Sue Stivers  
Notary Public in and for the State of Texas



VICINITY MAP



BENCH MARK, 3" BRASS DISC SET IN CONC. ELEV. 221.00'

FILED FOR RECORD

94 MAY -4 AM 8:08

Roy Harris  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

# INDIGO LAKE ESTATES SECTION TWO

149 LOTS · 6 BLOCKS · 2 RESERVES  
A SUBDIVISION OF 411.687 ACRES OF LAND  
IN THE RICHARD F. BLACKBURN SURVEY, A-106,  
THE B. SIMS SURVEY, A-534, THE THOMAS BAILEY SURVEY, A-84  
MONTGOMERY COUNTY, TEXAS

POWERS ENGINEERING  
3706 W. DAVIS, SUITE C · CONROE, TEXAS 77304

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 May 2, 1994, at 8:30'clock, A.M., and duly recorded on May 4, 1994, at 8:08'clock, A.M., in Cabinet H, Sheet 148 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.



Roy Harris  
Roy Harris, Clerk, County Court  
Montgomery County, Texas

By: \_\_\_\_\_ Deputy

I, J. B. Whitton, 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 intersecting drainage artery or parent stream or on any other area of subdivision within the watershed.

J. B. Whitton  
J. B. Whitton, County Engineer

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, this 2 day of May, 1994.

Mike Necker Mike Necker, Precinct 1  
Nicole Pervis Nicole Pervis, Precinct 2

Alan B. Sadler  
Alan B. Sadler, County Judge

Ed Chance Ed Chance, Precinct 3  
Charles Hayden Charles Hayden, 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