

# TRES

A SUBDIVISION CONTAINING 63.611 ACRES OF LAND  
SITUATED IN THE ELIJAH COLLARD SURVEY, A-7  
MONTGOMERY COUNTY, TEXAS  
18 LOTS 2 BLOCKS 3 RESERVES

STATE OF TEXAS

COUNTY OF MONTGOMERY

I, Bill D'Amico, Trustee, of the property subdivided in the above and foregoing map of TRES, do hereby make subdivision of said property according to lines, streets, lots, alleys, parks, building lines and easements therein shown and designate said subdivision as TRES located in the Elijah Collard Survey, A-7, Montgomery County, Texas and dedicate to public use, as such, the easements shown thereon forever; do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land so dedicated.

" This is to certify that I, Bill D'Amico, Trustee, owner of the property subdivided in the above and foregoing map of TRES, have complied with 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, I, Bill D'Amico, Trustee, do hereby dedicate forever to the public a strip of land a minimum of 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 said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agencies the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures."

" 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, 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, by Montgomery County or any citizen thereof, by injunction as follows:

1. The 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, I 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, Bill D'Amico, Trustee has caused these presents to be signed by Bill D'Amico, Trustee thereunto authorized, attested by Bill D'Amico, Trustee, and his common seal hereunto affixed this 2nd day of December, 1991.

Bill D'Amico, Trustee

By *Bill D'Amico*  
Bill D'Amico

ATTEST:

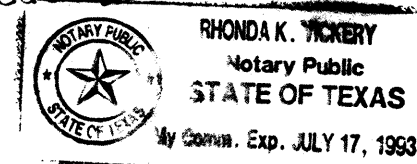
Bill D'Amico, Trustee

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Bill D'Amico, Trustee, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of December, 1991.



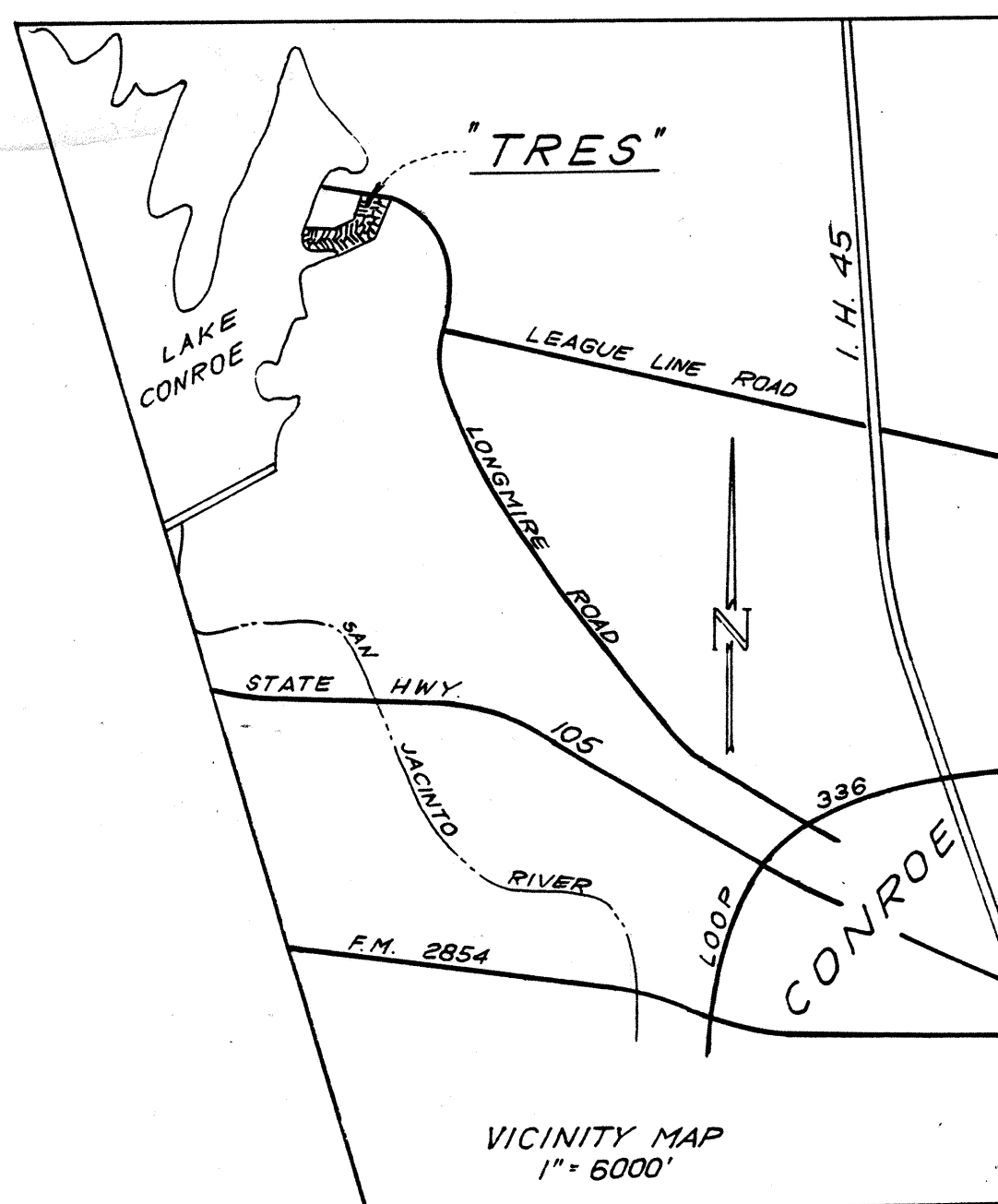
*Rhonda K. Vickrey*  
Notary Public in and for  
The State of Texas

PREPARED BY:  
JEFFREY MOON & ASSOC., INC.  
208 SHERMAN ST. CONROE, TX 77301  
(409) 756-5266

OWNER / DEVELOPER

BILL D'AMICO, TRUSTEE

11 LAKE CONROE DRIVE  
CONROE, TEXAS, 77304



" I Jeffrey Moon, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above survey of the property, made under my direct 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 as shown on said plat; and that all lot corners, block corners, angle points, and points of curvature are properly marked with iron rods, 1/2" in diameter and 2' long; and that the plat boundary corners have been tied to the nearest survey corner."

*Jeffrey Moon*  
Jeffrey Moon  
Registered Professional  
Land Surveyor  
Texas Registration No. 4639

" I, J. D. Blanton, County Engineer of Montgomery County, Texas do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court."

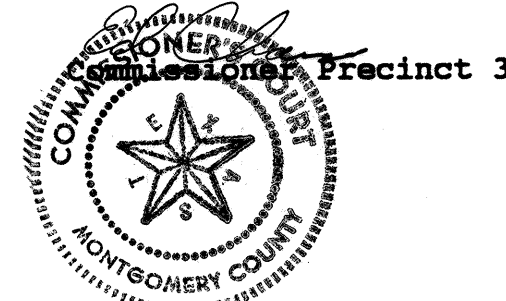
" I, further certify that the plat of the this subdivision complies with the requirements for internal subdivision drainage as adopted by the Commissioners' Court; however, no certification is hereby given as to the effects of drainage from this subdivision on the intercepting drainage artery or parent system or on any other area of subdivision within the watershed."

*J. D. Blanton*  
J. D. Blanton, County Engineer  
Montgomery County, Texas

APPROVED and ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this day of 19

*Commissioner Precinct 1*

*Commissioner Precinct 2*



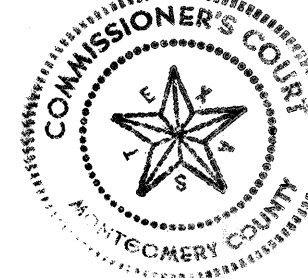
*Commissioner Precinct 4*

*County Judge*  
*ACSL*

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 it's certificate of authentication was filed for registration in my office on MARCH 23, 1992, at 9:30 o' clock, M., and duly recorded on MARCH 30, 1992, at o' clock, M., in Cabinet G, Sheet 039A-040B, of record of Montgomery for said County."

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



*Roy Harris*  
Roy Harris  
Clerk, County Court  
Montgomery County

*By Blanton Deputy*

FILED FOR RECORD

92 MAR 30 AM 9:08

*Roy Harris*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

" This is to certify that the City Planning Commission of the City of Conroe, Texas, has approved this plat and subdivision of TRES as shown hereon."

" IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Conroe, Texas this 18 day of MARCH, 1992

*Nancy Lawrence*  
Secretary

*Chairman*  
Chairman

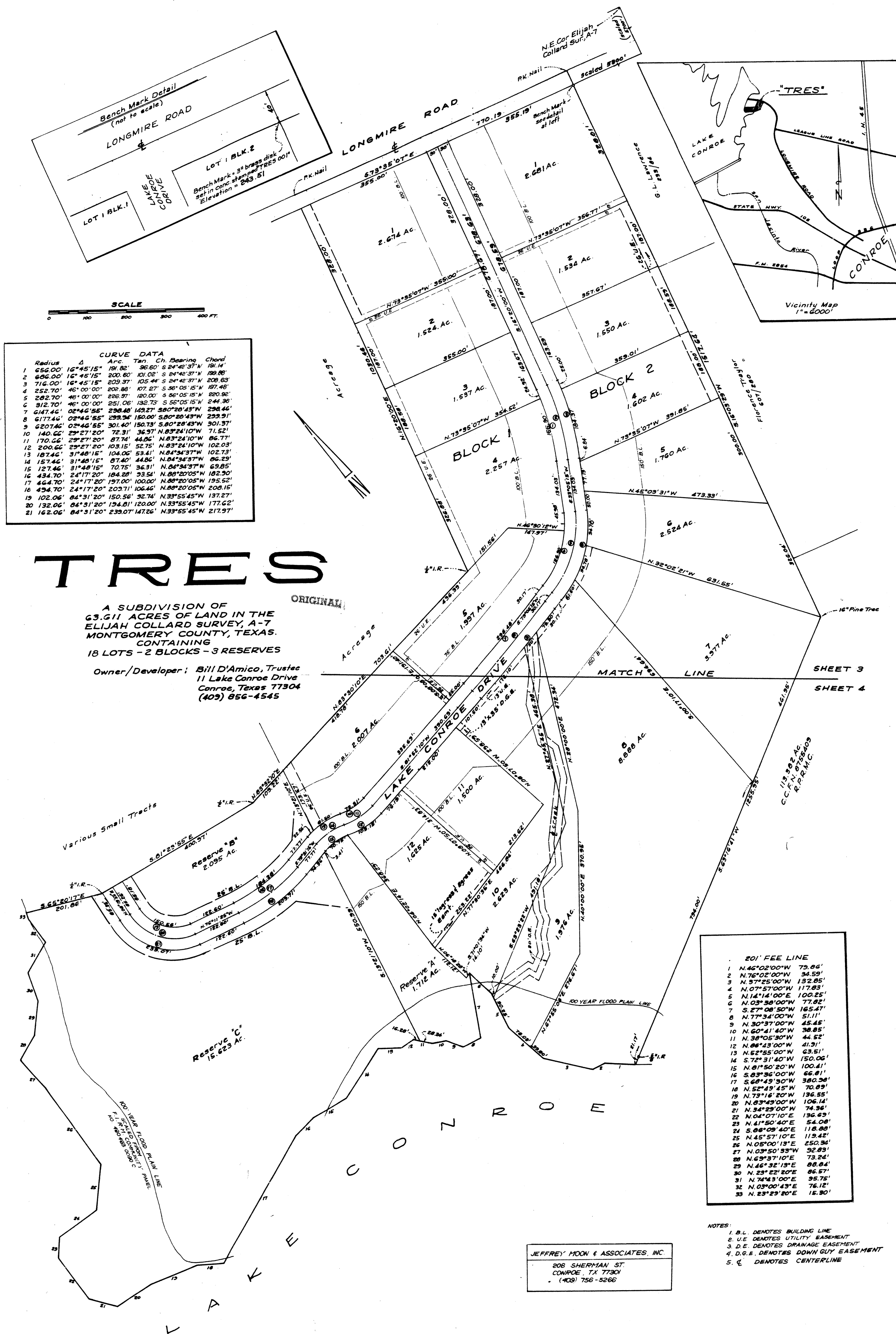
CAB G SHEET 039A

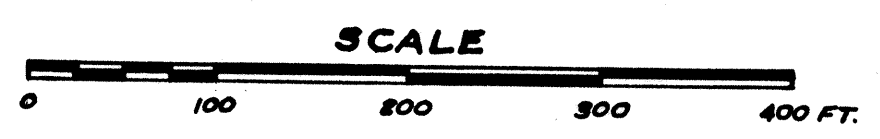
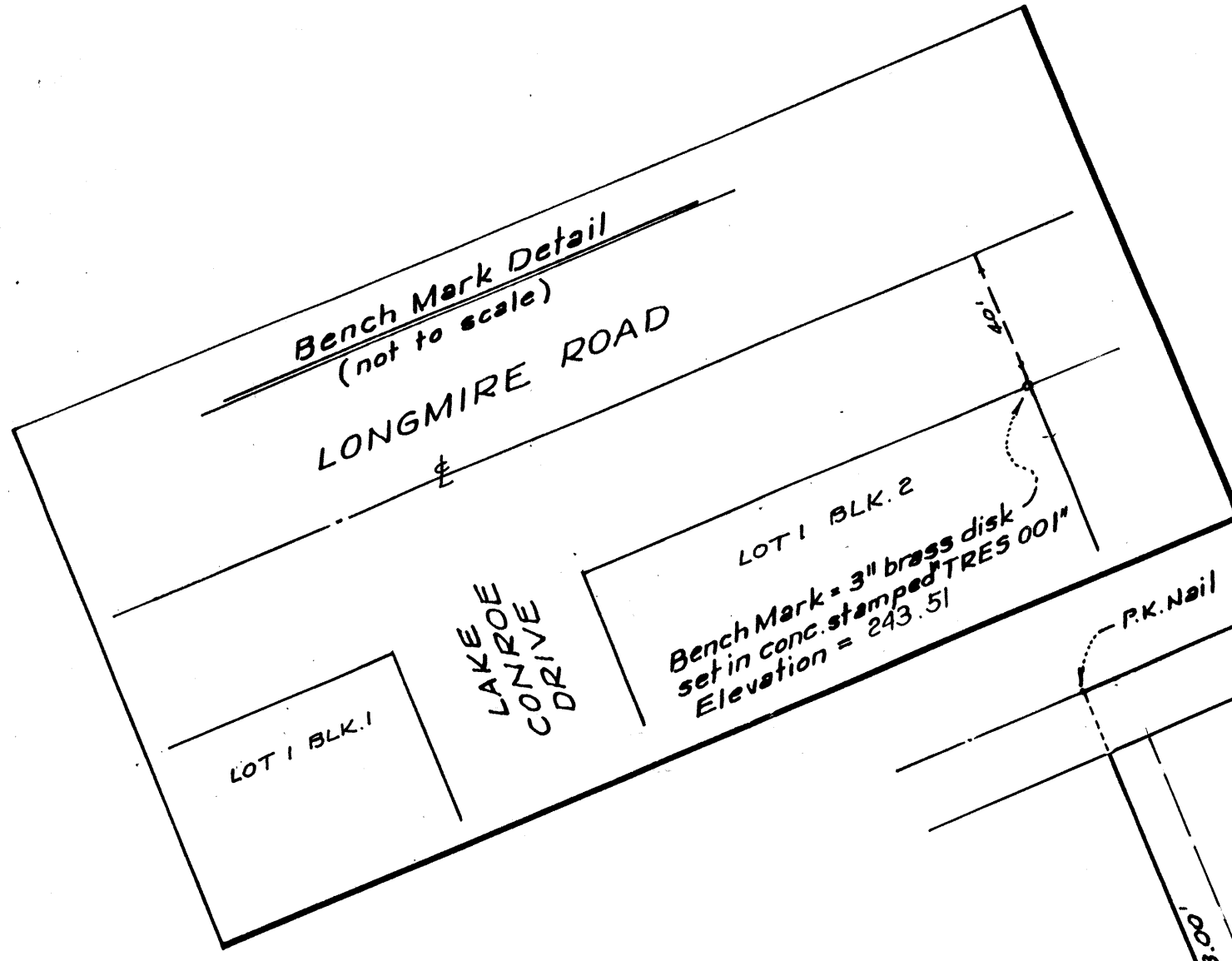
9214472

SHEET 1 OF 4

921472

CAB G SHEET 039B





| Radius | Δ        | Curve DATA | Arc     | Tan     | Ch           | Bearing | Chord |
|--------|----------|------------|---------|---------|--------------|---------|-------|
| 1      | 656.00'  | 16°45'15"  | 191.82' | 96.60'  | S 24°42'37"W | 191.14' |       |
| 2      | 686.00'  | 16°45'15"  | 200.60' | 101.02' | S 24°42'37"W | 199.88' |       |
| 3      | 716.00'  | 16°45'15"  | 209.37' | 105.44' | S 24°42'37"W | 208.63' |       |
| 4      | 252.70'  | 46°00'00"  | 202.88' | 107.27' | S 56°05'15"W | 197.48' |       |
| 5      | 282.70'  | 46°00'00"  | 226.97' | 120.00' | S 56°05'15"W | 220.92' |       |
| 6      | 312.70'  | 46°00'00"  | 251.06' | 132.73' | S 56°05'15"W | 244.36' |       |
| 7      | 6147.46' | 02°46'55"  | 298.48' | 149.27' | S 80°28'43"W | 298.46' |       |
| 8      | 6177.46' | 02°46'55"  | 299.34' | 150.00' | S 80°28'43"W | 299.91' |       |
| 9      | 6207.46' | 02°46'55"  | 301.40' | 150.73' | S 80°28'43"W | 301.37' |       |
| 10     | 140.66'  | 29°27'20"  | 72.31'  | 36.97'  | N 83°24'10"W | 71.52'  |       |
| 11     | 170.66'  | 29°27'20"  | 87.74'  | 44.06'  | N 83°24'10"W | 86.77'  |       |
| 12     | 200.66'  | 29°27'20"  | 103.15' | 52.75'  | N 83°24'10"W | 102.03' |       |
| 13     | 187.46'  | 31°48'15"  | 104.06' | 53.41'  | N 84°34'37"W | 102.73' |       |
| 14     | 157.46'  | 31°48'15"  | 87.40'  | 44.86'  | N 84°34'37"W | 86.29'  |       |
| 15     | 127.46'  | 31°48'15"  | 70.75'  | 36.31'  | N 84°34'37"W | 69.85'  |       |
| 16     | 434.70'  | 24°17'20"  | 184.28' | 93.54'  | N 88°20'05"W | 182.90' |       |
| 17     | 464.70'  | 24°17'20"  | 197.00' | 100.00' | N 88°20'05"W | 195.52' |       |
| 18     | 494.70'  | 24°17'20"  | 203.71' | 106.46' | N 88°20'05"W | 208.15' |       |
| 19     | 102.06'  | 84°31'20"  | 150.56' | 92.74'  | N 33°55'45"W | 137.27' |       |
| 20     | 132.06'  | 84°31'20"  | 194.81' | 120.00' | N 33°55'45"W | 177.62' |       |
| 21     | 162.06'  | 84°31'20"  | 239.07' | 147.26' | N 33°55'45"W | 217.97' |       |

# TRES

A SUBDIVISION OF  
63.611 ACRES OF LAND IN THE  
ELIJAH COLLARD SURVEY, A-7  
MONTGOMERY COUNTY, TEXAS.  
CONTAINING  
18 LOTS - 2 BLOCKS - 3 RESERVES

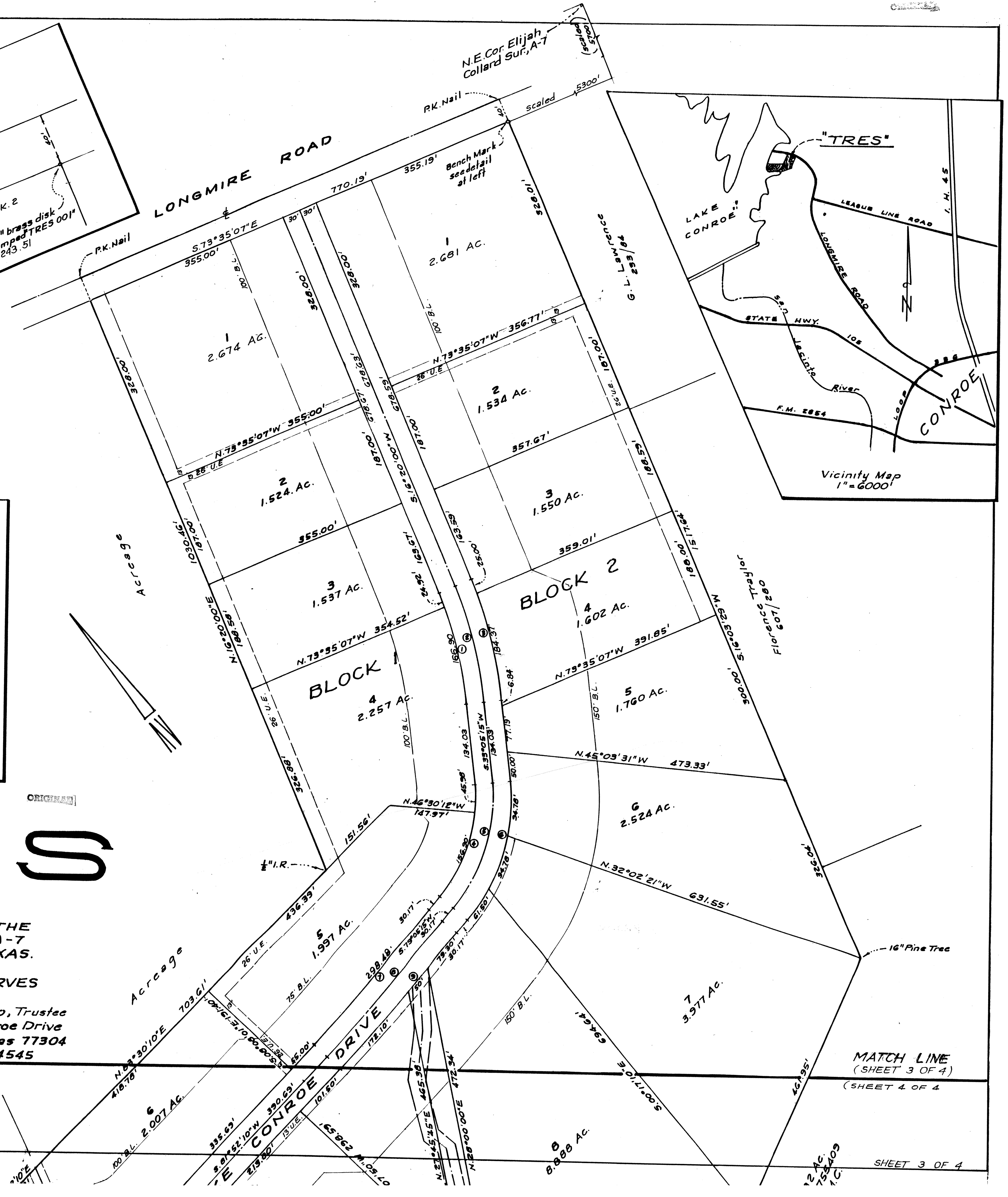
Owner/Developer: Bill D'Amico, Trustee  
11 Lake Conroe Drive  
Conroe, Texas 77304  
(409) 856-4545

MATCH LINE  
(SHEET 3 OF 4)  
(SHEET 4 OF 4)

MATCH LINE  
(SHEET 3 OF 4)  
(SHEET 4 OF 4)

CAB G SHEET 040A 9214472

SHEET 3 OF 4





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(SHEET 3 OF 4)  
MATCH LINE  
(SHEET 4 OF 4)

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MATCH LINE  
(SHEET 4 OF 4)

Various Small Tracts

Reserve "B"  
2.095 Ac.

Reserve "C"  
15.623 Ac.

LAKE CONROE DRIVE

CONROE

E

K

A

L

| 201' FEE LINE |              |         |
|---------------|--------------|---------|
| 1             | N.46°02'00"W | 79.86'  |
| 2             | N.76°02'00"W | 34.59'  |
| 3             | N.37°25'00"W | 132.85' |
| 4             | N.07°57'00"W | 117.83' |
| 5             | N.14°14'00"E | 100.25' |
| 6             | N.03°38'00"W | 77.82'  |
| 7             | S.27°08'50"W | 165.47' |
| 8             | N.77°34'00"W | 51.11'  |
| 9             | N.30°37'00"W | 45.45'  |
| 10            | N.60°41'40"W | 38.85'  |
| 11            | N.38°05'30"W | 44.52'  |
| 12            | N.86°43'00"W | 41.91'  |
| 13            | N.52°55'00"W | 63.51'  |
| 14            | S.72°31'40"W | 150.06' |
| 15            | N.81°50'20"W | 100.41' |
| 16            | S.83°36'00"W | 66.81'  |
| 17            | S.68°49'30"W | 380.38' |
| 18            | N.52°49'45"W | 70.89'  |
| 19            | N.73°16'20"W | 136.55' |
| 20            | N.83°49'00"W | 106.14' |
| 21            | N.34°29'00"W | 74.36'  |
| 22            | N.04°07'10"E | 136.69' |
| 23            | N.41°50'40"E | 54.08'  |
| 24            | S.86°09'40"E | 118.88' |
| 25            | N.45°57'10"E | 119.42' |
| 26            | N.05°00'13"E | 250.34' |
| 27            | N.03°50'33"W | 92.83'  |
| 28            | N.69°37'10"E | 73.24'  |
| 29            | N.46°32'13"E | 88.84'  |
| 30            | N.23°22'20"E | 86.57'  |
| 31            | N.74°43'00"E | 95.75'  |
| 32            | N.03°00'43"E | 76.12'  |
| 33            | N.23°29'20"E | 15.30'  |

- NOTES:
1. B.L. DENOTES BUILDING LINE
  2. U.E. DENOTES UTILITY EASEMENT
  3. D.E. DENOTES DRAINAGE EASEMENT
  4. D.G.E. DENOTES DOWN GUY EASEMENT
  5. & DENOTES CENTERLINE

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