

THE STATE OF TEXAS I
COUNTY OF MONTGOMERY I

We, Wedgewood Development, owner of the property subdivided in the above and foregoing map of Wedgewood, Section One, do hereby make subdivision of said property according to the lines, streets, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Wedgewood, Section One in the P. H. Herndon, J. McDillon Survey, Abstract 256 & 347, Montgomery County, Texas; 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 or 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that Wedgewood Development has 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, we Wedgewood Development, do hereby dedicate forever to the public a strip, a minimum 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 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 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. 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 (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

WITNESS my hand in The City of Houston, Harris County, Texas, this 20 day of January, 1984.

WEDGEWOOD DEVELOPMENT

Dale Marsh
Dale Marsh, Managing General Partner

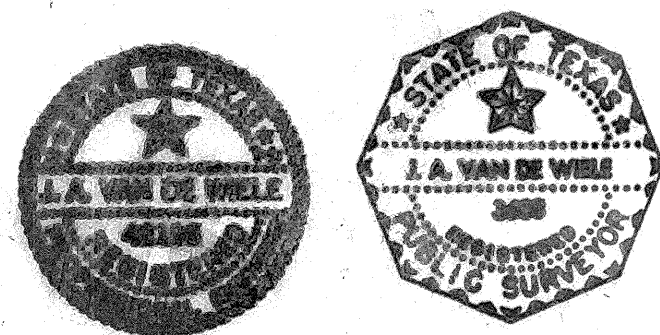
THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared Dale Marsh, Managing General Partner 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 set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20 day of January, 1984.

Sherrill S. Halpin
Notary Public in and for Harris County, Texas
My commission expires 5-18-85

This is to certify that I, John A. Van De Wiele, a Registered Engineer and Registered Public 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 5/8" in diameter and 3' long, and that this plat correctly represents that survey made by me.



John Van De Wiele
John A. Van De Wiele, P.E., R.P.S.
Texas Registered Engineer No. 42195
Texas Registered Surveyor No. 3608

CABINET D
SHEET 199-B

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

IN TESTIMONY WHEREOF, witness the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas, this 24 day of January, 1984.

Jack Garrett
Jack Garrett, Chairman

Thomas C. Moore
Thomas C. Moore, Secretary

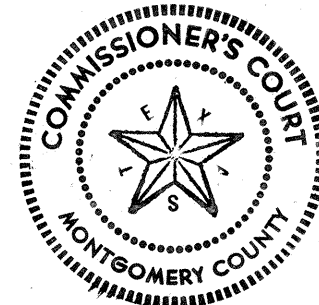
THE STATE OF TEXAS I
COUNTY OF MONTGOMERY I

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 _____, 1984, at _____ o'clock, _____ M., and duly recorded on _____, 1984, at _____ o'clock, _____ M., in Cabinet _____, Sheet _____ of record of _____ for said County.

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

Roy Harris, Clerk, County Court
Montgomery County, Texas

By: _____



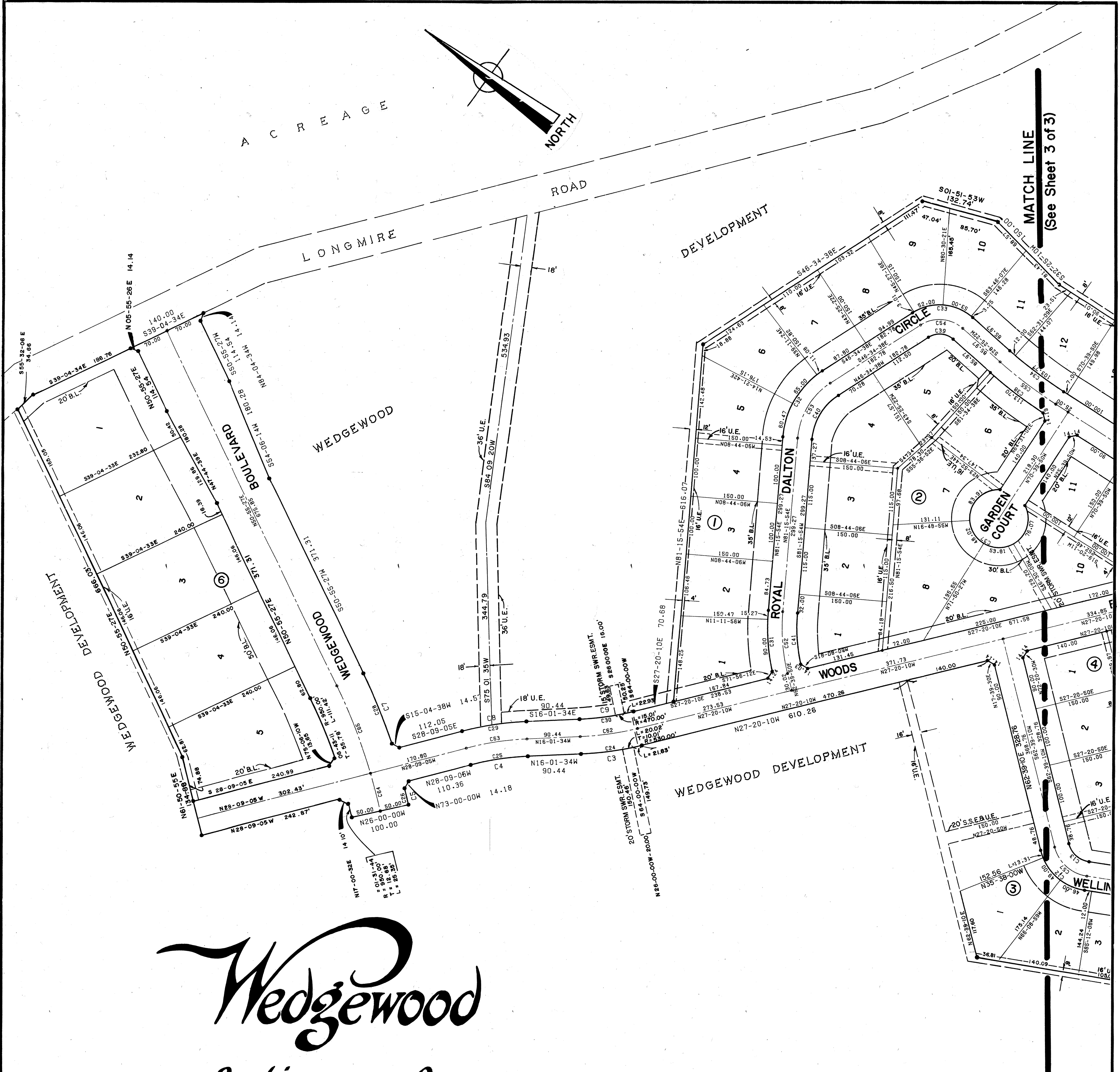
Wedgewood
Section One

79 LOTS BEING 44.1029 ACRES OF LAND OUT OF AND A PART OF THE P.H. HERNDON SURVEY, A-256, MONTGOMERY COUNTY, TEXAS.
DATE: DECEMBER, 1983

6 BLOCKS
SCALE: 1"=100'



OWNER:
WEDGEWOOD DEVELOPMENT
DALE MARSH, MAN. GEN. PARTNER
P.O. BOX 2748
CONROE, TEXAS 77305



Wedgewood

Section One

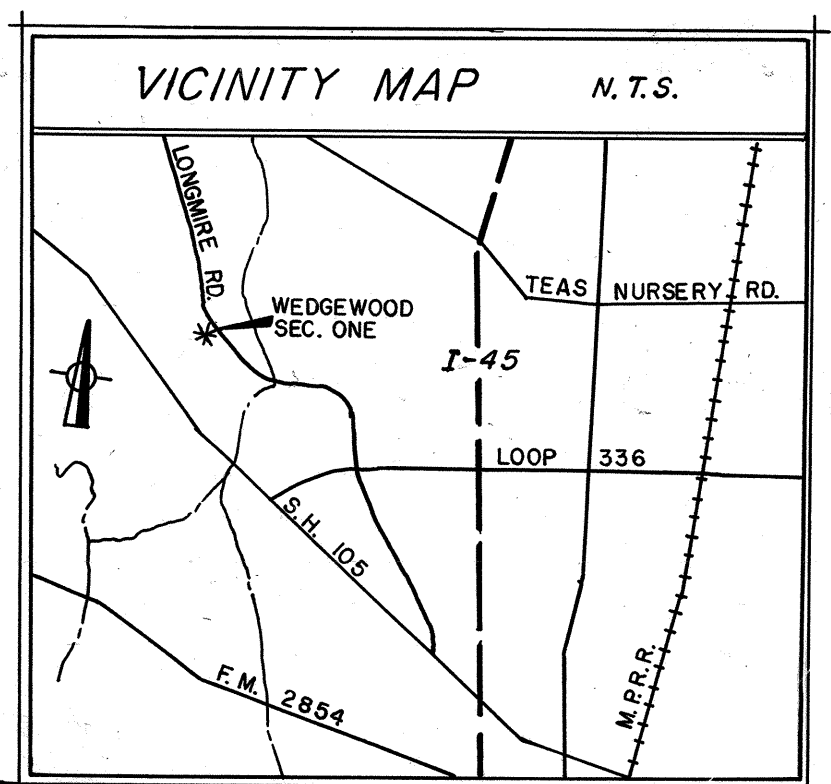
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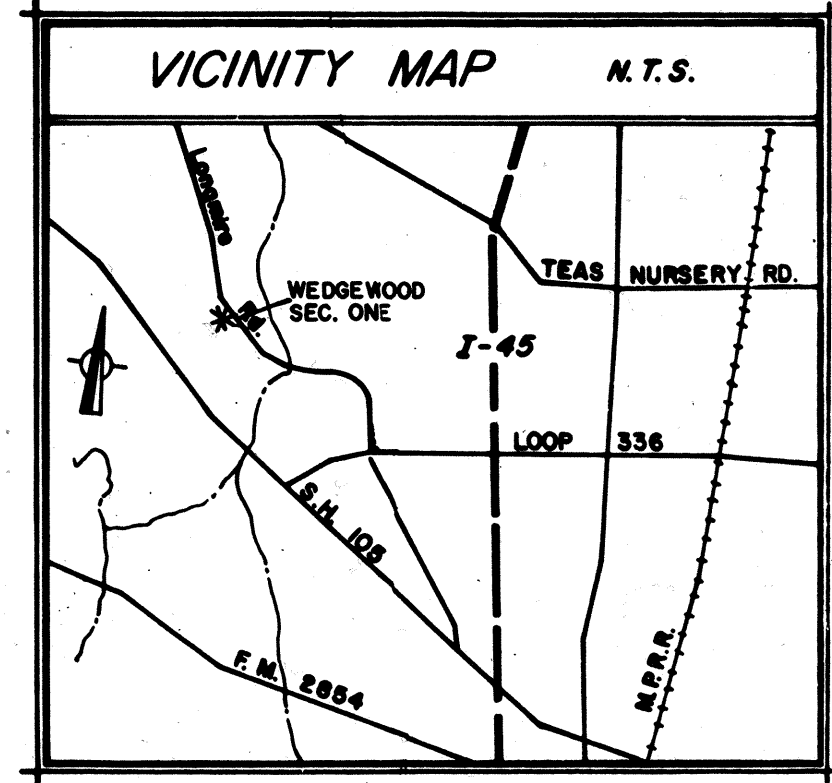
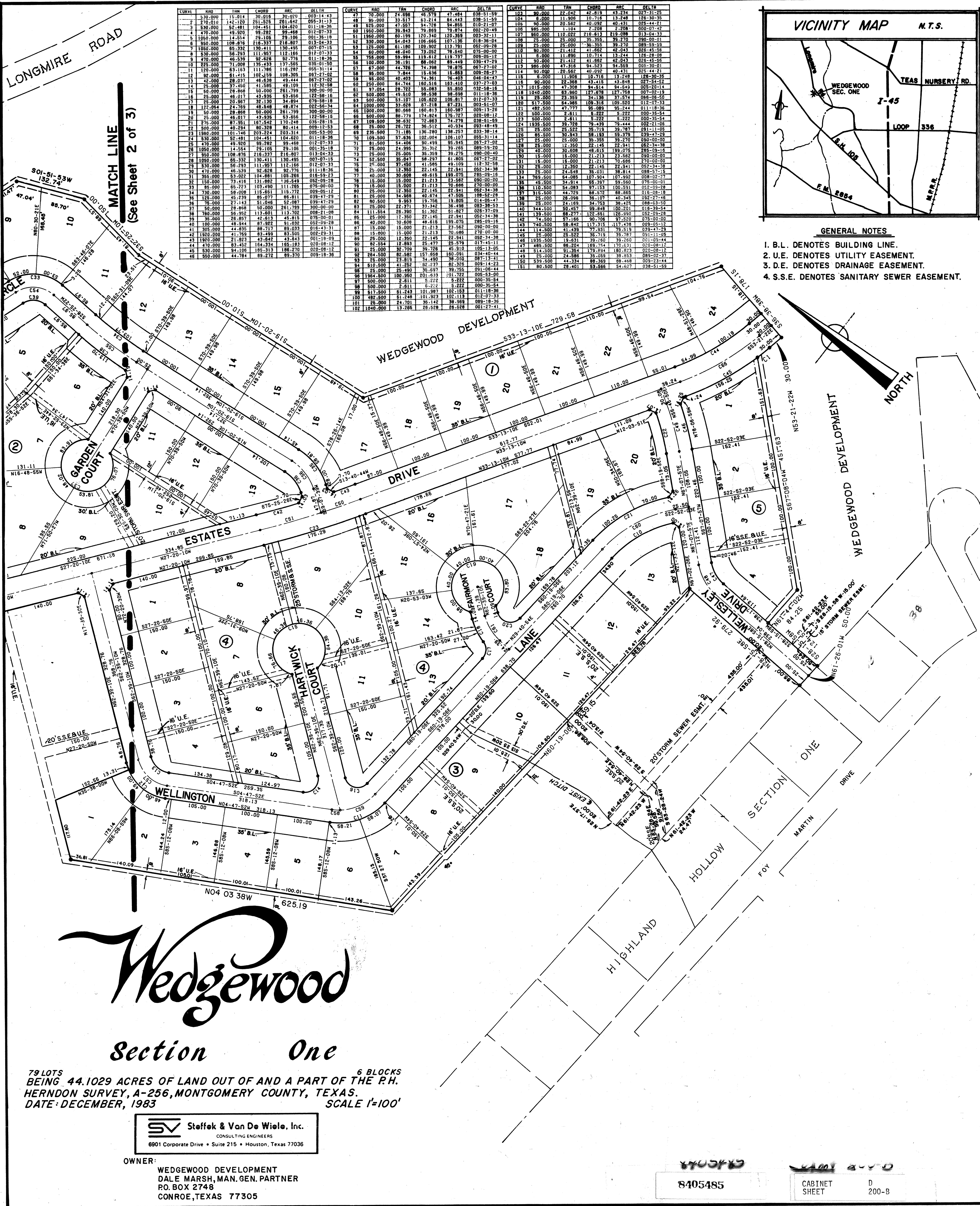
6 BLOCKS
SCALE: 1"=100'

Steffek & Van De Wiele, Inc.
CONSULTING ENGINEERS
6901 Corporate Drive • Suite 215 • Houston, Texas 77036

OWNER:
WEDGEWOOD DEVELOPMENT
DALE MARSH, MAN. GEN. PARTNER
P.O. BOX 2748
CONROE, TEXAS 77305

- GENERAL NOTES**
1. B.L. DENOTES BUILDING LINE.
 2. U.E. DENOTES UTILITY EASEMENT.
 3. D.E. DENOTES DRAINAGE EASEMENT.
 4. S.S.E. DENOTES SANITARY SEWER EASEMENT.
 5. SEE SHEET 3 OF 3 FOR CURVE DATA.





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8405485

CABINET
SHEET
D
200-B