

**PELICAN BAY
SECTION TWO
A SUBDIVISION OF 9.580 ACRES OF LAND
SITUATED IN THE TIMOTHY CUDE SURVEY, A-12,
BEING THE PARTIAL REPLAT OF UNRESTRICTED RESERVE "C"**

**PELICAN BAY SECTION ONE
MONTGOMERY COUNTY, TEXAS**

**43 LOTS 1 RESERVE
OWNER: LEFCO CORPORATION**

PREPARED BY:

C.T.B. & ASSOCIATES INC.

SURVEYORS PLANNERS CONSULTANTS

1035 W. AUSTIN - CONROE, TEXAS, 77301

STATE OF TEXAS
COUNTY OF MONTGOMERY

"We, Phillip Lefevre, and Calvin G. Lefevre, President and Secretary respectively of Lefco Corporation, owner of the property subdivided in the above and foregoing map of Pelican Bay, Section Two, do hereby make subdivision of said property for and on behalf of said Lefco Corporation according to the lines, lots, building lines, streets, alleys, parks, and easements thereon shown, and designate said subdivision as Pelican Bay, Section Two, located in the Timothy Cude Survey, A-12, in Montgomery County, Texas, and on behalf of said Lefco Corporation do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys 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 we, Phillip Lefevre and Calvin G. Lefevre, President and Secretary respectively of Lefco Corporation, owner of the property subdivided in the above and foregoing map of Pelican Bay, Section Two, have complied or will comply with the existing regulations heretofore on file with the County Engineer and adopted by the Commissioners Court of Montgomery County.

"Further, we 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 any other public agency the right to enter upon said easement at any and all times for the purpose of construction 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. 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, we do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owner, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for fireman, firefighting equipment, police and other emergency vehicles of whatever nature at all time and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to land so designated and established as private streets.

IN TESTIMONY WHEREOF, Lefco Corporation has caused these presents to be signed by Phillip Lefevre, its President, thereunto authorized, attested by its Secretary, Calvin G. Lefevre, and its common seal hereunto affixed this 9th day of May, 1986.

Lefco Corporation

BY: Phillip Lefevre
Phillip Lefevre, President

ATTEST: Calvin G. Lefevre
Calvin G. Lefevre, Secretary

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Phillip Lefevre, President, and Calvin G. Lefevre, Secretary of Lefco Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purpose and consideration 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 9th day of May, 1986.

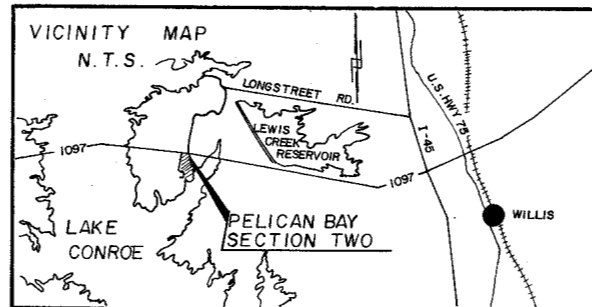
Grace T. Nante
Notary Public in and for Montgomery County, Texas
GRACE T. NANTE
MY COMMISSION EXPIRES 4/1/89

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Robert M. Dunson Jr., Director and Vice President, Northwest Bank and Trust, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of May, 1986.

Grace T. Nante
Notary Public in and for Montgomery County, Texas
GRACE T. NANTE
MY COMMISSION EXPIRES 4/1/89



"This is to certify that the City Planning Commission of the City of Conroe, Texas, has approved this plat and subdivision of Pelican Bay, Section Two 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 30th day of May, 1986."

Secretary Chairman

I, Robert M. Dunson Jr., Director and Executive Vice President of Northwest Bank and Trust, owners and holders of liens against the property described in the plat known as Pelican Bay, Section Two, said liens being evidenced by instrument of record in Clerk's File No. 8445431 and a supplemental Deed of Trust recorded in Clerk's File No. 8515774 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and I hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Robert M. Dunson Jr.
Robert M. Dunson Jr.
Director and Executive Vice President
Northwest Bank and Trust

"This is to certify that I, Craig T. Bubier, 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, 3/4" inch in diameter and 3 feet long; and that this plat correctly represents that survey made by me."



Craig T. Bubier
Craig T. Bubier
Texas Registration #3996

I, Donald 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 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."

Donald Blanton
County Engineer

APPROVED and ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this 4th day of August, 1986.

Commissioner Precinct 1 Commissioner Precinct 2
Commissioner Precinct 3 Commissioner Precinct 4
County Judge

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 7, 1986, at 1:38 o'clock, P.M., and duly recorded on August 7, 1986, at 1:38 o'clock, P.M., in cabinet 165-A, sheet 165-A, of record of maps for said County.

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



Roy Harris
Roy Harris
Clerk, County Court
Montgomery County

By: _____ Deputy

Cabinet E
Sheet 165-A

Cabinet E
Sheet 165-A

8633100

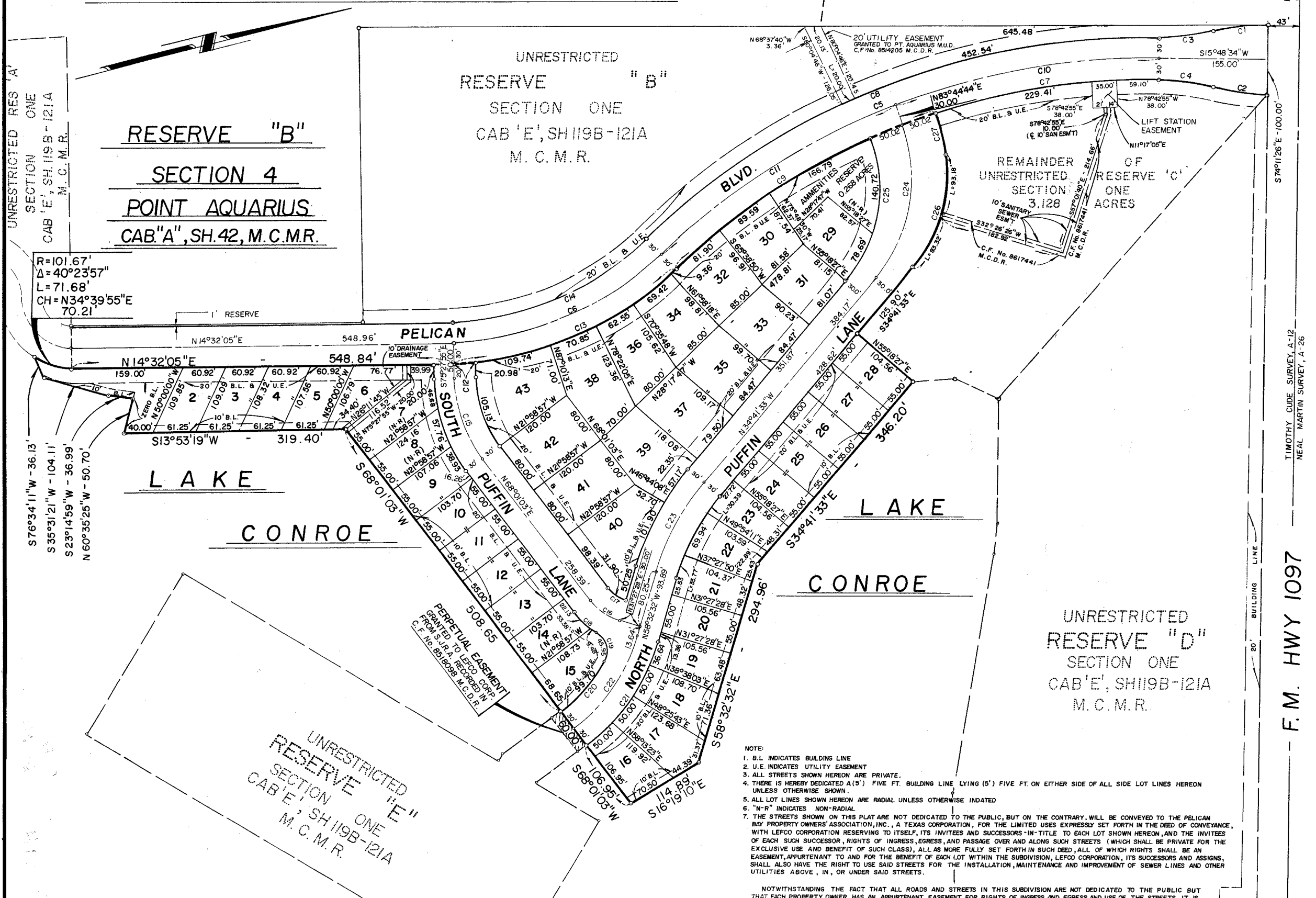
8633100

POINT AQUARIUS

SECTION FOUR - CAB "A", SH. 42 - M. C. M. R.

J. NEIL - VOL. 731, PG 86, M. C. D. R.

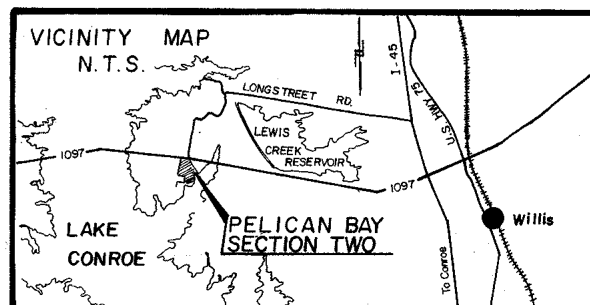
N.W. CORNER
TIMOTHY CUDE SUR. A-12



CURVE		DATA		
No.	RADIUS	DELTA	ARC	CHORD BRG. CH. LTH.
1	305.31	14°42'18"	78.36	S08°27'25"W 78.14
2	305.31	14°42'18"	78.36	S23°09'43"W 78.14
3	305.31	14°42'18"	78.36	S08°27'25"W 78.14
4	305.31	14°42'18"	78.36	S23°09'43"W 78.14
5	1000.00	45°00'00"	785.40	S06°41'26"E 765.37
6	431.17	43°43'31"	329.05	S07°19'40"E 321.12
7	970.00	19°06'34"	323.52	S06°15'17"W 322.02
8	1030.00	45°00'00"	808.96	S06°41'26"E 788.33
9	970.00	25°53'26"	438.32	N16°14'43"W 434.60
10	1000.00	22°03'50"	385.09	S04°46'39"W 382.71
11	1000.00	22°56'10"	400.31	S17°43'21"E 397.64
12	461.17	03°43'47"	30.02	N12°40'15"W 30.02
13	461.17	43°43'31"	351.94	N07°19'40"W 343.46
14	401.17	43°43'31"	306.15	S07°19'40"E 298.78
15	194.95	36°31'02"	124.25	N86°16'34"E 122.16
16	80.00	36°33'35"	51.05	N49°44'15"E 50.19
17	50.00	36°33'35"	31.90	N49°44'15"E 31.37
18	110.00	22°19'42"	42.87	N56°51'12"E 42.60
19	30.00	87°45'29"	45.95	N89°34'05"E 41.59
20	232.49	24°34'13"	99.70	S34°16'05"E 98.94
21	292.49	36°33'35"	186.64	N40°15'45"W 183.49
22	262.49	36°33'35"	167.49	N40°15'45"W 164.67
23	352.14	23°50'59"	146.58	N46°37'03"W 145.53
24	218.17	61°33'43"	234.42	N65°28'25"W 223.30
25	204.20	61°33'43"	219.40	N65°28'25"W 209.00
26	208.76	48°26'25"	176.49	S58°54'46"E 171.28
27	268.17	12°50'46"	60.13	S89°33'21"E 60.00

NOTE:
 1. B.L. INDICATES BUILDING LINE
 2. U.E. INDICATES UTILITY EASEMENT
 3. ALL STREETS SHOWN HEREON ARE PRIVATE.
 4. THERE IS HEREBY DEDICATED A (5') FIVE FT. BUILDING LINE LYING (5') FIVE FT. ON EITHER SIDE OF ALL SIDE LOT LINES HEREON UNLESS OTHERWISE SHOWN.
 5. ALL LOT LINES SHOWN HEREON ARE RADIAL UNLESS OTHERWISE INDICATED.
 6. "N-R" INDICATES NON-RADIAL.
 7. THE STREETS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT ON THE CONTRARY, WILL BE CONVEYED TO THE PELICAN BAY PROPERTY OWNERS' ASSOCIATION, INC., A TEXAS CORPORATION, FOR THE LIMITED USES EXPRESSLY SET FORTH IN THE DEED OF CONVEYANCE, WITH LEFCO CORPORATION RESERVING TO ITSELF, ITS INVITEES AND SUCCESSORS-IN-TITLE TO EACH LOT SHOWN HEREON, AND THE INVITEES OF EACH SUCH SUCCESSOR, RIGHTS OF INGRESS, EGRESS, AND PASSAGE OVER AND ALONG SUCH STREETS (WHICH SHALL BE PRIVATE FOR THE EXCLUSIVE USE AND BENEFIT OF SUCH CLASS), ALL AS MORE FULLY SET FORTH IN SUCH DEED, ALL OF WHICH RIGHTS SHALL BE AN EASEMENT, APPURTENANT TO AND FOR THE BENEFIT OF EACH LOT WITHIN THE SUBDIVISION, LEFCO CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL ALSO HAVE THE RIGHT TO USE SAID STREETS FOR THE INSTALLATION, MAINTENANCE AND IMPROVEMENT OF SEWER LINES AND OTHER UTILITIES ABOVE, IN, OR UNDER SAID STREETS.
 NOTWITHSTANDING THE FACT THAT ALL ROADS AND STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO THE PUBLIC BUT THAT EACH PROPERTY OWNER HAS AN APPURTENANT EASEMENT FOR RIGHTS OF INGRESS AND EGRESS AND USE OF THE STREETS, IT IS HEREBY STIPULATED THAT THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY WILL HAVE FULL AUTHORITY TO ESTABLISH SPEED LIMITS AND OTHER TRAFFIC RULES AND REGULATIONS AND PENALTIES FOR VIOLATIONS THEREOF UPON THE STREETS OF THIS SUBDIVISION. THE LAW ENFORCEMENT OFFICERS OF MONTGOMERY CO., THE STATE OF TEXAS, AND OTHER OFFICIAL LAW ENFORCEMENT BODIES MAY ENTER UPON THE STREETS OF THIS SUBDIVISION TO ENFORCE TRAFFIC OR OTHER LAWS IN THE MANNER AS IF THE STREETS WERE DEDICATED TO THE PUBLIC.
 8. THERE IS A TEXAS EASTERN TRANSMISSION CORP. PIPELINE EASEMENT THAT WAS GRANTED OUT OF THE PARENT TRACT OF THE HERON SHOWN SUBDIVISION AS RECORDED IN VOLUME 332, PAGE 348, M.C.M.R. THAT IS NOT PHYSICALLY LOCATED ON THIS SUBDIVIDED TRACT, BUT RATHER IS LOCATED IN LAKE CONROE.
 9. THERE IS A FLOWAGE EASEMENT (207 CONTOUR LINE) GRANTED TO THE SAN JACINTO RIVER AUTHORITY ALONG A PORTION OF ABOVE SHOWN SUBDIVISION ADJACENT TO LAKE CONROE AS RECORDED IN VOLUME 701, PAGE 772 AND C.F. No. 8515771, M. C. D. R.
 10. IN THE EVENT THIS SUBDIVISION IS ANNEXED INTO THE LIMITS OF THE CITY OF CONROE, THE STREETS SHOWN HEREON SHALL REVERT TO THE CITY OF CONROE.
 11. NORTH AND SOUTH PUFFIN LANE IS SUBJECT TO THAT CERTAIN ACCESS AND UTILITY EASEMENT RECORDED IN C.F. No. 8617442, M. C. D. R.

FINAL PLAT
PELICAN BAY
 SECTION TWO
 A SUBDIVISION OF 9.580 ACRES OF LAND
 SITUATED IN THE TIMOTHY CUDE SURVEY, A-12,
 BEING THE PARTIAL REPLAT OF UNRESTRICTED RESERVE "C"
 PELICAN BAY SECTION ONE
 MONTGOMERY COUNTY, TEXAS



OWNER: LEFCO CORPORATION
 ROUTE 3, BOX 180A,
 MONTGOMERY, TEXAS, 77356

PREPARED BY:
C.T.B. & ASSOCIATES INC.
 SURVEYORS PLANNERS CONSULTANTS
 1035 W. AUSTIN - CONROE, TEXAS, 77301

#8633100

Cabinet Sheet E 165-B

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F.M. HWY 1097