

STATE OF TEXAS  
COUNTY OF MONTGOMERY

WE, Bluegreen Southwest One, L.P., acting by and through its general partner, Bluegreen Southwest Land, Inc., a Delaware Corporation, acting by and through its duly authorized officer, MARCUS SMITH, President, hereinafter referred to as Owners of the 201.3444 acre tract described in the above and foregoing map of Ridgelaque Shores Section One 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 Ridgelaque Shores, Section One, in the Thomas Curry Survey, Abstract 136 and the James Pevehouse Survey, Abstract 29, 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 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 heirs, and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Bluegreen Southwest One, L.P., 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.

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 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, ditches, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or 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 structure.

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 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, Bluegreen Southwest One L.P., acting by and through Marcus Smith, President, Bluegreen Southwest Land, Inc., has caused this 4 day of June, 2001.

By Marcus Smith  
Marcus Smith, President, Bluegreen Southwest Land, Inc.

STATE OF TEXAS  
COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Marcus Smith, President, Bluegreen Southwest Land, Inc., general partner of Bluegreen Southwest One, L.P., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of June, 2001.

Notary Public in and for Dallas County, Texas  
Commission Expires: February 5, 2005



I, Jill S. Vaughan, Executive Vice President, Klein Bank, owner and holder of a lien against the property described in the plat known as Ridgelaque Shores Section One, said lien being evidenced by instrument of record in File No. 2001-014120 M.C.C.F., of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

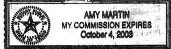
By Jill S. Vaughan  
Jill S. Vaughan, Executive Vice President  
Klein Bank

STATE OF TEXAS  
COUNTY OF Montgomery

BEFORE ME, the undersigned authority, on this day personally appeared Jill S. Vaughan, Executive Vice President, Klein Bank, owner and holder of a lien against the property described in the plat known as Ridgelaque Shores, Section One known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed on behalf of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of May, 2001.

Notary Public in and for Montgomery County, Texas  
Commission Expires: 10-04-2003



I, John P. Horne, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct was prepared from an actual survey of the property made under my supervision on the grounds that the elevation benchmark reflected on the face of the plat was established as required by regulations that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal pipe or rods have a diameter of not less than 1/2 inch (1/2") and a length of not less than three feet (3'); and that the plat boundary corners are firmly and permanently tied to the nearest survey corner.

John P. Horne  
Registered Professional Land Surveyor  
Texas Registration No. 5899



On the 7 day of June, 2001, this plat was approved by the City Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

WITNESS the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas this 12 day of June, 2001.

Morris Eickenhorst  
Morris Eickenhorst - Chairman  
Luigi J. Paman  
Luigi J. Paman - Secretary

I, Mark J. Mooney, P.E. 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 the Montgomery County 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.

Mark J. Mooney  
County Engineer



APPROVED by the Commissioners Court of Montgomery County, Texas, this 16 day of June, 2001.

Mike Meador - Commissioner, Precinct 1  
Malcolm Purvis - Commissioner, Precinct 2  
Alan B. Sadler - County Judge  
Ed Chance - Commissioner, Precinct 3  
Ed Winhart - Commissioner, Precinct 4

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 June 16 June 29, 2001, at 9:30 o'clock A.M. and duly recorded on June 29, 2001, at 9:30 o'clock A.M. in Map of record of 55-57 for said County.

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

Mark Turnbull  
Mark Turnbull, Clerk, County Court,  
Montgomery County, Texas  
By Judy Bohuslav  
Deputy

OWNER: BLUEGREEN SOUTHWEST ONE, L.P.  
3860 W. NORTHWEST HIGHWAY, SUITE 230  
DALLAS, TEXAS 75220

FINAL PLAT  
OF  
RIDGELAQUE SHORES  
SECTION ONE

BEING  
201.3444 ACRES OF LAND

CONTAINING  
9 BLOCKS 121 LOTS 3 RESERVES

OUT OF THE  
THOMAS CURRY SURVEY

ABSTRACT 136

AND THE  
JAMES PEVEHOUSE SURVEY

ABSTRACT 29

MONTGOMERY COUNTY, TEXAS

ENGINEERS:

DANNENBAUM ENGINEERING CORPORATION  
3100 W. ALABAMA HOUSTON, TEXAS 77098  
PHN. 713-520-9570 FAX: 713-527-6456

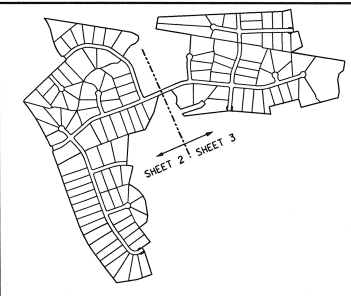
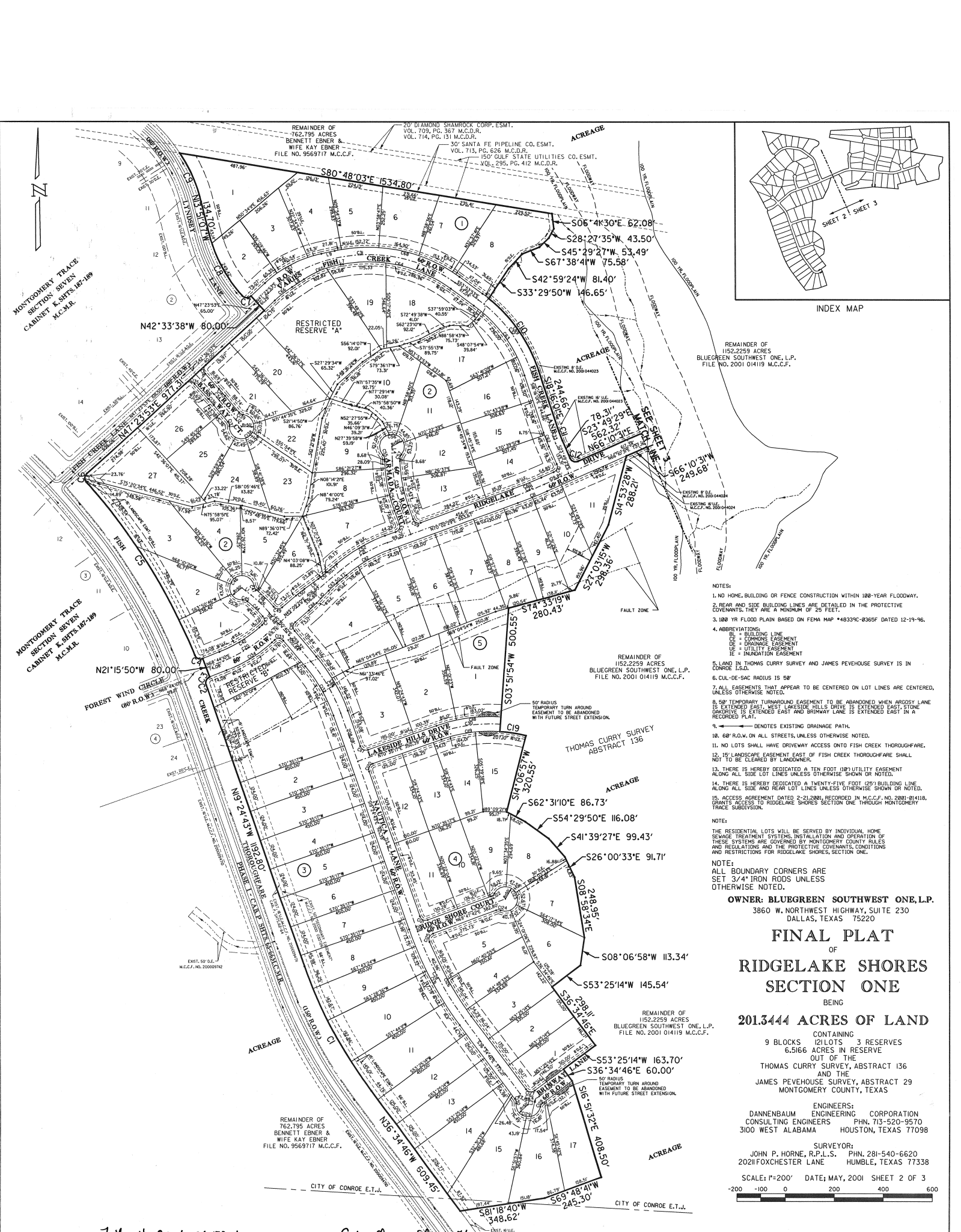
SURVEYORS:

THE HIGHLAND COMPANY  
JOHN P. HORNE, R.P.L.S.  
2021 FOXCHESTER LN. HUMBLE, TX 77338  
PHN. 281-540-6620 FAX: 281-540-6651

MAY, 2001

File # 2001-055301 Cab. Q Sheet 55

FILED FOR RECORD  
01 JUN 29 PM 3:15  
MONTGOMERY COUNTY CLERK  
JILL S. VAUGHAN



INDEX MAP

REMAINDER OF 152.2259 ACRES BLUEGREEN SOUTHWEST ONE, L.P. FILE NO. 2001 014119 M.C.C.F.

NOTES:

1. NO HOME, BUILDING OR FENCE CONSTRUCTION WITHIN 100-YEAR FLOODWAY.
2. REAR AND SIDE BUILDING LINES ARE DETAILED IN THE PROTECTIVE COVENANTS, THEY ARE A MINIMUM OF 25 FEET.
3. 100 YR FLOOD PLAIN BASED ON FEMA MAP #48339C-0365F DATED 12-19-96.
4. ABBREVIATIONS:  
BL = BUILDING LINE  
CE = COMMONS EASEMENT  
DE = DRAINAGE EASEMENT  
LE = UTILITY EASEMENT  
IE = INUNDATION EASEMENT
5. LAND IN THOMAS CURRY SURVEY AND JAMES PEVEHOUSE SURVEY IS IN CONROE 13-02.
6. CUL-DE-SAC RADIUS IS 50'
7. ALL EASEMENTS THAT APPEAR TO BE CENTERED ON LOT LINES ARE CENTERED, UNLESS OTHERWISE NOTED.
8. 50' TEMPORARY TURNAROUND EASEMENT TO BE ABANDONED WHEN ARROSSY LANE IS EXTENDED EAST, WEST LAKESIDE HILLS DRIVE IS EXTENDED EAST, STONE DRIVE IS EXTENDED EAST AND BRIMWAY LANE IS EXTENDED EAST IN A RECORDED PLAT.
9. ——— DENOTES EXISTING DRAINAGE PATH.
10. 60' R.O.W. ON ALL STREETS, UNLESS OTHERWISE NOTED.
11. NO LOTS SHALL HAVE DRIVEWAY ACCESS ONTO FISH CREEK THOROUGHFARE.
12. 15' LANDSCAPE EASEMENT EAST OF FISH CREEK THOROUGHFARE SHALL NOT BE CLEARED BY LANDOWNER.
13. THERE IS HEREBY DEDICATED A TEN FOOT (10') UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
14. THERE IS HEREBY DEDICATED A TWENTY-FIVE FOOT (25') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
15. ACCESS AGREEMENT DATED 2-21-2001, RECORDED IN M.C.C.F. NO. 2001-81418, GRANTS ACCESS TO RIDGELAKE SHORES SECTION ONE THROUGH MONTGOMERY TRACE SUBDIVISION.

NOTE:

THE RESIDENTIAL LOTS WILL BE SERVED BY INDIVIDUAL HOME SEWAGE TREATMENT SYSTEMS. INSTALLATION AND OPERATION OF THESE SYSTEMS ARE GOVERNED BY MONTGOMERY COUNTY RULES AND REGULATIONS AND THE PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIDGELAKE SHORES, SECTION ONE.

NOTE:

ALL BOUNDARY CORNERS ARE SET 3/4" IRON RODS UNLESS OTHERWISE NOTED.

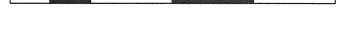
OWNER: BLUEGREEN SOUTHWEST ONE, L.P.  
3860 W. NORTHWEST HIGHWAY, SUITE 230  
DALLAS, TEXAS 75220

**FINAL PLAT**  
OF  
**RIDGELAKE SHORES**  
**SECTION ONE**  
BEING  
**201.3444 ACRES OF LAND**  
CONTAINING  
9 BLOCKS 12 LOTS 3 RESERVES  
6.5166 ACRES IN RESERVE  
OUT OF THE  
THOMAS CURRY SURVEY, ABSTRACT 136  
AND THE  
JAMES PEVEHOUSE SURVEY, ABSTRACT 29  
MONTGOMERY COUNTY, TEXAS

ENGINEERS:  
DANNENBAUM ENGINEERING CORPORATION  
CONSULTING ENGINEERS PHN. 713-520-9570  
3100 WEST ALABAMA HOUSTON, TEXAS 77098

SURVEYOR:  
JOHN P. HORNE, R.P.L.S., PHN. 281-540-6620  
2021 FOXCHESTER LANE HUMBLE, TEXAS 77338

SCALE: 1"=200' DATE: MAY, 2001 SHEET 2 OF 3



File # 2001-055301

Car. Q Sheet 56

REMAINDER OF 762.795 ACRES BENNETT EBNER & WIFE KAY EBNER FILE NO. 9569717 M.C.C.F.

REMAINDER OF 152.2259 ACRES BLUEGREEN SOUTHWEST ONE, L.P. FILE NO. 2001 014119 M.C.C.F.

REMAINDER OF 152.2259 ACRES BLUEGREEN SOUTHWEST ONE, L.P. FILE NO. 2001 014119 M.C.C.F.

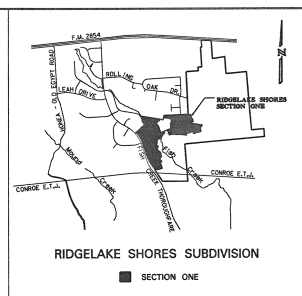
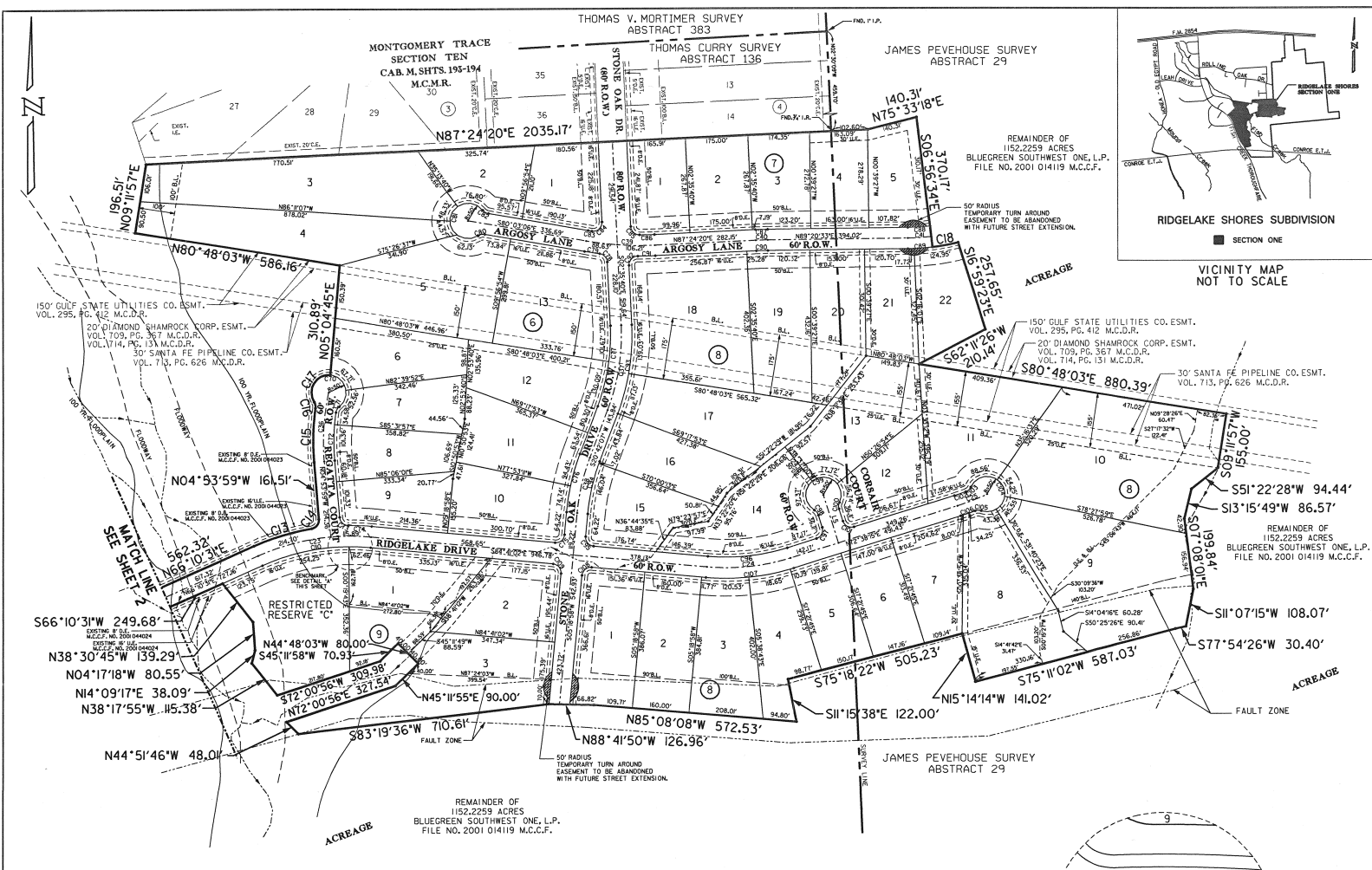
MONTGOMERY TRACES SECTION SEVEN CABINET K. SVTS. 187-189 M.C.M.R.

MONTGOMERY TRACES SECTION SEVEN CABINET K. SVTS. 187-189 M.C.M.R.

CITY OF CONROE E.T.J.

CITY OF CONROE E.T.J.

EXIST. 50' R.O.W. M.C.C.F. NO. 200009478



NOTE: Property subject to Surface Use Waiver and Drill Site Agreement as recorded under M.C.C.F. No. 5563720 and modified under M.C.C.F. No. 2000-071024 and to be further modified by instrument to be recorded in the Real Property Records of Montgomery County, Texas by the Developer.

**RESERVE TABLE**

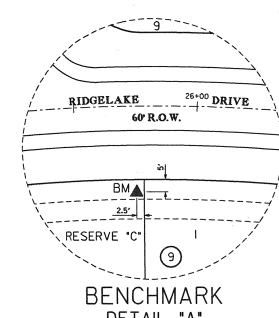
RESERVE	RESTRICTED DRILL SITE - 3.000 ACRES(35.29 SQ.FT.)
RESERVE "A"	RESTRICTED COMMONS AREA - 0.8205 ACRES(42,835 SQ.FT.)
RESERVE "C"	RESTRICTED PARK AREA - 2.4220 ACRES(502.50 SQ.FT.)

**CURVE TABLE**

CURVE NO.	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	925.00	576.79	17°03'03"	574.63	N87°39'45"W
2	2975.00	36.84	0°22'09"	36.84	N87°39'45"W
3	25.00	36.64	88°34'03"	34.90	N42°27'09"E
4	25.00	36.64	88°34'03"	34.90	N42°27'09"E
5	2575.00	830.22	15°32'22"	826.83	N3°58'58"W
6	25.00	36.64	88°34'03"	34.90	N42°27'09"E
7	25.00	36.62	90°48'44"	35.68	N87°14'45"W
8	2925.00	271.60	5°15'07"	269.68	N87°14'45"W
9	640.00	24.39	1°19'37"	24.39	N87°26'55"W
10	630.00	360.93	32°44'08"	354.38	S84°38'30"E
11	570.00	56.29	5°33'28"	55.27	S21°02'45"E
12	600.00	90°00'00"	90°00'00"	900.00	S84°49'02"E
13	680.00	115.20	4°29'44"	114.20	N73°24'02"E
14	25.00	36.62	88°34'03"	34.90	N42°27'09"E
15	680.00	153.64	5°26'44"	152.31	N81°34'23"E
16	25.00	36.62	90°48'44"	35.68	N87°14'45"W
17	500.00	11.48	0°21'40"	11.48	N87°14'45"W
18	630.00	41.47	1°07'22"	41.47	N87°14'45"W
19	600.00	107.35	10°45'04"	107.35	S88°00'35"E
20	600.00	208.69	21°31'25"	204.05	S88°00'35"E
21	600.00	28.72	2°03'09"	28.72	S88°00'35"E
22	600.00	18.87	1°31'25"	18.87	S88°00'35"E
23	650.00	330.59	23°02'27"	327.04	N80°44'45"E
24	650.00	233.71	16°52'03"	232.84	N83°59'37"E
25	600.00	89.06	8°30'29"	88.91	N88°23'09"E
26	650.00	336.82	23°02'27"	333.27	N80°44'45"E
27	650.00	244.14	17°25'21"	243.30	S30°07'42"E
28	650.00	43.24	2°31'11"	43.24	S30°07'42"E
29	146.00	86.39	90°00'00"	71.78	S81°34'46"E
30	25.00	36.62	90°48'44"	35.68	N87°14'45"W
31	630.00	250.94	17°11'21"	249.14	N85°08'08"W
32	600.00	373.13	19°42'48"	369.80	N85°08'08"W
33	600.00	56.50	3°13'28"	56.50	N85°08'08"W
34	900.00	36.99	2°07'11"	36.99	N85°08'08"W
35	600.00	193.79	11°30'29"	192.95	N83°04'37"E
36	850.00	195.83	11°30'29"	195.09	N83°04'37"E
37	600.00	243.96	13°42'03"	243.12	S10°03'37"E
38	600.00	60.22	3°23'09"	60.84	S10°03'37"E
39	890.00	49.83	347°32'59"	49.83	S10°03'37"E
40	1000.00	15.86	1°56'31"	15.86	N88°22'26"E
41	600.00	65.82	6°17'03"	65.84	N88°22'26"E
42	560.00	18.38	0°34'20"	18.38	N88°22'26"E
43	25.00	36.62	90°48'44"	35.68	N87°14'45"W
44	520.00	86.86	9°42'59"	86.06	N46°27'27"E
45	500.00	90.87	10°11'58"	90.45	N46°27'27"E
46	50.00	23.84	263°39'55"	23.33	N83°08'31"E
47	25.00	36.62	90°48'44"	35.68	N87°14'45"W
48	580.00	100.34	9°34'43"	100.20	S46°25'09"E
49	25.00	36.62	90°48'44"	35.68	N87°14'45"W
50	500.00	43.62	1°59'59"	43.62	N83°08'31"E
51	500.00	39.78	1°51'28"	39.78	N83°08'31"E
52	25.00	226.65	20°39'09"	226.38	N83°35'55"E
53	25.00	201.00	20°00'00"	200.96	N83°35'55"E
54	630.00	203.48	18°30'09"	202.29	N82°42'07"E
55	25.00	36.62	90°48'44"	35.68	N87°14'45"W
56	50.00	23.84	265°40'00"	23.33	N82°42'07"E
57	25.00	36.62	90°48'44"	35.68	N87°14'45"W
58	570.00	184.07	18°30'09"	183.30	S10°42'02"E
59	25.00	36.62	90°48'44"	35.68	N87°14'45"W
60	845.00	104.49	9°03'00"	104.30	N88°06'30"E
61	25.00	36.62	90°48'44"	35.68	N87°14'45"W
62	630.00	81.11	5°33'28"	80.29	N21°02'25"E
63	570.00	351.79	13°38'22"	350.49	N21°02'25"E
64	570.00	462.29	14°29'29"	460.79	N21°02'25"E
65	450.00	160.82	21°31'25"	160.79	S68°04'07"W
66	560.00	88.37	9°06'29"	88.87	S58°58'18"E
67	500.00	336.71	18°32'29"	336.50	S58°58'18"E
68	630.00	536.73	18°32'29"	536.50	S58°58'18"E
69	630.00	391.78	13°38'22"	391.50	S58°58'18"E
70	50.00	23.79	265°34'17"	23.39	S78°53'07"E

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	S51°39'22"E	48.02'
2	S08°29'14"W	22.76'
3	N81°51'30"W	43.65'
4	N02°27'02"W	58.67'
5	N87°30'58"W	142.05'
6	N54°09'58"E	71.17'
7	S79°31'58"W	9.34'
8	S56°30'00"W	58.00'
9	N11°33'49"E	54.93'
10	S44°09'58"W	70.03'
11	S42°36'07"E	106.89'
12	S40°14'50"E	139.73'



OWNER: BLUEGREEN SOUTHWEST ONE, L.P.  
3860 W. NORTHWEST HIGHWAY, SUITE 230  
DALLAS, TEXAS 75220

# FINAL PLAT

## RIDGELAQUE SHORES

### SECTION ONE

BEING

## 201.344 ACRES OF LAND

CONTAINING  
9 BLOCKS 121/20S 3 RESERVES  
6.5166 ACRES IN RESERVE  
OUT OF THE  
THOMAS CURRY SURVEY, ABSTRACT 136  
AND THE  
JAMES PEVEHOUSE SURVEY, ABSTRACT 29  
MONTGOMERY COUNTY, TEXAS

ENGINEERS:  
DANNENBAUM ENGINEERING CORPORATION  
CONSULTING ENGINEERS  
3100 WEST ALABAMA HOUSTON, TEXAS 77098

PHN. 713-520-9570  
AND THE  
SURVEYOR:  
JOHN P. HORNE, R.P.L.S., PHN. 281-540-6620  
2021 FOXCHESTER LANE HUMBLE, TEXAS 77338

SCALE: 1"=200' DATE: MAY, 2001 SHEET 3 OF 3



Id. #201-055301 C-10 Sheet 5/7