

NOTES:

1. B.L. DENOTES BUILDING LINE.
2. U.E. INDICATES UTILITY EASEMENT.
3. D.E. DENOTES DRAINAGE EASEMENT.
4. ESMT. DENOTES EASEMENT.
5. 100YR. W.S. ELEV. = 203.00.
6. MINIMUM BULKHEAD ELEV. = 203.00.

PLAT OF

**WALDEN ON LAKE CONROE
THE ESTATES OF WALDEN**

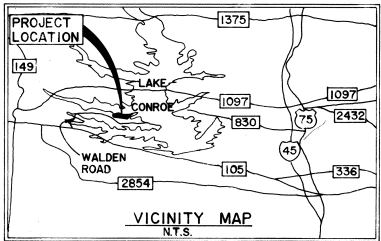
3 RESERVES-6.871 AC. 2 BLOCKS 86 LOTS

BEING 90.965 ACRES OF LAND
OUT OF AND A PART OF THE
THOMAS CORNER SURVEY ABSTRACT NO. 10
MONTGOMERY COUNTY, TEXAS

OWNERS: JERRY H. DEUTSER AND
S. CONRAD WEIL, JR., TRUSTEES
4600 POST OAK PLACE SUITE 152
HOUSTON, TEXAS 77027

ENGINEER: **SV** Steffek & Van De Wiele, Inc.
CONSULTING ENGINEERS
2925 Briarpark - Suite 1175 - Houston, Texas 77042

WILLIAMS & CRAWFORD, INC.
CITY PLANNING & TRAFFIC CONSULTANTS



4035595

Cabinet F Sheet 146B

9035595

CABINET F
SHEET 146B

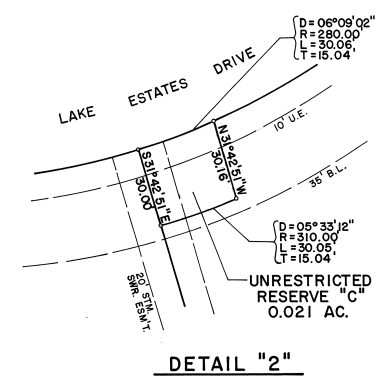
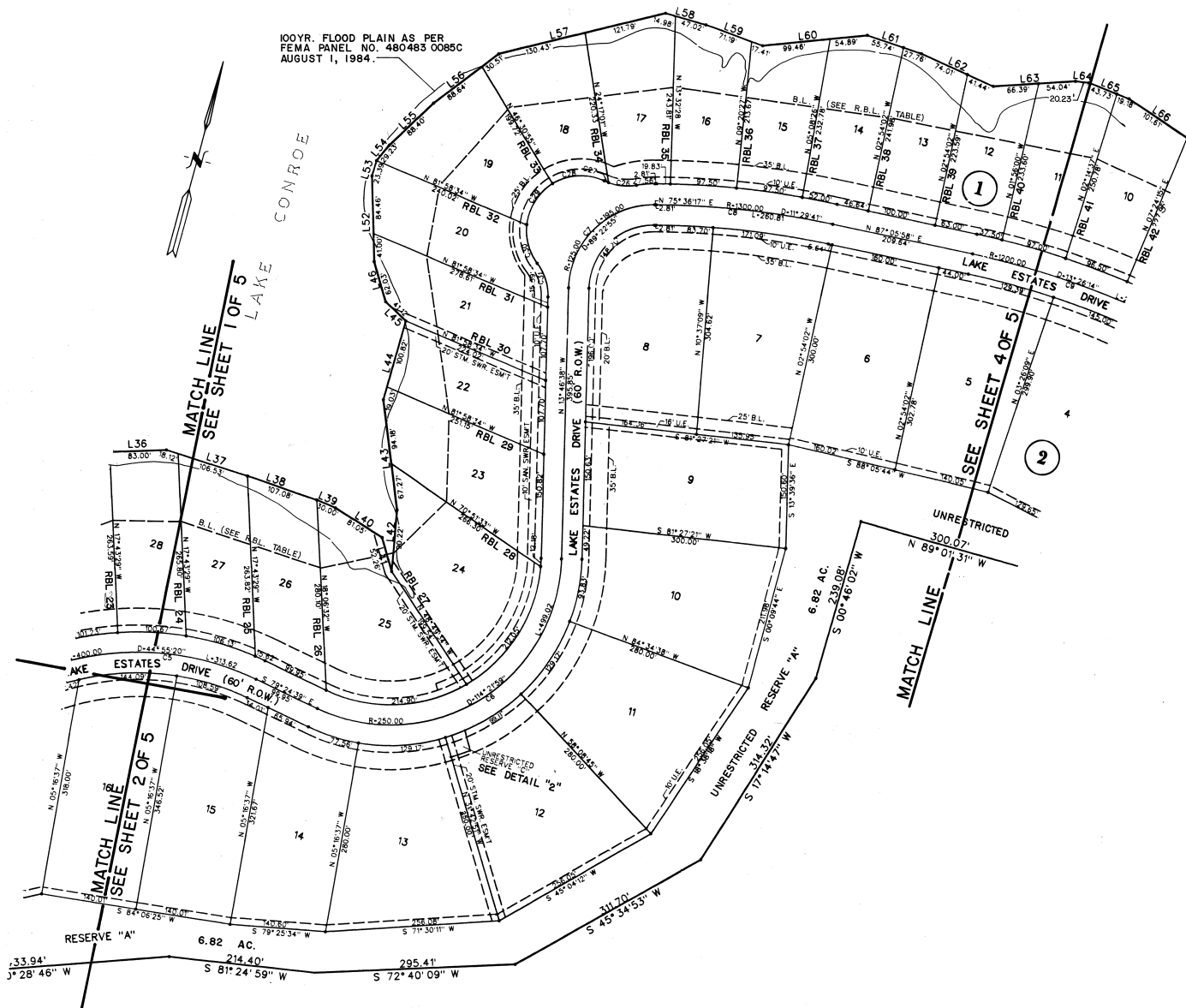
SCALE: 1" = 100'

AUGUST 1990

100YR. FLOOD PLAIN AS PER
FEMA PANEL NO. 480483 0085C
AUGUST 1, 1984.

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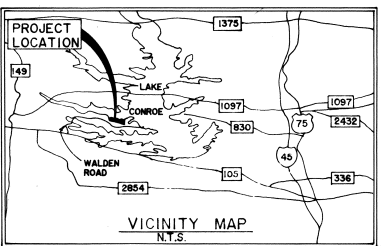
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Cabinet F Sheet 147A

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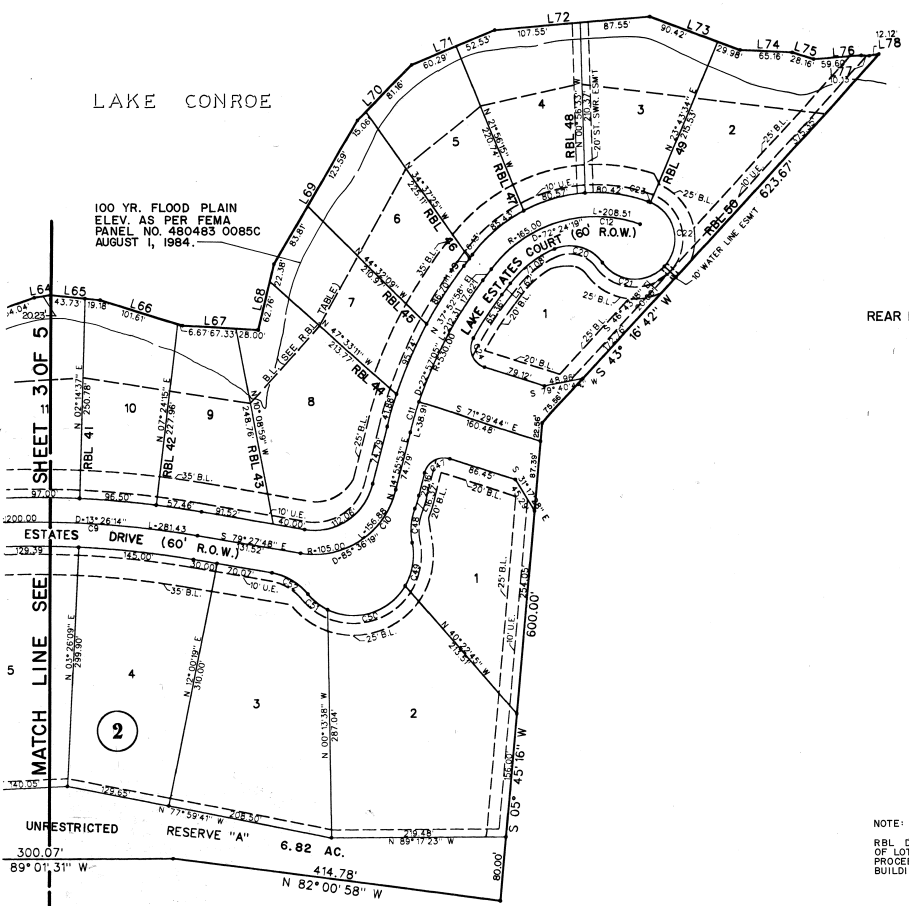
CABINET F
SHEET 147A

SCALE: 1" = 100'

AUGUST 1990

LAKE CONROE

100 YR. FLOOD PLAIN
ELEV. AS PER FEMA
PANEL NO. 480483 0085C
AUGUST 1, 1984.



REAR BUILDING LINE TABLE

NO.	DISTANCE
RBL 1	200
RBL 2	135
RBL 3	139
RBL 4	141
RBL 5	180
RBL 6	213
RBL 7	203
RBL 8	188
RBL 9	180
RBL 10	196
RBL 11	220
RBL 12	138
RBL 13	138
RBL 14	135
RBL 15	138
RBL 16	149
RBL 17	149
RBL 18	145
RBL 19	140
RBL 20	133
RBL 21	153
RBL 22	150
RBL 23	163
RBL 24	168
RBL 25	165
RBL 26	180
RBL 27	228
RBL 28	169
RBL 29	150
RBL 30	170
RBL 31	193
RBL 32	140
RBL 33	128
RBL 34	128
RBL 35	140
RBL 36	132
RBL 37	131
RBL 38	140
RBL 39	140
RBL 40	144
RBL 41	152
RBL 42	145
RBL 43	155
RBL 44	130
RBL 45	121
RBL 46	138
RBL 47	142
RBL 48	132
RBL 49	142
RBL 50	278

NOTE:
RBL DISTANCES BEGIN AT INTERSECTION
OF LOT LINE & RIGHT OF WAY, THEN
PROCEED ALONG LOT LINE TO REAR
BUILDING LINE.

CURVE TABLE

NO.	ARC	DELTA	RADIUS	TANG	CHORD BEAR	CHORD
C1	324.32	143-51-45	1200.00	152.97	N78-08-07E	301.48
C2	333.05	23-51-10	800.00	168.97	N79-48-49E	330.65
C3	70.63	5-03-11	800.00	35.34	S85-46-51E	70.61
C4	286.80	41-04-34	400.00	149.88	N76-18-28E	280.70
C5	313.82	44-35-20	400.00	165.37	N78-07-41E	308.65
C6	499.02	114-21-59	250.00	381.67	N43-24-22E	420.20
C7	280.81	19-28-41	1500.00	150.84	N87-21-08E	260.59
C8	280.81	19-28-41	1500.00	150.84	S88-10-32E	260.59
C9	280.81	19-28-41	1500.00	150.84	N77-04-02E	260.59
C10	156.88	89-36-19	105.00	97.24	N57-44-02E	142.69
C11	212.31	27-07-05	530.00	107.60	N26-24-28E	210.89
C12	208.51	27-24-19	165.00	100.77	N7-04-08E	190.89
C13	179.81	61-21-46	850.00	90.04	N7-44-43W	149.26
C14	145.86	32-21-46	850.00	74.01	N0-02-33W	131.61
C15	165.97	32-21-46	850.00	85.23	N67-01-38E	190.77
C16	231.19	102-29-20	102.00	152.83	N65-18-35E	190.77
C17	231.19	102-29-20	102.00	152.83	N65-18-35E	190.77
C18	274.85	22-25-08	2800.00	108.23	N65-18-35E	274.85
C19	274.85	22-25-08	2800.00	108.23	N65-18-35E	274.85
C20	67.27	77-05-01	50.00	39.83	S73-24-27E	62.31
C21	88.89	101-21-52	50.00	61.59	S85-41-37E	81.64
C22	88.89	101-21-52	50.00	61.59	N1-23-53W	81.64
C23	25.60	108-31-08	10.82	10.82	N67-59-34W	13.89
C24	44.46	10-33-20	35.00	11.50	N05-03-53W	38.83
C25	41.67	23-50-38	80.00	21.32	S80-20-19W	41.20
C26	71.00	85-00-39	80.00	31.50	N82-13-33W	71.00
C27	71.00	85-00-39	80.00	31.50	S71-35-51W	76.09
C28	73.00	82-16-37	80.00	38.26	S1-02-01W	70.48
C29	80.30	43-11-32	80.00	31.66	S30-23-28E	88.88
C30	80.30	43-11-32	80.00	31.66	S1-02-01W	70.48
C31	31.66	88-18-42	25.00	23.44	N41-21-53W	34.20
C32	31.66	88-18-42	25.00	23.44	N41-21-53W	34.20
C33	68.88	42-01-38	80.00	30.85	N19-42-57W	67.57
C34	74.00	10-01-35	880.00	7.02	N3-38-26W	13.98
C35	78.00	62-01-14	880.00	42.41	N67-06-03W	61.45
C36	63.07	48-10-14	880.00	33.28	N67-06-03W	61.45
C37	118.87	22-10-16	880.00	16.15	S71-10-03W	31.66
C38	118.87	22-10-16	880.00	16.15	S71-10-03W	31.66
C39	154.88	42-01-38	250.00	88.42	S77-48-44W	66.32
C40	154.88	42-01-38	250.00	88.42	S77-48-44W	66.32
C41	127.82	126-14-16	50.00	64.76	N88-06-03E	95.69
C42	127.82	126-14-16	50.00	64.76	N88-06-03E	95.69
C43	37.68	80-18-52	610.00	8.24	N55-21-19E	4.00
C44	40.83	80-18-52	610.00	8.24	S44-04-47E	34.20
C45	37.68	80-18-52	610.00	8.24	S44-04-47E	34.20
C46	40.83	93-34-23	25.00	26.61	N67-43-02E	36.44
C47	40.83	93-34-23	25.00	26.61	N67-43-02E	36.44
C48	42.97	32-08-33	22.00	22.09	N9-07-57E	42.38
C49	55.18	42-08-16	75.00	26.91	N10-07-44E	53.94
C50	112.00	85-33-52	65.40	65.40	N73-53-15E	101.68
C51	12.00	24-26-53	75.00	16.25	S51-00-30E	31.76
C52	53.25	40-40-45	75.00	21.80	S59-07-26E	52.14
C53	46.36	53-07-48	50.00	25.00	N71-04-07W	44.72
C54	46.36	53-07-48	50.00	25.00	N55-48-05E	44.72

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LINE TABLE

NO.	BEARING	DISTANCE
L1	N	22.74
L2	N	22.53
L3	N	22.53
L4	N	22.53
L5	N	22.53
L6	N	22.53
L7	N	22.53
L8	N	22.53
L9	N	22.53
L10	N	22.53
L11	N	22.53
L12	N	22.53
L13	N	22.53
L14	N	22.53
L15	N	22.53
L16	N	22.53
L17	N	22.53
L18	N	22.53
L19	N	22.53
L20	N	22.53
L21	N	22.53
L22	N	22.53
L23	N	22.53
L24	N	22.53
L25	N	22.53
L26	N	22.53
L27	N	22.53
L28	N	22.53
L29	N	22.53
L30	N	22.53
L31	N	22.53
L32	N	22.53
L33	N	22.53
L34	N	22.53
L35	N	22.53
L36	N	22.53
L37	N	22.53
L38	N	22.53
L39	N	22.53
L40	N	22.53
L41	N	22.53
L42	N	22.53
L43	N	22.53
L44	N	22.53
L45	N	22.53
L46	N	22.53
L47	N	22.53
L48	N	22.53
L49	N	22.53
L50	N	22.53
L51	N	22.53
L52	N	22.53
L53	N	22.53
L54	N	22.53
L55	N	22.53
L56	N	22.53
L57	N	22.53
L58	N	22.53
L59	N	22.53
L60	N	22.53
L61	N	22.53
L62	N	22.53
L63	N	22.53
L64	N	22.53
L65	N	22.53
L66	N	22.53
L67	N	22.53
L68	N	22.53
L69	N	22.53
L70	N	22.53
L71	N	22.53
L72	N	22.53
L73	N	22.53
L74	N	22.53
L75	N	22.53
L76	N	22.53
L77	N	22.53
L78	N	22.53

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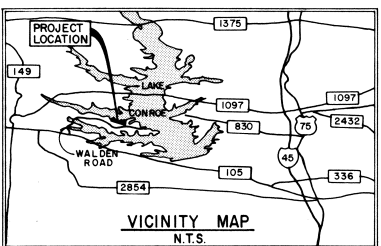
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9035595

Cabinet F Sheet 147B

9035595

CABINET F
SHEET 147B

SCALE: 1" = 100'

AUGUST 1990

SHEET 4 OF 5

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Jerry H. Deutscher, Trustee and S. Conrad Weil, Jr., Trustee, owners of the property subdivided in the above and foregoing map of Walden on Lake Conroe, The Estates of Walden, do hereby make subdivision of said property, according to the lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as Walden on Lake Conroe, The Estates of Walden, in the Thomas Corner Survey, Abstract No. 10, Montgomery County, Texas; and dedicate to the use of the present and all future property owners, therein such property as, and in the manner hereinafter set forth.

This is to certify that we, Jerry H. Deutscher and S. Conrad Weil, Jr., Trustees, have complied with or will comply with all pertinent regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas.

All easements reserved and dedicated hereby for storm and sanitary sewer and water line purposes shall be for the use and benefit of Montgomery County Municipal Utility District No. 8 or its successor.

Further, all of the lots subdivided in the above and foregoing map shall be restricted in their use, which restrictions shall run with the title to the property, and shall be enforceable, at the option following restrictions by injunction, as follows:

That drainage of septic tanks into roads, streets, alleys, or other public ditches, either directly or indirectly is strictly prohibited.

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 (10" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

WITNESS my hand in the City of Conroe, Montgomery County, Texas, this 13 day of August, 1990.

Jerry H. Deutscher
Jerry H. Deutscher, Trustee

S. Conrad Weil, Jr.
S. Conrad Weil, Jr., Trustee

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry H. Deutscher, Trustee and S. Conrad Weil, Jr., Trustee, known to me to be the persons whose name is subscribed to the foregoing instrument; and acknowledged to me that they have 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 13 day of August, 1990.



Richard H. Kuehn
Notary Public in and for
Montgomery County, Texas
My Commission Expires 10/19/91

I, John Van De Wiele, R.P.L.S., 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 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 with iron pipe (or other suitable permanent metal) pipe or rods, have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



John Van De Wiele
John Van De Wiele
Texas Registration No. 3608

I, J. D. Blanton, 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 Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

J. D. Blanton
J. D. Blanton, P.E.
County Engineer, Montgomery County, Texas

Approved and accepted by the Commissioners' Court of Montgomery County, Texas, this 20th day of August, 1990.

John Martin
John Martin
Commissioner, Precinct 1

Ed Chance
Ed Chance
Commissioner, Precinct 3

Alvin L. Stahl
Alvin L. Stahl
County Judge

Malcolm Purvis
Malcolm Purvis
Commissioner, Precinct 2

Jim L. Simmons
Jim L. Simmons
Commissioner, Precinct 4

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

I Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on August 21, 1990, at 3:47 o'clock p.m., Volume _____, Page _____ of records of said County.

WITNESS my hand and seal of office, at Conroe, Texas, the day and date last above written.



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

Alvin Drake
Alvin Drake
Deputy Clerk

FILED FOR RECORD
90 AUG 21 PM 3:47
Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

PLAT OF

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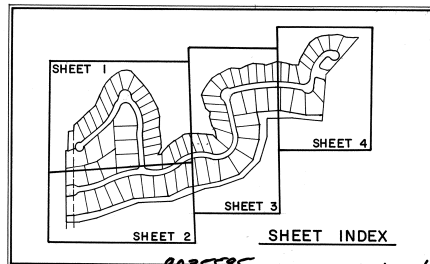
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AUGUST 1990



9035595 Cabinet F Sheet 149A

9035595

CABINET F
SHEET 148A