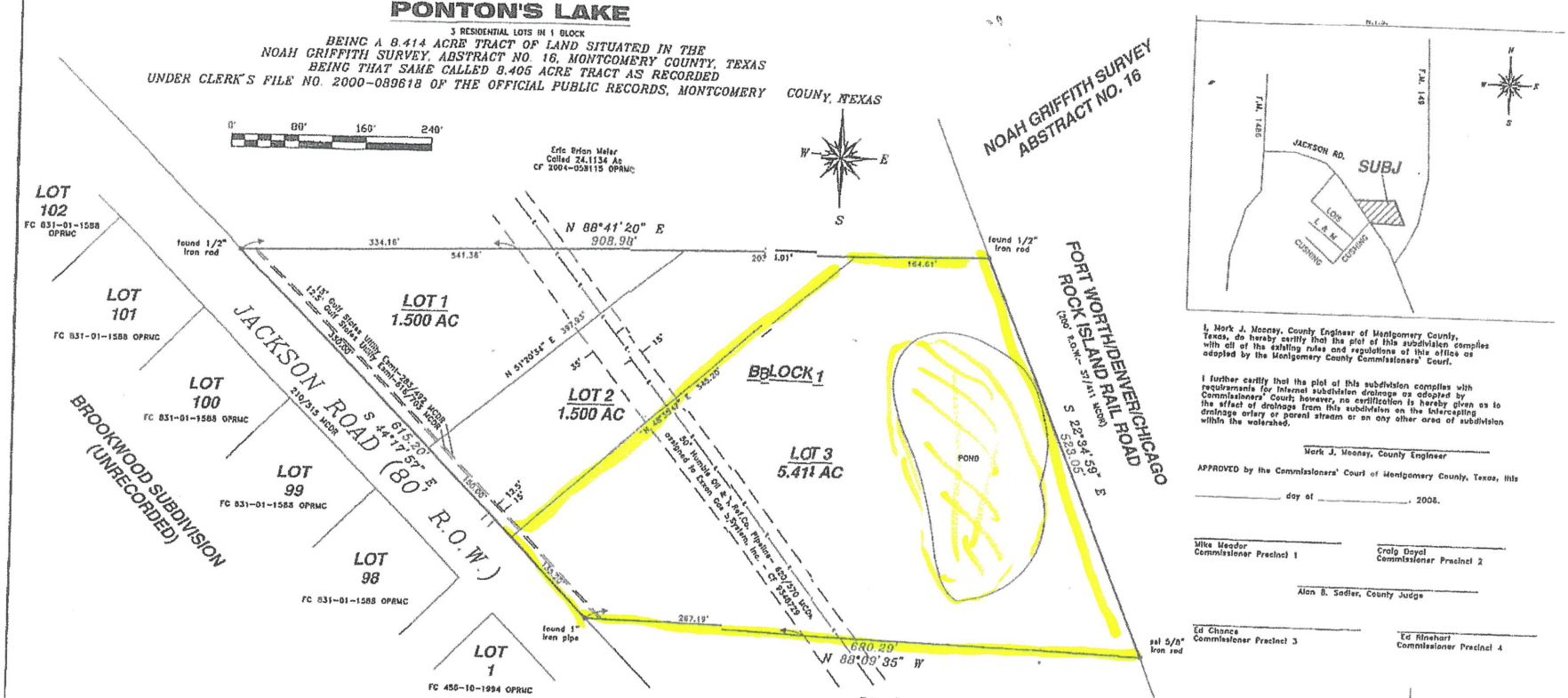
PONTON'S LAKE

3 RESIDENTIAL LOTS IN 1 BLOCK

BEING A 8.414 ACRE TRACT OF LAND SITUATED IN THE NOAH GRIFFITH SURVEY, ABSTRACT NO. 16, MONTGOMERY COUNTY, TEXAS
BEING THAT SAME CALLED 8.405 ACRE TRACT AS RECORDED UNDER CLERK'S FILE NO. 2000-089618 OF THE OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS



THE STATE OF TEXAS:

COUNTY OF MONTGOMERY:

I, Johnny Wayne Ponton, owner of the property subdivided in the above and foregoing map of PONTON'S LAKE do hereby make subdivision of said property for and on behalf of said Johnny Wayne Ponton, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as PONTON'S LAKE, located in the Noah Griffith Survey, A-16 Montgomery County, Texas, and on behalf of said Johnny Wayne Ponton, and dedicate to the 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 successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Johnny Wayne Ponton, owner of the property subdivided in the above and foregoing map of Ponton's Lake , have complied or will comply with all regulations hereto 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 ground upward, located adjacent to all easements shown hereon.

Further, Johnny Wayne Ponton, does 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, 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 to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen, by injunction, as follows:

1. That drainage of septic tanks into the 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 lands 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.

WITNESS my hand in _____, Montgomery County, Texas, this _____ day of _____, 2008.

_____
Johnny Wayne Ponton

THE STATE OF TEXAS:

COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Johnny Wayne Ponton known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2008.

_____
Notary Public in and for

_____ County, Texas

I, Joe A. McDaniel, 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 regulations; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having 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.

_____
Joe A. McDaniel
Texas Registration No. 4083

LEGEND
B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
RPRMC – REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
OPRMC – OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
MCDR – DEED RECORDS OF MONTGOMERY COUNTY, TEXAS

Note: all corner have been set with 5/8" iron rod unless otherwise shown.

Tract shown hereon is located in ZONE X, areas out the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48339C 0340 F effective 12/19/96.

I, Mark J. Mooney, 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.

_____
Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this _____ day of _____, 2008.

_____
Mike Meador
Commissioner Precinct 1

_____
Craig Doyal
Commissioner Precinct 2

_____
Alan B. Sadler, County Judge

_____
Ed Chance
Commissioner Precinct 3

_____
Ed Rinehart
Commissioner Precinct 4

S 22°34'59" E 1300'±

N 90°00'00" W 780'±

Noah Griffith Survey Abstract No. 16	William W. Ford Survey Abstract No. 14
Joseph B. Arteft Survey Abstract No. 58	A.M. Alexander Survey Abstract No. 1

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 _____, 2008, at _____ o'clock, _____ M., and duly recorded on _____, 2008, 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.

_____
Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By _____ Deputy

OWNER: JOHNNY WAYNE PONTON
3653 SKYLARK WAY
PEARLAND, TX 77584

SHEET 1 OF

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET, STE.A
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7449