

- (1) OWNER
LANDCRAFT INC.
HOUSTON, TEXAS
- (2) REGISTERED SURVEYOR RESPONSIBLE FOR
BOUNDARY SURVEY: DONALD R. MUZZY, R.L.S. NO. 1222
- (3) REGISTERED PROFESSIONAL ENGINEER
RESPONSIBLE DESIGN AND SUPERVISION
OF SUBDIVISION IMPROVEMENTS
JOHN E. TEAGUE, P.E. NO. 38078
- (4) PREVIOUS OWNER
CHAMPION REALTY COMPANY
- (5) LOTS DESCRIPTION
91 LOTS 80', 250'
207 LOTS 100', 200'
107 LOTS 0.5 AC TO 1.0 AC
9.0517 ACRES RESERVE
2.86 ACRES IN A 100 YEAR FLOOD PLAIN
(NICKARURR CREEK)

CURVE DATA

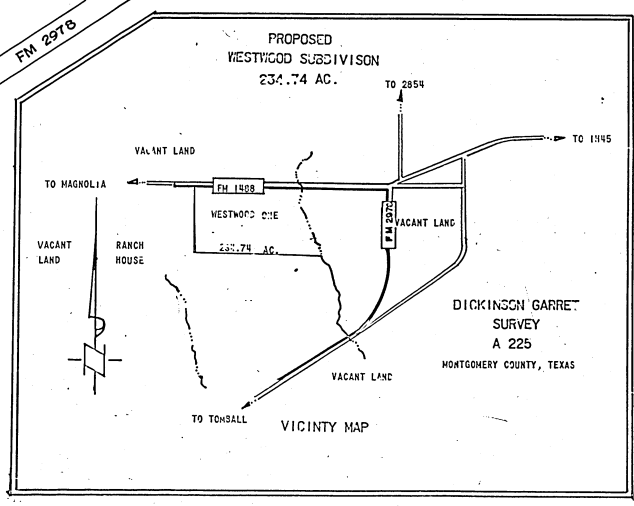
CURVE NO.	DELTA	RADIUS	LENGTH
1-Q	46°21'00"	140'	113.254'
2-Q	46°53'33"	350'	286.450'
3-Q	23°17'34"	800'	335.230'
4-Q	18°27'08"	1000.00'	322.052'
5-Q	46°21'00"	170'	137.521'
6-Q	46°53'33"	270'	220.976'
7-Q	23°17'34"	700'	284.575'
8-Q	57°15'16"	2231.66'	2230.25'
9-Q	76°26'26"	80'	106.731'
10-Q	42°33'23"	1751.66'	1301.190'

#715316

Cabinet B
Sheet 62

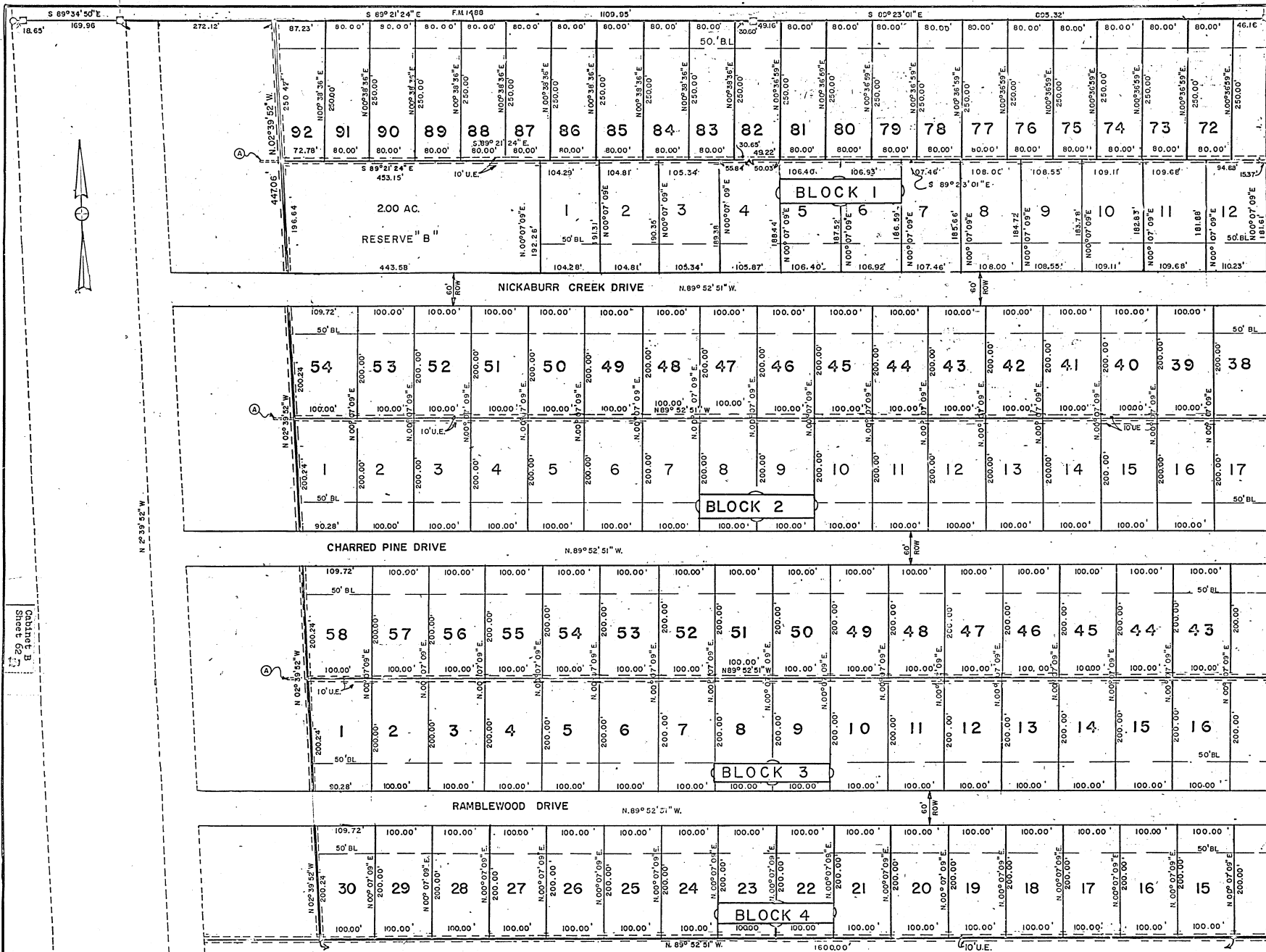
WESTWOOD SUBDIVISION

#715316 Cabinet B
Sheet 62-A



FINAL PLAT WESTWOOD ONE		
MONTGOMERY COUNTY, TEXAS		
OVERALL LAYOUT		
J. E. TEAGUE CONSULTING ENGINEERING CO.		
CONROE	TEXAS	HOUSTON
PROJECT NO. 1-132-77-1	SURVEYED BY: B.B.	
SCALE	DESIGNED BY: J. E. T.	
HORIZ 1" = 400'	DATE: 4/12/77	

#715316



Ⓐ - 5' x 35' HOUSTON LIGHTING & POWER ESMT.

#171531
 Collins B
 Sheet 62-B

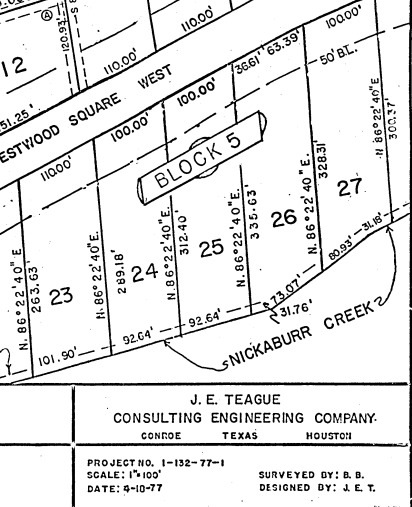
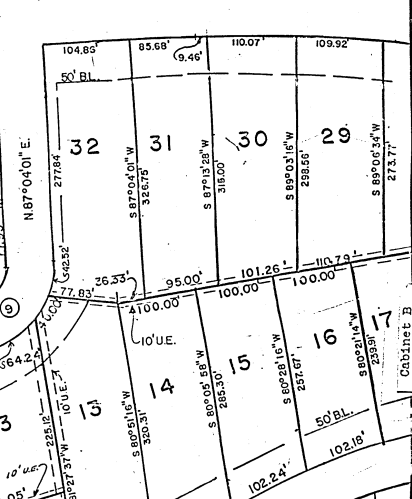
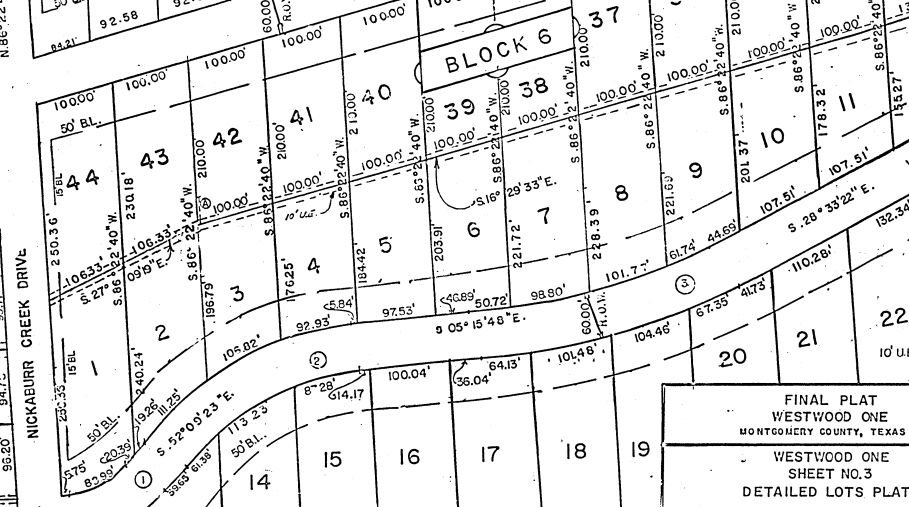
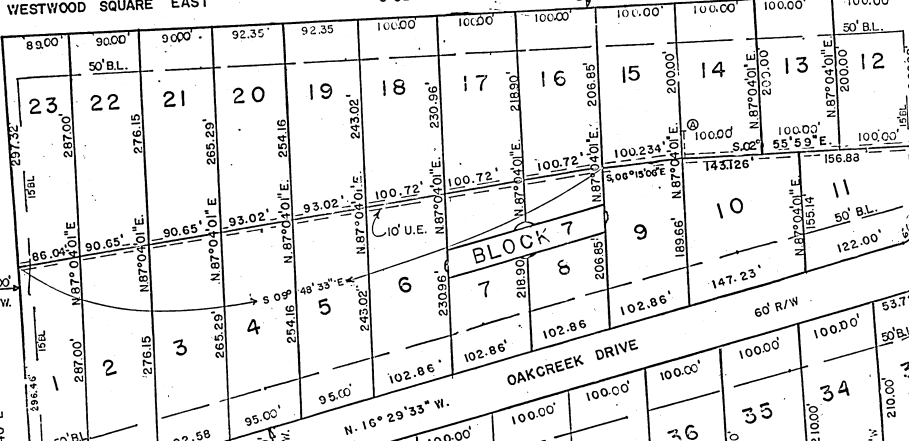
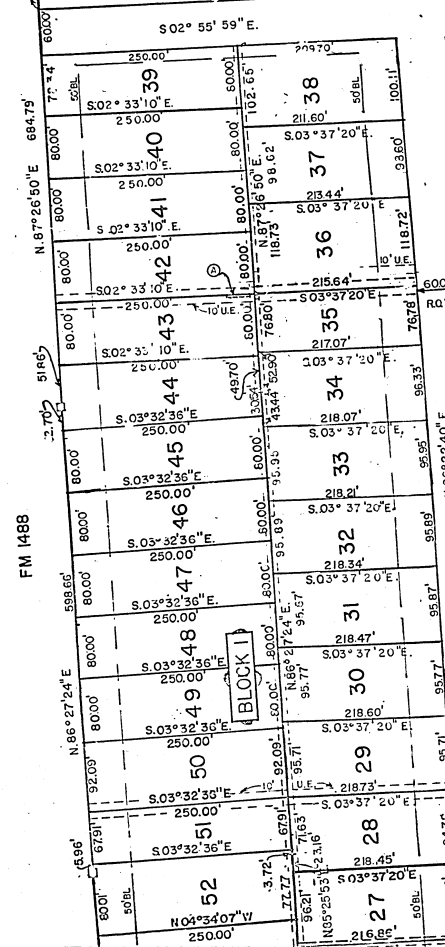
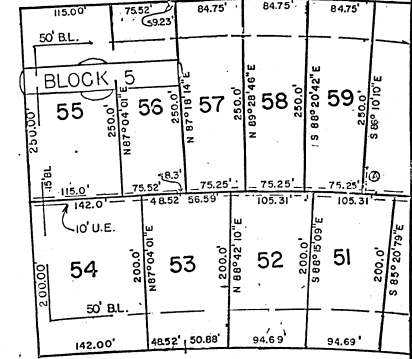
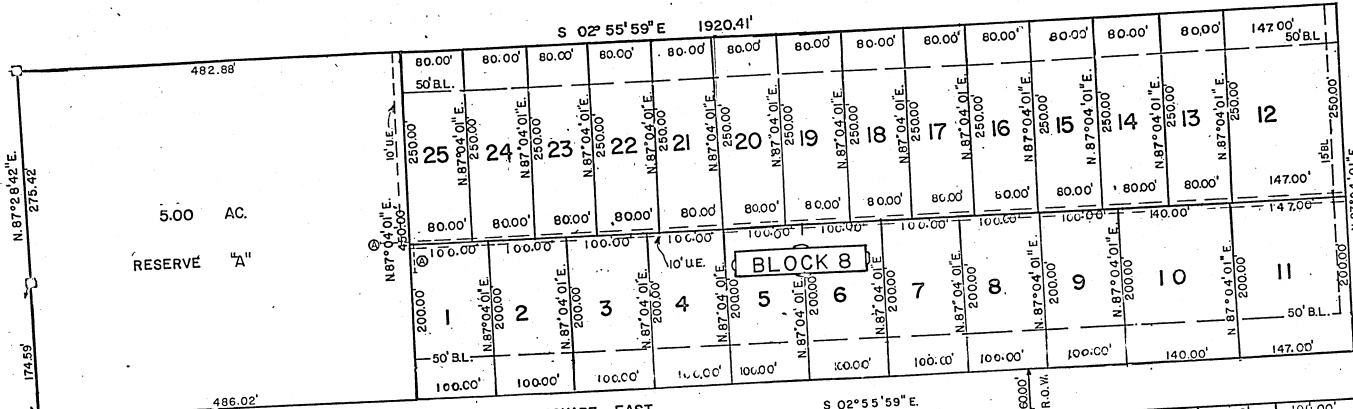
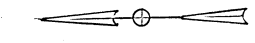
FINAL PLAT WESTWOOD ONE MONTGOMERY COUNTY, TEXAS	J.E. TEAGUE CONSULTING ENGINEERING COMPANY CONROE, TEXAS HOUSTON
WESTWOOD ONE SHEET NO. 1 DETAILED LOTS PLAT	PROJECT NO. 1-132-77-1 SCALE: 1"=100' DATE: 4-18-77 SURVEYED BY: B.B. DESIGNED BY: JET

BCC2a.CD2

3x35' HOUSTON LIGHT AND POWER EASEMENT

14915316 Cabinet B
Sheet 63-A

FM 2978



FM 1488

FINAL PLAT
WESTWOOD ONE
MONTGOMERY COUNTY, TEXAS

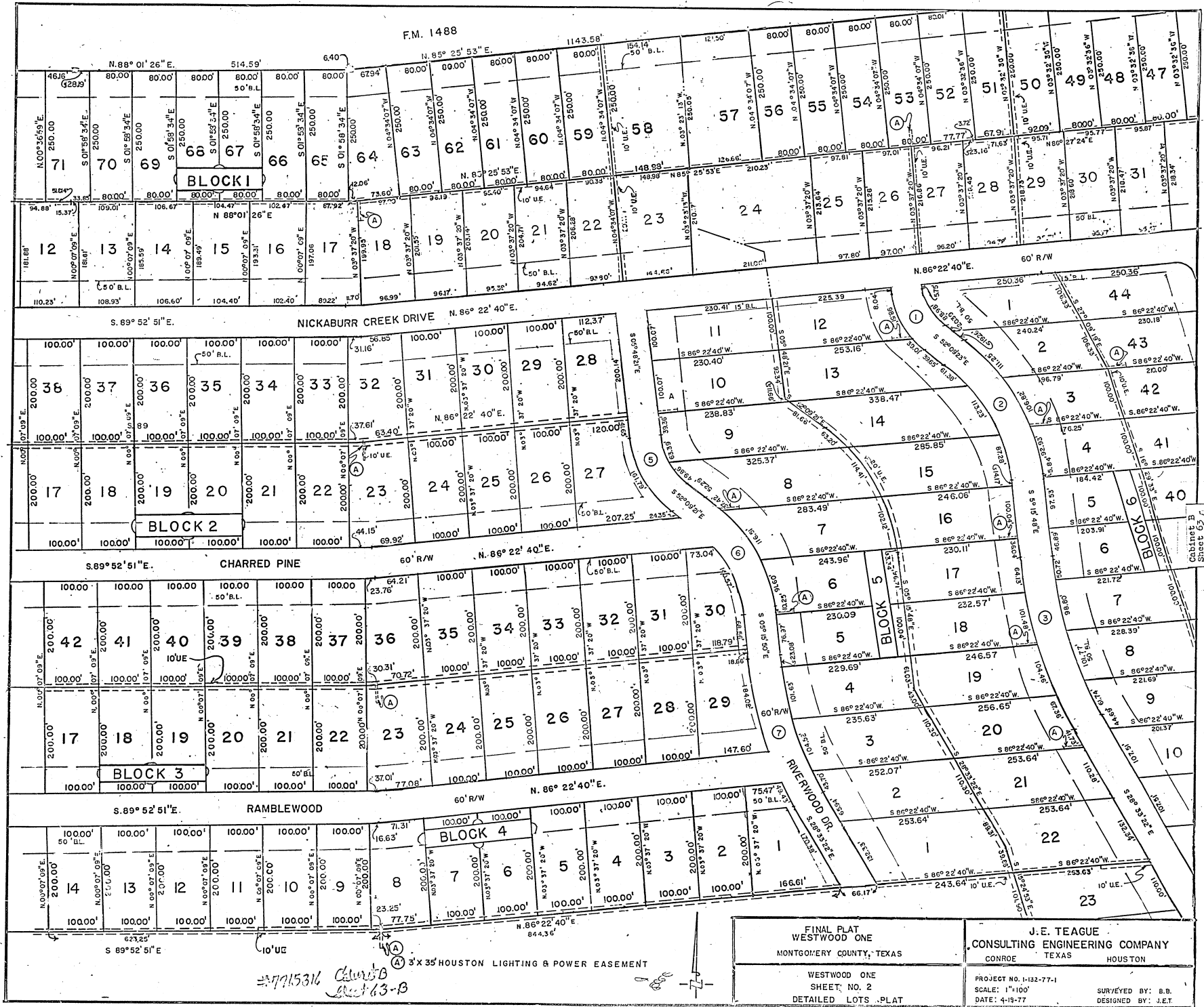
WESTWOOD ONE
SHEET NO. 3
DETAILED LOTS PLAT

J. E. TEAGUE
CONSULTING ENGINEERING COMPANY.
CONROE TEXAS HOUSTON

PROJECT NO. 1-132-77-1
SCALE: 1"=100'
DATE: 4-10-77

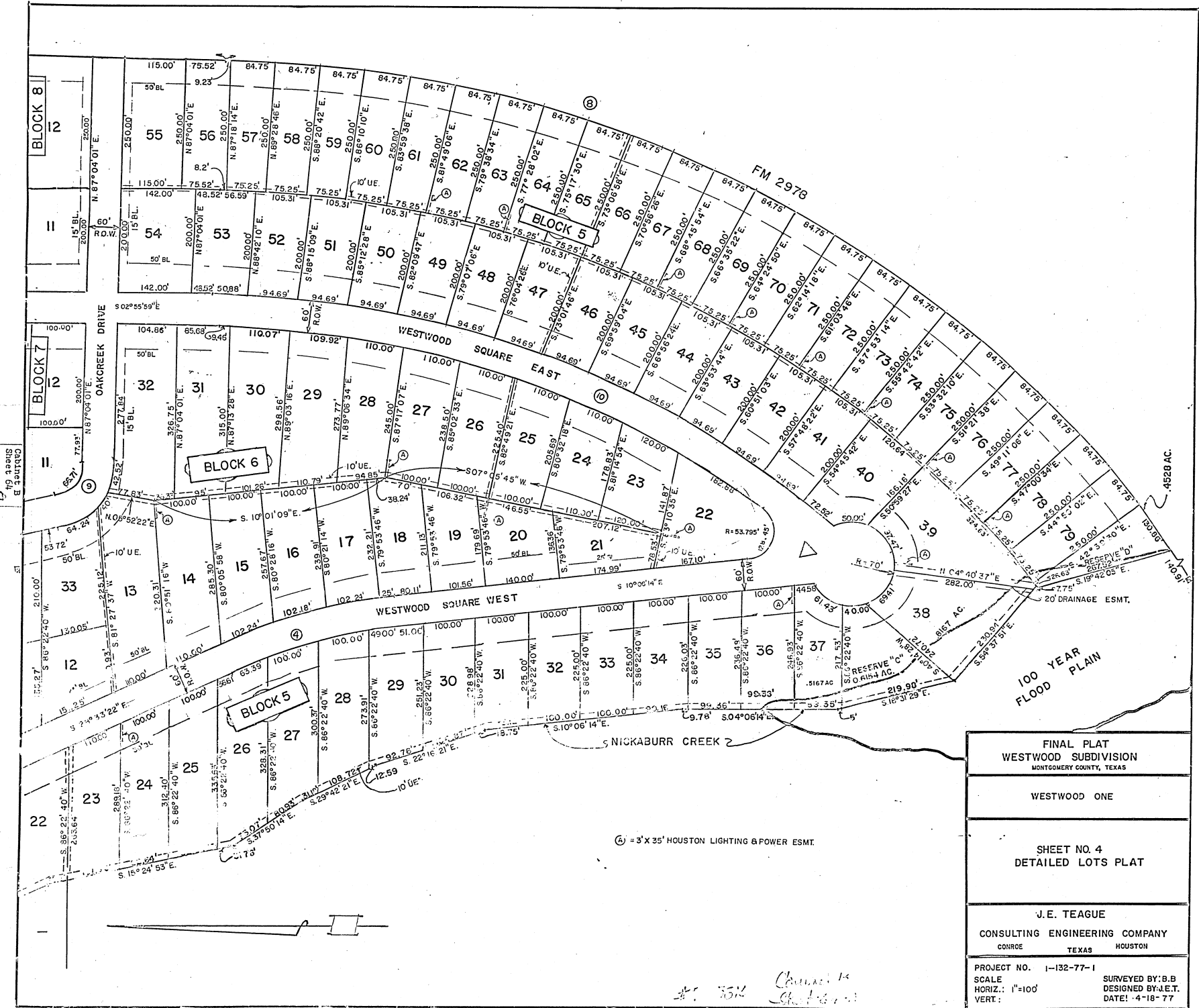
SURVEYED BY: B. B.
DESIGNED BY: J. E. T.

603.603



7715316 *Clayton B*
 113-B

FINAL PLAT WESTWOOD ONE MONTGOMERY COUNTY, TEXAS	J.E. TEAGUE CONSULTING ENGINEERING COMPANY CONROE TEXAS HOUSTON
WESTWOOD ONE SHEET NO. 2 DETAILED LOTS PLAT	PROJECT NO. 1-132-77-1 SCALE: 1"=100' DATE: 4-19-77 SURVEYED BY: B.B. DESIGNED BY: J.E.T.



FINAL PLAT WESTWOOD SUBDIVISION MONTGOMERY COUNTY, TEXAS	
WESTWOOD ONE	
SHEET NO. 4 DETAILED LOTS PLAT	
J. E. TEAGUE CONSULTING ENGINEERING COMPANY CONRCE TEXAS HOUSTON	
PROJECT NO. 1-132-77-1 SCALE HORIZ.: 1"=100' VERT.:	SURVEYED BY: B.B. DESIGNED BY: J.E.T. DATE: 4-18-77

Handwritten notes:
 3512
 Ch...
 S...

WE, JUANITA POOLE, AND BONNIE L. CASEY PRESIDENT AND SECRETARY, RESPECTIVELY, OF LANDCRAFT INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WESTWOOD ONE SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID LANDCRAFT INC., ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS WESTWOOD ONE SUBDIVISION IN THE DICKINSON GARRET SURVEY A-225, MONTGOMERY COUNTY, STATE OF TEXAS; AND ON BEHALF OF LANDCRAFT INC. 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 SUCCESSORS, AND ASSIGNS TO MAINTAIN AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET WIDE FROM A PLANE THIRTY (30) FEET ABOVE GROUND UPWARD LOCATED AS SHOWN HEREON. WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETOFORE ADOPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY.

Donna L. Crisp
SECRETARY

Bonnie L. Casey
PRESIDENT

WE, CHAMPION REALTY CORPORATION, OWNER AND HOLDER OF A LIEN UPON SAID PROPERTY DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATIONS, AND DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN AGAINST SAID LANDOWNER AND HELD BY US. SIGNATURES OF LIENHOLDERS TO APPEAR BELOW THAT OF OWNER'S AND TO BE DULY ACKNOWLEDGED.

Joseph J. Kennedy
SECRETARY - 2/27/77

John L. Brown
PRESIDENT

APPROVED AND ACCEPTED BY THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY, TEXAS, THIS 2ND DAY OF MAY, 1977.

Robert P. General
COMMISSIONER, PRECINCT 1

COMMISSIONER, PRECINCT 3

His Allen
COMMISSIONER, PRECINCT 2

COMMISSIONER, PRECINCT 4

COUNTY JUDGE

I, S.W. COOPER, COUNTY ENGINEER OF MONTGOMERY COUNTY, 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 COMMISSIONER'S COURT.

Sw Cooper
COUNTY ENGINEER

THE 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 MAY 12th, 1977, AT 3:00 O'CLOCK P.M., AND JULY RECORDED ON MAY 12th, 1977, AT 3:00 O'CLOCK P.M., VOLUME B, PAGE 42-64, OF RECORDS OF PLATS FOR SAID COUNTY.



CLERK, COUNTY COURT OF MONTGOMERY COUNTY, TEXAS
By *Roy Harris*

THIS IS TO CERTIFY THAT I, JOHN EDWARD TEAGUE, A REGISTERED ENGINEER OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY OF THE GROUND AND THAT ALL 3/16" CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 3/8" LONG 3/8" DIAMETER IRON RODS; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY BY ME.

TEXAS REGISTRATION NO. 38076

NOTES

- (1) BUILDING SET-BACK LINES:
50' B.L. ON FRONT, 15' B.L. ON SIDES FOR CORNER LOTS.
- (2) SUBDIVISION OWNER:
LANDCRAFT INC.
- (3) PLAT PREPARATION BY:
J.E. TEAGUE CONSULTING ENGR. CO.
P.O. BOX 1647
CONROE, TEXAS 77301
- (4) PROPOSED S/D HAS 234.7403 ACRES TOTAL, 405 LOTS, 9.0517 ACRES RESERVE. USE OF THE LAND WITHIN PROPOSED S/D WILL BE LIGHT COMMERCIAL AND SINGLE-FAMILY RESIDENTIAL.
- (5) 2.85 ACRES OF THE PROPOSED S/D IS WITHIN AN ESTABLISHED OR A TENTATIVE 100 YEAR FLOOD PLAIN.
- (6) THERE IS NO SECTIONING IN THIS SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF MAY, 1977.

Marshall R. Norton
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS

Cabinet B
Sheet 64-B

4715316 Cabinet B
Sheet 64-B

132-1-115