SHELTER BAY ESTATES

A SUBDIVISION CONTAINING 34.917 ACRES OF LAND SITUATED IN THE ELIJAH COLLARD SURVEY, A-7 MONTGOMERY COUNTY, TEXAS 18 LOTS 4 RESERVES

PREPARED BY:

SURVTECH CORPORATION SURVEYORS PLANNERS CONSULTANTS 1035 W. AUSTIN - CONROE, TEXAS, 77301

OWNER / DEVELOPER

STOECKER CORPORATION

P.O. BOX 247 CONROE, TEXAS, 77305



STATE OF TEXAS

COUNTY OF MONTGOMERY |

I, Michael B. Stoecker, President and Secretary respectively of Stoecker Corporation, owner of the property subdivided in the above and foregoing map of Shelter Bay Estates do hereby make subdivision of said property for and on behalf of said Stoecker Corporation, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Shelter Bay Estates located in the Elijah Collard Survey, A-7, Montgomery County, Texas; and on behalf of said Stoecker Corporation; and dedicate to public use, as such, the easements shown thereon forever; do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated. defend the title to the land so dedicated.

"This is to certify that I, Michael B. Stoecker, President and Secretary respectively of Stoecker Corporation, owner of the property subdivided in the above and foregoing map of Shelter Bay Estates, 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. Tays." County, Texas.

"FURTHER, we, Stoecker Corporation, 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, draws, 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 constructing and/or maintaining drainage work and/or

"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:

- The drainage of septic tanks into road, street, allev. 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 (18" diameter pipe culvert)."

"FURTHER, I 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, the Stoecker Corporation has caused these presents to be signed by Michael B. Stoecker, its President thereunto authorized, attested by its Secretary, Michael B. Stoecker, and its common seal hereunto affixed this 2 day of December 1, 1940.

THE STATE OF TEXAS COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Stoecker, President and Secretary of the Stoecker Corporation, 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 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 319



Notary Public in and for The State of Texas

91 OCT -1 PH 1:51 Roy Harris

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STATE OF TEXAS COUNTY OF MONTGOMERY

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"I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication are filed for registration in my office on SEPTEMBER 1991, at o'clock, .M., and duly recorded on SEPTEMBER 1991, at o'clock, .M., and duly recorded on SEPTEMBER 1991, at 1:51 o'clock, .M., in cabinet G, sheet OIGA, o'record of MONIGOMERY

"I Craig T. Bubier, 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 rods, have a diameter of not less than tive-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.

"I, J. D. 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 alershed).

**J.D. Blanton, County Engineer Montromerv County Engineer Montromerv County Texas

APPROVED and ACCEPTED by the Commissioners' Co Montgomery County, Texas, this 23rd day of SEPTEMBER

Montgomery County, Texas

tive feet (3'); and that the feet (3'); three feet (3'); the field to the nearest survey corner to the feet (3');

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



Roy Harris Clerk, County Court Montgomery County

Cab. G Sheet 015B

CAB G SHEET 015 P

