

# KINGS COLONY TWO

THE STATE OF TEXAS :  
 COUNTY OF MONTGOMERY :

I, ROBERT L. WILLIAMS, PRESIDENT, AND I, BETTY PORTER, SECRETARY OF KING'S COLONY, INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF KING'S COLONY TWO SUBDIVISION DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KING'S COLONY, INC. ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS KING'S COLONY TWO SUBDIVISION, MONTGOMERY COUNTY, STATE OF TEXAS; AND ON BEHALF OF KING'S COLONY, INC. DEDICATE TO PUBLIC USE, AS SUCH, THE ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER.

THE STREETS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT ON THE CONTRARY WILL BE OWNED BY KING'S COLONY, INC., A TEXAS CORPORATION, FOR THE LIMITED USES EXPRESSLY SET FORTH IN SUCH DEED, WITH CHAMPION REALTY CORPORATION RESERVING TO ITSELF, ITS INVITEES, AND SUCCESSORS-IN-TITLE TO EACH LOT SHOWN HEREON, AND THE INVITEES OF EACH SUCH SUCCESSOR, RIGHTS OF INGRESS, EGRESS AND PASSAGE OVER AND ALONG SUCH STREETS (WHICH SHALL BE PRIVATE STREETS FOR THE EXCLUSIVE USE AND BENEFIT OF SUCH CLASS), ALL AS MORE FULLY SET FORTH IN SUCH DEED, ALL OF WHICH RIGHTS SHALL BE AN EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF EACH LOT WITHIN THE SUBDIVISION. CHAMPION REALTY CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL ALSO HAVE THE RIGHT TO USE SAID STREETS FOR THE INSTALLATION, MAINTENANCE AND IMPROVEMENT OF SEWER LINES AND OTHER UTILITIES ABOVE, ON OR UNDER SAID STREETS.

NOTWITHSTANDING THE FACT THAT ALL ROADS AND STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO THE PUBLIC BUT THAT EACH PROPERTY OWNER HAS AN APPURTENANT EASEMENT FOR RIGHTS OF INGRESS AND EGRESS AND USE OF THE STREETS, IT IS HEREBY STIPULATED THAT THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY WILL HAVE FULL AUTHORITY TO ESTABLISH SPEED LIMITS AND OTHER TRAFFIC RULES AND REGULATIONS AND PENALTIES FOR VIOLATION THEREOF UPON THE STREETS OF THIS DEVELOPMENT. THE LAW ENFORCEMENT OFFICERS OF MONTGOMERY COUNTY, THE STATE OF TEXAS, OR OTHER OFFICIAL LAW ENFORCEMENT BODIES MAY ENTER UPON THE STREETS OF THIS SUBDIVISION TO ENFORCE TRAFFIC REGULATIONS OR OTHER LAWS IN THE SAME MANNER AS IF THE STREETS WERE DEDICATED TO THE PUBLIC.

THE DEDICATION OF STREETS, EASEMENTS, RESTRICTED RESERVES AND OTHER TRACTS OR AREAS DESIGNATED AS GENERAL AREAS ON THE PLAT IS MADE MORE EXPLICIT, AND IS SUBJECT TO THOSE RESTRICTIONS, COVENANTS AND CONDITIONS TO BE DATED OF EVEN DATE HEREWITH COVERING THIS SUBDIVISION, WHICH INSTRUMENT IS HEREBY MADE A PART OF THIS PLAT BY REFERENCE.

WE DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS 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. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIFTEEN (15) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE GROUND UPWARD LOCATED AS SHOWN HEREON. WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETOFORE ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

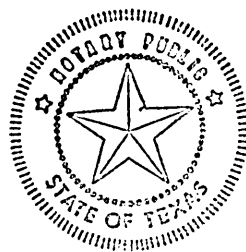
IN TESTIMONY WHEREOF, KING'S COLONY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. WILLIAMS, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, BETTY PORTER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 2nd DAY OF February, 1981.

ATTEST: KING'S COLONY, INC.  
*Betty Porter* BY *Robert L. Williams*  
 BETTY PORTER, SECRETARY ROBERT L. WILLIAMS, PRESIDENT

THE STATE OF TEXAS :  
 COUNTY OF HARRIS :

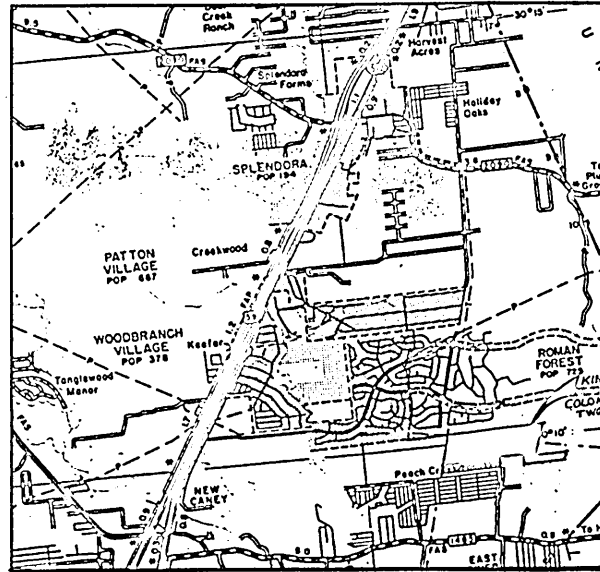
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. WILLIAMS, PRESIDENT, AND BETTY PORTER, SECRETARY OF KING'S COLONY, INC., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS 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 2nd DAY OF February, 1981.



*Missy Heimgartner*  
 MISSY HEIMGARTNER, NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

# TWO



U.S. DEPARTMENT OF TRANSPORTATION  
 FEDERAL HIGHWAY ADMINISTRATION

SCALE 1" = 400'

A SUBDIVISION OF 567.55452 ACRES  
 OUT OF THE  
 CHRISTOPHER BRYAN SURVEY A-75  
 932 LOTS 16 BLKS. 2 RESERVES

I, JOHN CLARSON, PRESIDENT OF CHAMPION REALTY CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPER DESCRIBED IN THE PLAT KNOWN AS KING'S COLONY TWO, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME 512, PAGE 129, OF THE DEEDS OF TRUST RECORDS OF MONTGOMERY COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND I HEREBY CONFIRM THAT CHAMPION REALTY CORPORATION IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

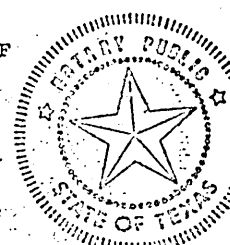
CHAMPION REALTY CORPORATION  
 BY *John Clarson*  
 JOHN CLARSON, PRESIDENT

THE STATE OF TEXAS :  
 COUNTY OF HARRIS :

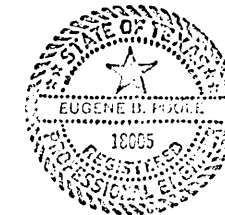
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN CLARSON, PRESIDENT OF CHAMPION REALTY CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN 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 3rd DAY OF February, 1981.

*Sandra D. Kule*  
 SANDRA D. KULE, NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS.



THIS IS TO CERTIFY THAT I, GENE POOLE, A REGISTERED ENGINEER OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 36" LONG 3/4" DIAMETER IRON RODS, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



*Eugene B. Poole*  
 GENE POOLE  
 TEXAS REGISTRATION NO. 18005

I, \_\_\_\_\_, 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.

*John Blanton*  
 COUNTY ENGINEER

APPROVED AND ACCEPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1981.

*Bo Collier* COMMISSIONER, PRECINCT 1  
*W.D. Alley* COMMISSIONER, PRECINCT 2  
*W.D. Harris* COUNTY JUDGE  
*W.D. Collier* COMMISSIONER, PRECINCT 3  
*A.V. Salinas* COMMISSIONER, PRECINCT 4

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 February 9, 1981, AT 4:00 O'CLOCK P.M., AND DULY RECORDED ON February 9, 1981, AT 11:00 O'CLOCK, P.M., IN CABINET 20, SHEET 152, OF RECORD OF Plat FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.

ROY HARRIS, CLERK, COUNTY COURT,  
 MONTGOMERY COUNTY, TEXAS  
 BY *Roy Harris* DEPUTY

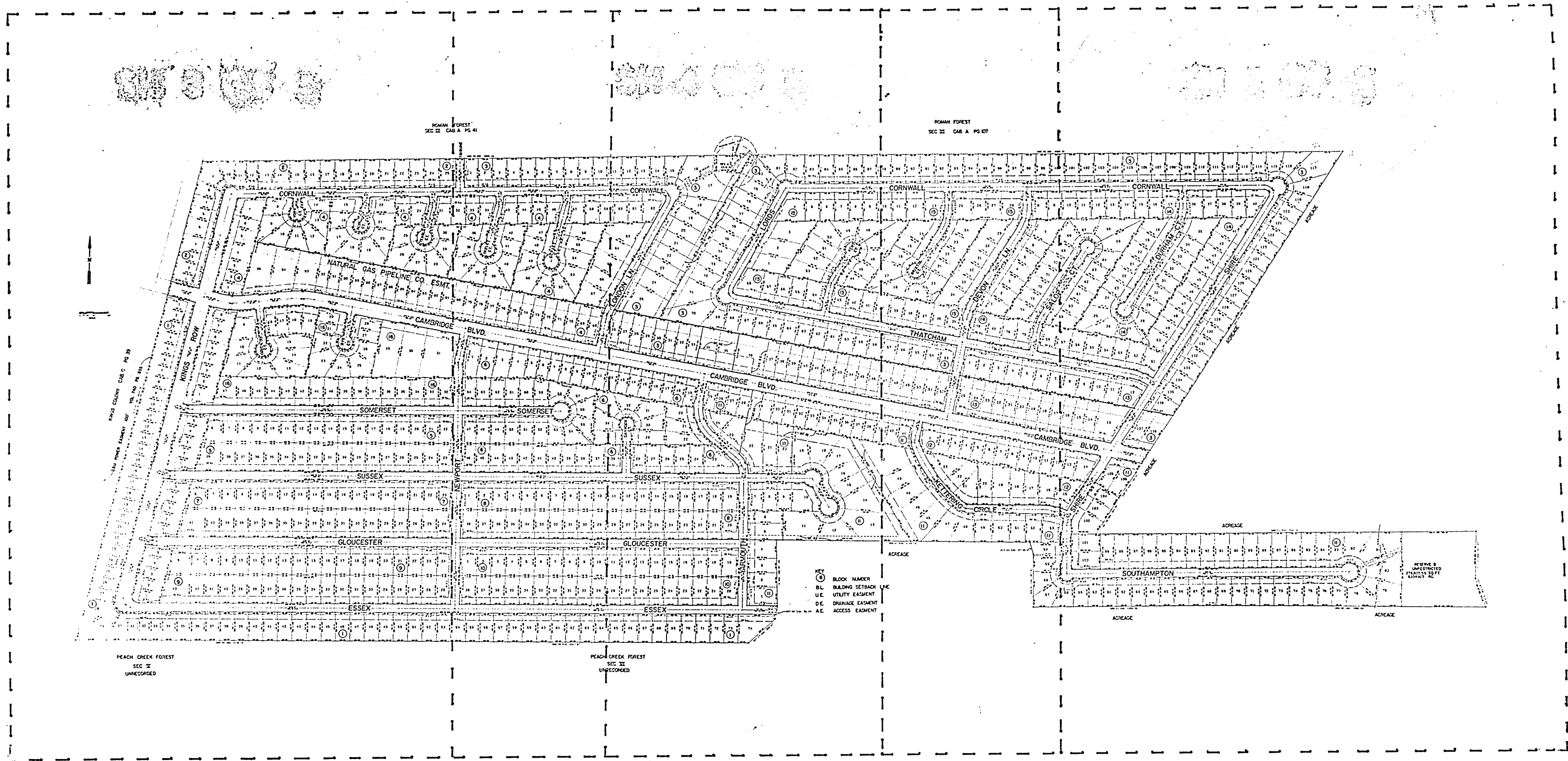
KINGS COLONY TWO  
 SH 1 OF 3

Cabinet Sheet 8104899

C132a, 502

# KINGS COLONY TWO

C  
133 A  
Cabinet  
Sheet



G132a.003







Cabinet Sheet 134

- KEY**
- ⑥ BLOCK NUMBER
  - B.L. BUILDING SETBACK LINE
  - U.E. UTILITY EASMENT
  - D.E. DRAINAGE EASMENT
  - A.E. ACCESS EASMENT

**KINGS COLONY TWO**  
SHEET 4 OF 5

PEACH CREEK FOREST  
SEC VII  
UNRECORDED

C132a.005

589-35-01W 2527.97

507-56-53W 85.23

ACREAGE

A17-23-59W 87.09

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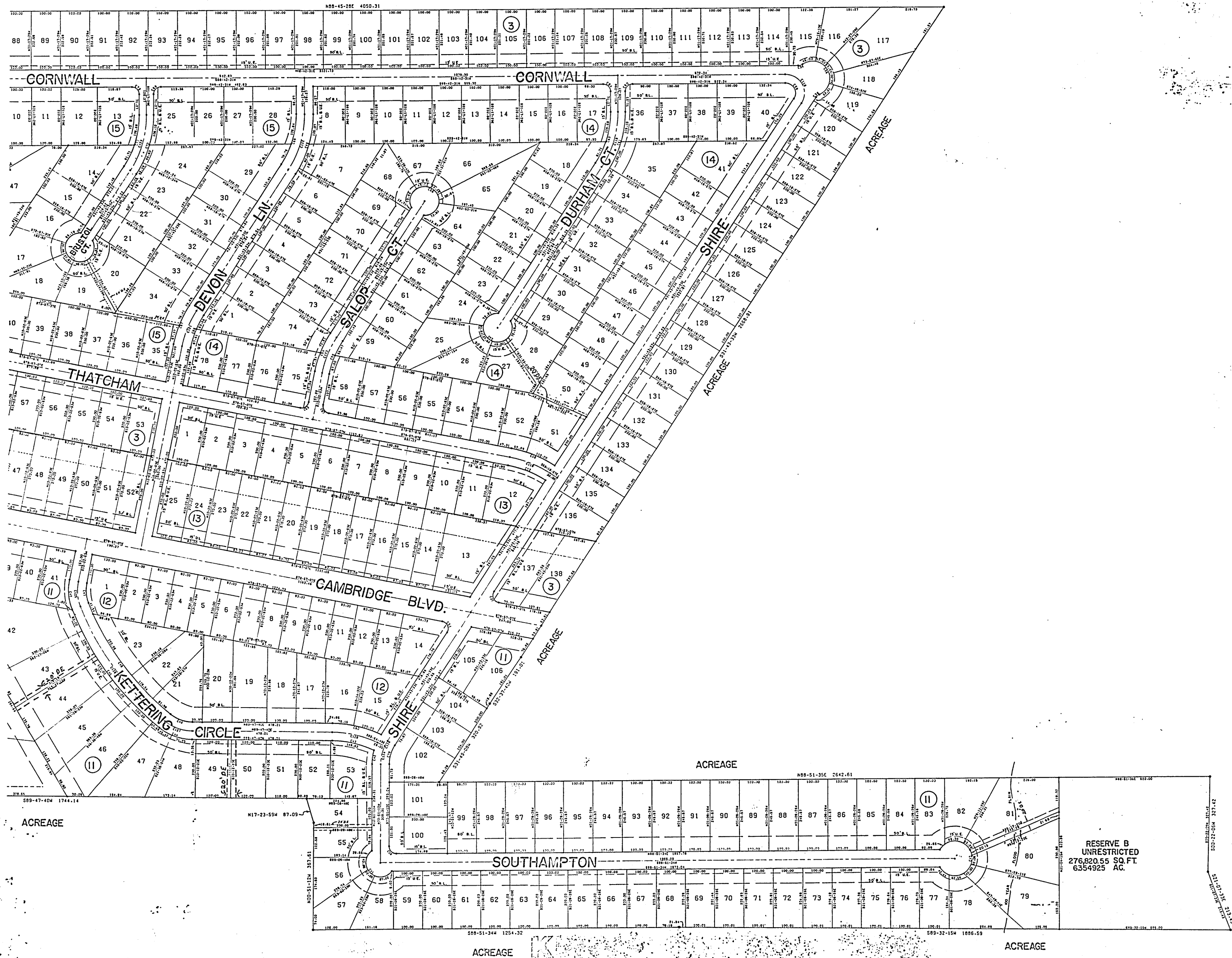
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ROMAN FOREST  
SEC VI CAB. A PG.107



C  
134  
Cabinet  
Sheet

CISD 006

RESERVE B  
UNRESTRICTED  
276,820.55 SQ. FT.  
6.354925 AC.