



CREEK MEANDERS

No.	Bearing	Distance
1	N.8° W.	66.00'
2	N.78° W.	38.00'
3	N.50° W.	28.00'
4	N.53° W.	35.00'
5	N.30° E.	17.00'
6	N.24° W.	163.00'
7	N.45° W.	12.00'
8	N.8° W.	76.00'
9	N.64° W.	27.00'
10	S.7° W.	44.00'
11	N.74° W.	60.09'
12	N.74° W.	6.91'
13	S.83° W.	59.00'
14	N.66° W.	42.00'
15	N.80° W.	32.00'
16	S.8° W.	68.00'
17	S.6° W.	148.84'

CURVE DATA

Radius	Delta	Length
1) 440.00	04°48'46"	36.96'
2) 360.00	57°00'00"	358.14'
3) 315.00	23°00'00"	126.45'
4) 470.00	03°50'52"	31.56'
5) 330.00	57°00'00"	328.30'
6) 285.00	02°08'17"	10.64'
7) 285.00	20°51'43"	103.77'
8) 410.00	05°55'28"	42.39'
9) 390.00	30°34'34"	208.13'
10) 390.00	09°21'48"	63.73'
11) 390.00	17°03'38"	116.13'
12) 345.00	02°08'10"	12.86'
13) 345.00	20°51'50"	125.63'

COUNTRY ESTATES

A SUBDIVISION OF 97.367 ACRES
IN THE M.H. SHORT SUR. A-509
MONTGOMERY CO., TEXAS
OWNER: TOM A. MARTIN, TRUSTEE
100 LOTS & 2 RESERVES

P.L. Armour
30.982 Ac.
632/140

Trail Forest Inc.
26.315 Ac.
800/270

COUNTRY ESTATES

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Tom A. Martin, Trustee, owner of the property subdivided in the above and foregoing map of Country Estates, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, paths, building lines, and easements therein shown, and designate said subdivision as Country Estates, in the H. Short Survey, A-509, Montgomery County, Texas; and dedicate to public use, as to the easements shown thereon, the easements shown thereon for drainage purposes, and for damages occasioned by the establishment of the easements shown thereon, and I hereby waive any claims or occasioned by the alteration of the surface of any portion of streets or alleys or other dedicated grades; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that I, Tom A. Martin, Trustee, have complied with or will comply with all regulations and orders filed with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County."

"There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon."

"PURPHER, I, 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 culverts, ditches, drains, ditches 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 construction and/or maintaining drainage work and/or structure."

"PURPHER, 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:

1. The drainage of septic tanks into 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)."

"PURPHER, I do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of separate lots and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

WITNESS my hand in _____, 19____, at _____, Montgomery County, Texas, this _____ day of _____.

Tom A. Martin
Tom A. Martin, Trustee

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Tom A. Martin, Trustee, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 19____.

Sharon Piller Montgomery
Notary Public in and for Montgomery County, Texas

We, John A. Leatherwood and Katherine S. Wells, executrix of the Estate of L. E. Wells, owners and holders of a lien against the property described in the plat known as Country Estates, said plat being evidenced by instrument of record in File No. 8004564, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: *John A. Leatherwood*
John A. Leatherwood

By: *Katherine S. Wells*
Katherine S. Wells, Executrix of the Estate of L. E. Wells

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared John A. Leatherwood, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 19____.

Sharon Piller Montgomery
Notary Public in and for Montgomery County, Texas

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Katherine S. Wells, Executrix of the Estate of L. E. Wells, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 19____.

Sharon Piller Montgomery
Notary Public in and for Montgomery County, Texas

This is to certify that I, John McCaughey, a licensed Surveyor of the State of Texas, have plotted 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 iron rods of minimum 5/8" diameter and 3' long, and that this plat correctly represents that survey made by me.

John McCaughey
John McCaughey
Texas Registration No. 2091

"I, J. D. Blanton, 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 percent stream or on any other area of subdivision within the watershed."

J. D. Blanton
J. D. Blanton

"APPROVED by the Commissioners' Court of Montgomery County, Texas, this _____ day of _____, 19____.

Bo Calfee
Commissioner, Precinct 1
H. D. Alley
Commissioner, Precinct 2

Burt Bratcher
Burt Bratcher
County Judge

Weldon Locke
Commissioner, Precinct 3
Albert Ballas
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 instrument on _____ day of _____, 19____, at _____ o'clock _____ M., and duly recorded on _____ sheet _____ of record of _____ for said County.

By: *Roy Harris*
Roy Harris, Clerk, County Court,
Montgomery County, Texas
Deputy

