

DICKINSON GARRETT SURVEY, A-225
WESTWOOD ONE VOL. B PG. 62-64 M.C.D.R.

LEGAL DESCRIPTION
WESTWOOD TWO

Being a 318.575 acre proposed subdivision, located in the Dickinson Garrett Survey, A-225, Montgomery County, Texas, said 318.575 acres being a portion of that certain 553.509 acre tract conveyed to Landcraft, Inc. as recorded in Volume 981, Page 925, Deed Records, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in the South line of F.M. 1488, said point also being the Northwest corner of said 553.509 acre tract;

THENCE, with the South line of F.M. 1488 the following two (2) courses;

- 1.) South 89°50'02" East, 188.51 feet to a point;
- 2.) South 89°21'24" East, 272.34 feet to a found 3/8" iron rod, said point also being the Northwest corner of Westwood One, a subdivision of record in Volume B, Page 62-64, Map Records, Montgomery County, Texas;

THENCE, leaving the South line of F.M. 1488 with the West line of said Westwood One, South 02°39'52" East, 1628.47 feet to a point for corner;

THENCE, along the Southerly line of said Westwood One the following two (2) courses;

- 1.) South 89°52'51" East, 2223.25 feet to a point;
- 2.) North 86°18'20" East, 1152.67 feet to a point in the centerline of Nickaburr Creek;

THENCE, along the Southwesterly line of said Westwood Section One said line also meandering the centerline of Nickaburr Creek the following nine (9) courses;

- 1.) South 15°24'53" East, 319.14 feet to a point for corner;
- 2.) South 37°50'14" East, 154.00 feet to a point for corner;
- 3.) South 29°42'21" East, 152.49 feet to a point for corner;
- 4.) South 22°16'21" East, 216.38 feet to a point for corner;
- 5.) South 10°06'14" East, 372.28 feet to a point for corner;
- 6.) South 04°06'14" East, 297.85 feet to a point for corner;
- 7.) South 18°31'29" East, 224.98 feet to a point for corner;
- 8.) South 54°37'51" East, 230.94 feet to a point for corner;
- 9.) South 19°42'05" East, 275.27 feet to a point for corner; on the arc of a curve, said point being in the Northwesterly line of F.M. 2978;

THENCE, leaving the centerline of Nickaburr Creek with the Northwesterly line of F.M. 2978 the following three (3) courses;

- 1.) Along the arc of a non-tangent curve to the right whose radius bears North 39°17'46" West, said curve being subtended by a Central Angle of 03°37'03", having a radius of 2231.86 feet and an Arc length of 140.91 feet to a point of tangency;
- 2.) South 54°19'17" West, 1205.82 feet to a point;
- 3.) South 54°18'47" West, 978.98 feet to a point for corner;

THENCE, leaving the Northwesterly line of F.M. 2978, South 88°21'08" West, 2566.88 feet to a found 1/2" iron rod in the East line of the Albert Miller Ranch;

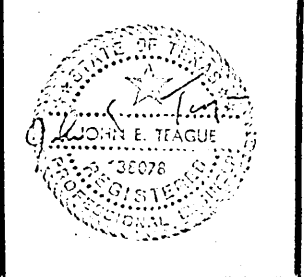
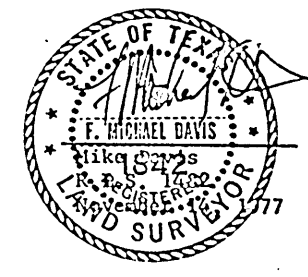
THENCE, with the East line of the Albert Miller Ranch, North 02°39'52" West, 5031.74 feet to the POINT OF BEGINNING and containing 318.575 acres of land more or less.

Cabinet B
Sheet 10A

7746772

SHEET NO.	INDEX OF SHEET	DRAWING SHEET DESCRIPTION
1	PLAT LAYOUT	
2	SUBDIVISION PLAN	PLATE I
3	"	" II
4	"	" III
5	"	" IV
6	"	" V
7	"	" VI
8	"	" VII
9	DEDICATION SHEET	

- NOTES**
- (1) BUILDING SET-BACK LINES: 50' B.L. ON FRONT, 15' B.L. ON SIDES FOR CORNER LOTS EXCEPT WHERE NOTED.
 - (2) SUBDIVISION OWNER: LANDCRAFT, INC.
 - (3) PLAT PREPARATION BY: J.E. TEAGUE CONSULTING ENG. CO. P.O. BOX 1647 CONROE, TEXAS 77301
 - (4) THERE IS NO SECTIONING IN THIS SUBDIVISION.
 - (5) THE ISLAND IN TAMINA ROAD WILL BE MAINTAINED BY LANDCRAFT, INC. OUT OF THE WESTWOOD TWO SUBDIVISION MAINTENANCE FUND UNTIL SAID FUND IS ASSIGNED TO A PROPERTY OWNERS ASSOCIATION.
 - (6) PROPOSED S/D HAS 318.575 ACRES TOTAL, 12 BLOCKS, 477 LOTS AND 4 RESERVES CONTAINING 4.88 ACRES. PROPOSED S/D WILL BE LIGHT COMMERCIAL AND SINGLE-FAMILY RESIDENTIAL.
 - (7) 42.52 ACRES OF THE PROPOSED S/D IS WITHIN ESTABLISHED OR A TENTATIVE 100 YEAR FLOOD PLAIN.
 - (8) UTILITY EASEMENTS ARE DESIGNATED BY U.E. DRAINAGE EASEMENTS ARE DESIGNATED BY D.E. GUY EASEMENTS (3'X35') DESIGNATED BY G.E.
 - (9) RESERVE 'B' AND THE CONTIGUOUS LOTS ARE SUBJECT TO A SANITARY CONTROL EASEMENT RADIATING 150' FROM A POINT BEARING N29°29'55"W, 60'; THENCE S60°30'05"W, 22' FROM THE MOST SOUTHERLY CORNER OF RESERVE 'B'.



LANDCRAFT, INC.
HOUSTON, TEXAS

WESTWOOD TWO
MONTGOMERY COUNTY, TEXAS

PLAT LAYOUT

J. E. TEAGUE
CONSULTING ENGINEERING COMPANY
CONROE HOUSTON TEXAS

DRAWN R.T. CHECKED M.M. APPROVED JET

SCALE: AS SHOWN

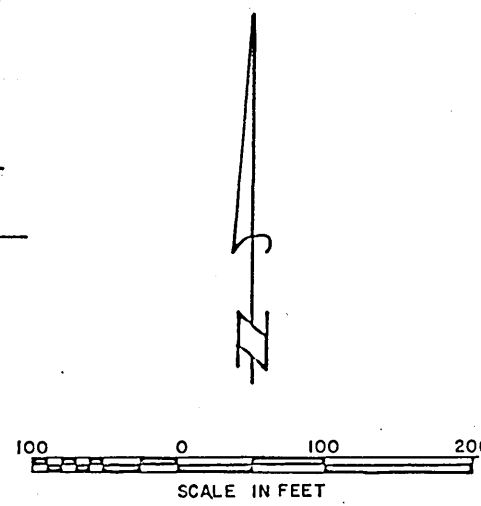
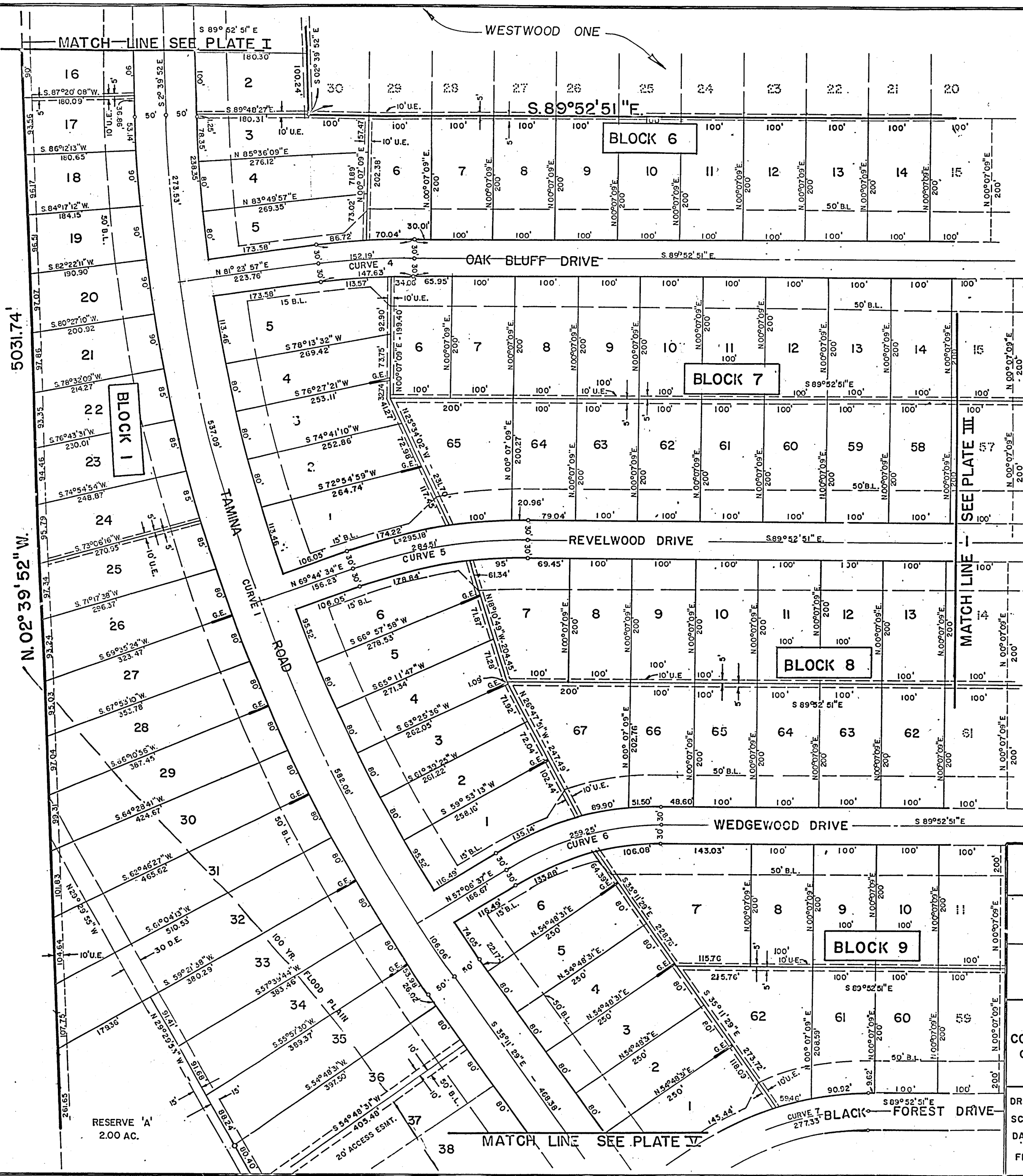
DATE NOV. 1977 1 OF 9 SHEETS

FILE MONTGOMERY CO. JOB NO. I-132-77-5

B10720

CHAMPION PAPER CO. PROPERTY

Cabinet B
Sheet 104



LANDCRAFT, INC.
HOUSTON, TEXAS

WESTWOOD TWO
MONTGOMERY COUNTY, TEXAS

**SUBDIVISION LAYOUT PLAN
PLATE II**

J. E. TEAGUE
CONSULTING ENGINEERING COMPANY
CONROE HOUSTON
TEXAS

DRAWN J.W. RICHECKED D.V.E.J.L. APPROVED D.V.
SCALE: 1"=100'
DATE: NOV., 1977 3 OF 9 SHEETS
FILE: MONTGOMERY CO. JOB NO. 1-132-77-5

B103a.CC3

WESTWOOD ONE

BLOCK 5

S 89° 52' 51" E - 2223.25'

N 86° 18' 20" E

BLOCK 6

RESERVE "D"
2.00 AC.

OAK-BLUFF DRIVE

BLOCK 7

REVELWOOD DRIVE

BLOCK 8

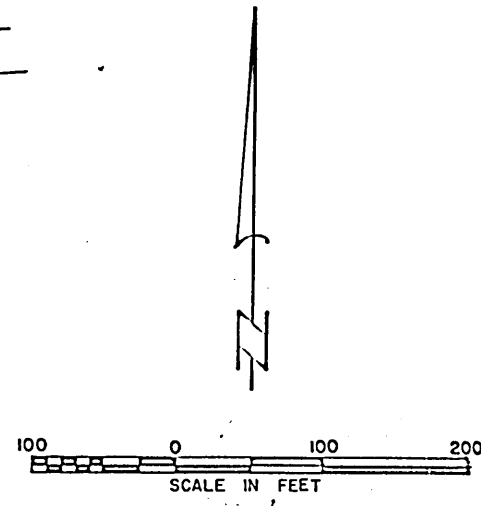
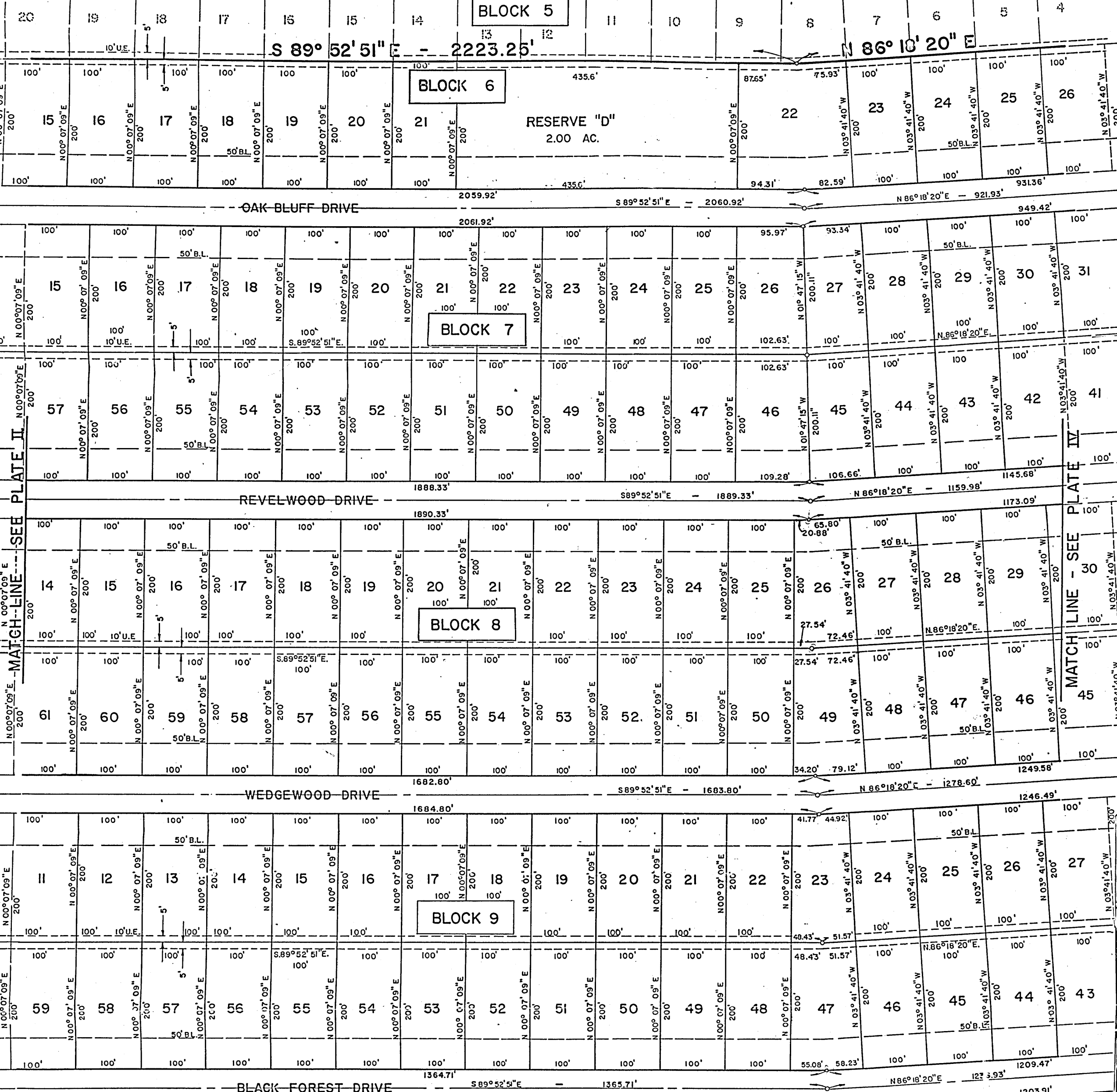
WEDGEWOOD DRIVE

BLOCK 9

BLACK FOREST DRIVE

MATCH LINE - SEE PLATE VII

Cabinet B
Sheet 104



LANDCRAFT, INC.
HOUSTON, TEXAS

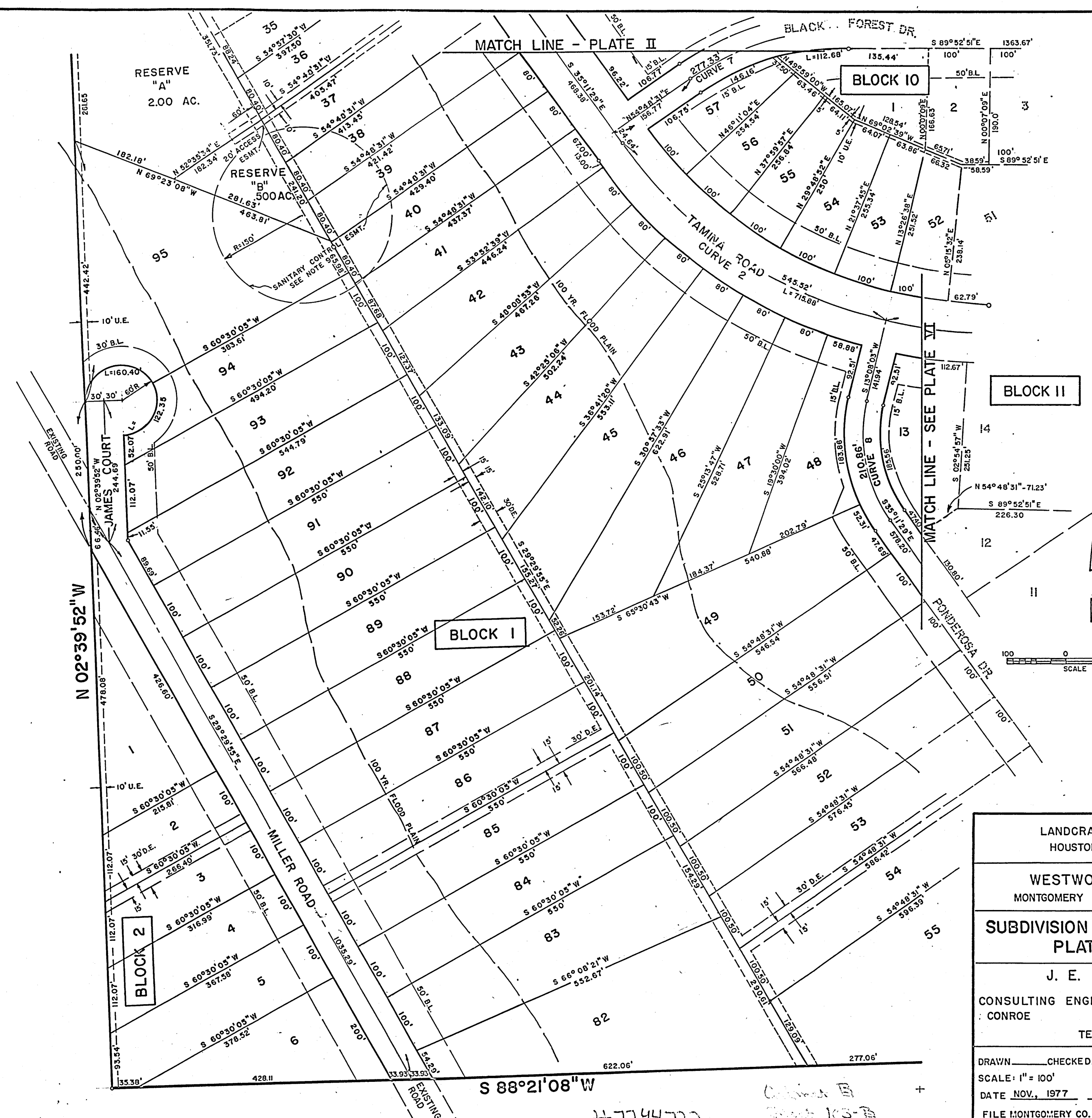
WESTWOOD TWO
MONTGOMERY COUNTY, TEXAS

SUBDIVISION LAYOUT PLAN
PLATE III

J. E. TEAGUE
CONSULTING ENGINEERING COMPANY
CONROE HOUSTON
TEXAS

DRAWN J.L.J. & R.T. CHECKED J.L. APPROVED D.V.
SCALE: 1" = 100'
DATE: NOV., 1977 4 OF 9 SHEETS
FILE: MONTGOMERY CO. JOB NO. I-132-77-5

8132.ccy



BLOCK II

BLOCK I

BLOCK 2

BLOCK 10



LANDCRAFT, INC.
HOUSTON, TEXAS

WESTWOOD TWO
MONTGOMERY COUNTY, TEXAS

SUBDIVISION LAYOUT PLAN
PLATE V

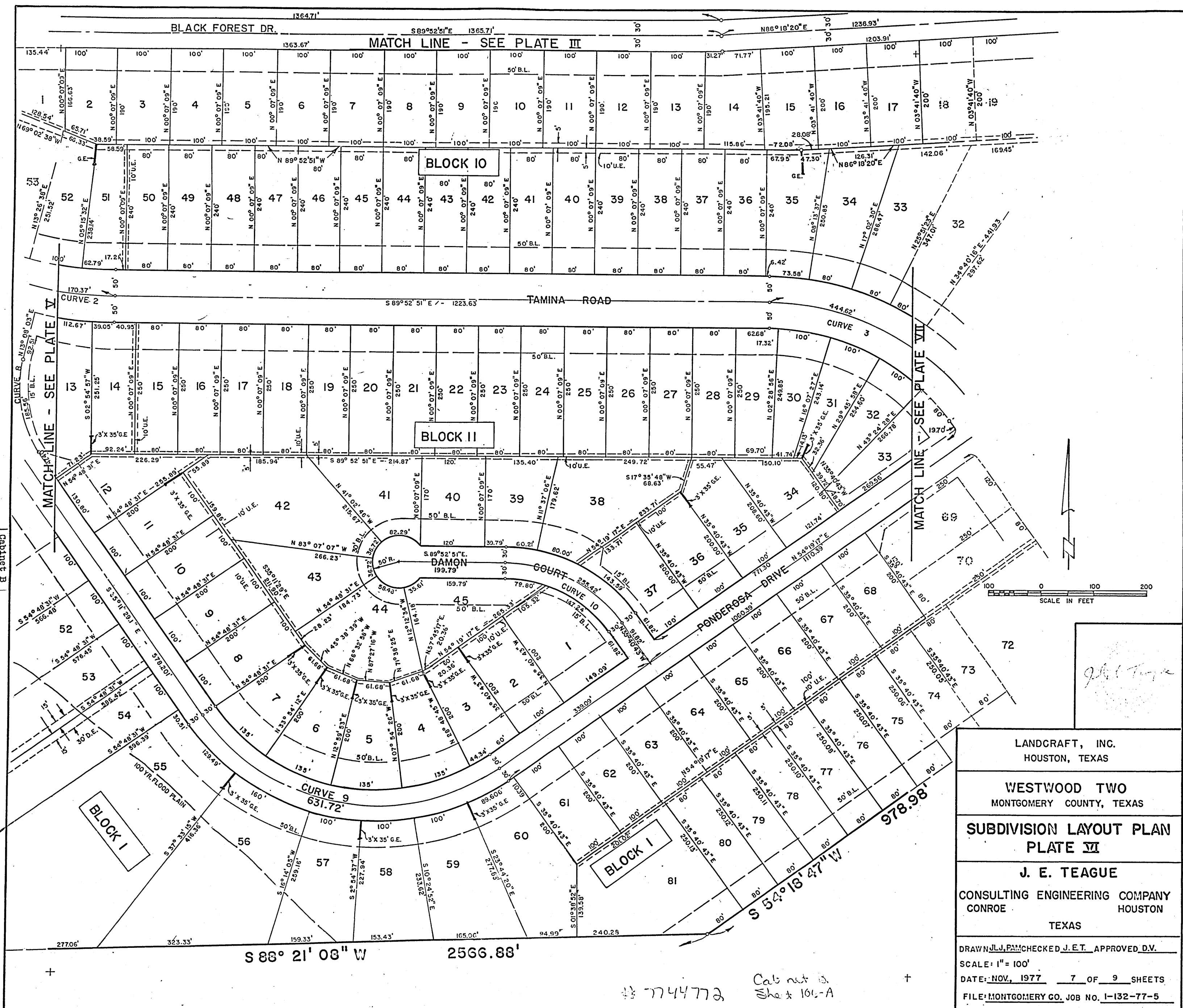
J. E. TEAGUE
CONSULTING ENGINEERING COMPANY
CONROE HOUSTON
TEXAS

DRAWN _____ CHECKED R.V. APPROVED D.V.
SCALE: 1" = 100'
DATE NOV., 1977 6 OF 9 SHEETS
FILE MONTGOMERY CO. JOB NO. 1-132-77-5

Cabinet B
Sheet 105 B

R108.006

#774772



Cabinet B
Sheet 106

LANDCRAFT, INC. HOUSTON, TEXAS
WESTWOOD TWO MONTGOMERY COUNTY, TEXAS
SUBDIVISION LAYOUT PLAN PLATE VI
J. E. TEAGUE CONSULTING ENGINEERING COMPANY CONROE HOUSTON TEXAS
DRAWN J.L.J. CHECKED J.E.T. APPROVED D.V. SCALE: 1" = 100' DATE: NOV, 1977 7 OF 9 SHEETS FILE: MONTGOMERY CO. JOB NO. 1-132-77-5

7744772 Cab net is
Sheet 106-A

B104.007

WE, JAMES L. BAILEY, AND JUANITA POOLE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF LANDCRAFT, INC., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WESTWOOD TWO 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 TWO SUBDIVISION IN THE DICKINSON GARRETT 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 ALTERNATION 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 WARRENT 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 HERETOBEFORE ADOPTED BY THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY.

Juanita Doole
SECRETARY

James L. Bailey
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

Asst. SECRETARY Adela O. Hedges

VICE PRESIDENT W. D. Daugherty ac:4

WE, REPUBLIC NATIONAL BANK, ASSIGNEE OF AFORE MENTIONED 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.

Mad. Zimmer
Asst. Vice-President

W. D. Daugherty
Vice-President

APPROVED AND ACCEPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 21st DAY OF NOVEMBER 19 77.

Robert L. Barnes
COMMISSIONER, PRECINCT 1

Joe Boyler
COMMISSIONER, PRECINCT 3

H. S. Alley
COMMISSIONER, PRECINCT 2

D. A. Wells
COMMISSIONER, PRECINCT 4

R. A. Brown
COUNTY JUDGE

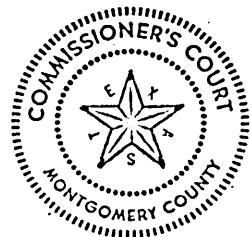
I, B. W. COOPER, COUNTY ENGINEER OF MONTGOMERY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONER'S COURT.

B. W. Cooper
COUNTY ENGINEER

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

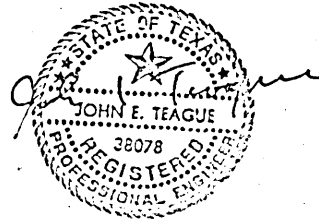
I, ROY HARRIS, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON:

DEC. 13th 1977, AT 3:45 O'CLOCK P M., AND DULY RECORDED ON DEC. 13th 1977, AT 3:45 O'CLOCK P M., VOLUME B, PAGE 103 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 ON THE GROUND AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 3/8" LONG 1/2" DIAMETER IRON RODS: AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY BY ME.

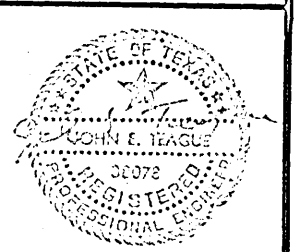


John E. Teague
TEXAS REGISTRATION NO. 38078

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF Nov. 1977.

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

Cabinet B
Sheet 107



LANDCRAFT , INC. HOUSTON , TEXAS
WESTWOOD TWO MONTGOMERY COUNTY, TEXAS
DEDICATION SHEET
J. E. TEAGUE CONSULTING ENGINEERING COMPANY CONROE HOUSTON TEXAS
DRAWN _____ CHECKED <u>D.V.</u> APPROVED _____
SCALE:
DATE: <u>NOV. 1977</u> <u>9</u> OF <u>9</u> SHEETS
FILE: <u>MONTGOMERY CO. JOB NO. 1-132-77-5</u>

B 70 800-400