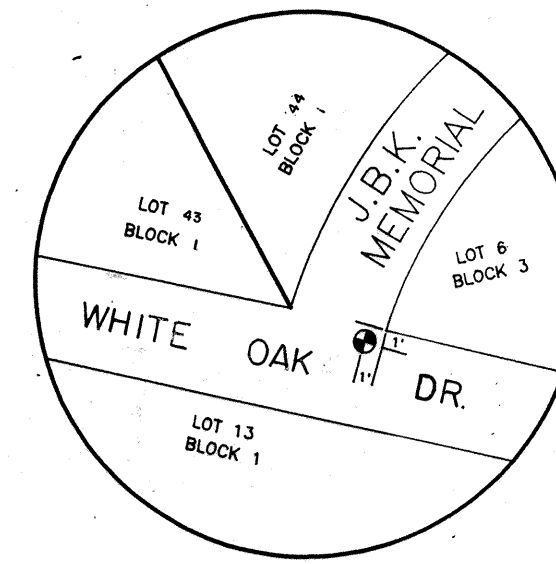


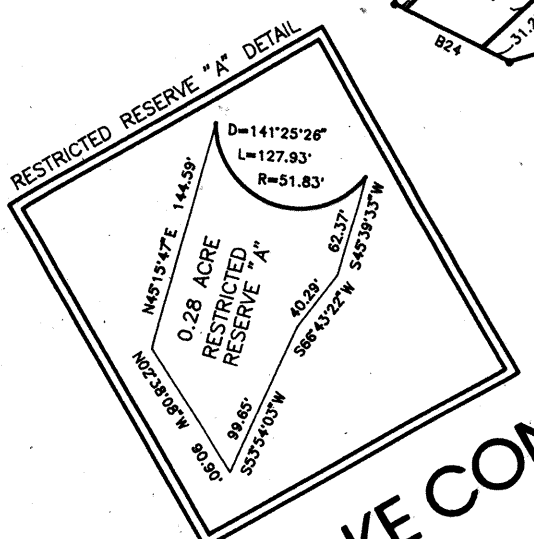
APPROX. LOCATION OF 100 YEAR FLOOD PLAIN AS PER FEMA PANELS 480483-0055-C & 480483-0060-C EFFECTIVE DATE AUGUST 1, 1984

KLEIMANN ESTATES SEC. 1

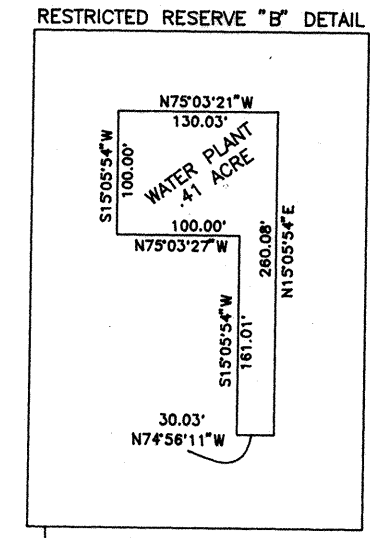


**BENCHMARK**  
3" BRASS DISK SET IN CONCRETE  
ELEVATION = 230.80

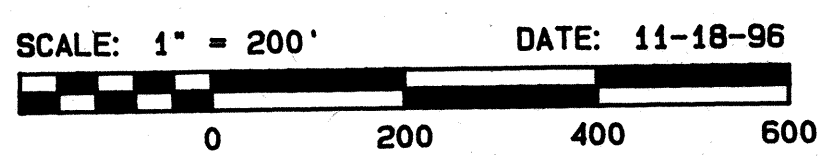
KLEIMANN ESTATES, SEC. 2



**LAKE CONROE**



APPROX. LOCATION OF 100 YEAR FLOOD PLAIN AS PER FEMA PANELS 480483-0055-C & 480483-0060-C, EFFECTIVE DATE AUGUST 1, 1984



**BRIDGEPOINT SECTION ONE**

3 BLOCKS \* 76 RESIDENTIAL LOTS \* 3 RESERVES

125.22 ACRES OF LAND  
NEAL MARTIN SURVEY, A-26  
MONTGOMERY COUNTY, TEXAS

**NOTES:**

- THERE IS A 16' UTILITY EASEMENT ADJACENT TO ALL ROADS
- THERE IS A 5' BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN.
- RESTRICTED RESERVES "A" & "C" ARE RESTRICTED FOR USE AS COMMON AREAS.
- MONTGOMERY COUNTY ROW BY PRESCRIPTIVE RIGHTS (MONTGOMERY COUNTY COMMISSIONER'S COURT MINUTES DATED 4-11-94)

POWERS ENGINEERING  
3706 W. DAVIS - CONROE, TEXAS 77304

**S.J.R.A. EASEMENT DATA**

LINE	DISTANCE	BEARING
E1	71.02'	S83°59'40"W
E2	256.01'	N09°58'42"E
E3	70.89'	N21°01'25"E
E4	120.59'	N29°44'48"E
E5	43.48'	N31°45'08"W
E6	31.09'	N21°31'25"E
E7	38.62'	N80°48'29"W
E8	49.20'	S75°51'57"W
E9	59.80'	N50°09'50"W
E10	59.80'	N50°09'50"W
E11	45.89'	N7°37'06"W
E12	22.10'	N50°25'04"W
E13	53.14'	N59°42'49"W
E14	62.38'	N67°17'58"W

**LINE & CURVE DATA**

LINE	ARC	CHORD BEARING	RADIUS	DELTA
L1	43.09'	S39°20'58"E	80.00'	35°08'21"
L2	158.43'	S32°20'15"W	300.00'	67°30'44"
L3	49.93'	S24°14'11"W	100.00'	20°21'15"
L4	50.78'	S18°58'18"W	100.00'	15°08'18"
L5	71.94'	S02°48'50"E	140.00'	22°32'07"
L6	121.30'	S16°48'45"W	200.00'	37°58'22"
L7	85.00'	S19°58'22"W	170.00'	31°58'22"
L8	24.89'	N15°58'22"E	50.00'	8°58'22"
L9	38.01'	S19°58'22"W	75.00'	13°58'22"
L10	174.19'	N47°05'25"W	350.00'	77°05'25"
L11	189.00'	S78°48'17"W	375.00'	84°48'17"
L12	184.32'	S43°40'16"W	360.00'	81°40'16"
L13	98.54'	N72°49'00"W	195.00'	41°49'00"
L14	214.21'	N15°42'08"E	428.42'	30°42'08"
L15	100.05'	N52°20'45"W	200.10'	26°20'45"
L16	30.25'	N47°24'05"W	60.50'	23°24'05"
L17	102.33'	N77°24'05"W	204.66'	54°24'05"
L18	300.23'	N1°55'05"E	600.46'	15°55'05"
L19	491.82'	S32°49'21"W	983.64'	64°49'21"
L20	33.41'	N34°42'08"E	66.82'	17°42'08"
L21	33.59'	N03°35'E	67.18'	6°35'
L22	25.89'	N43°14'44"W	51.78'	21°14'44"
L23	25.90'	N42°56'04"W	51.80'	20°56'04"
L24	41.70'	N43°05'25"W	83.40'	26°05'25"
L25	34.98'	N47°05'25"W	69.96'	23°05'25"
C1	214.45'		350.00'	35°08'21"
C2	188.22'		300.00'	67°30'44"
C3	178.44'		300.00'	20°21'15"
C4	724.17'		8367.85'	0°58'41"
C5	233.45'		8367.85'	1°35'54"
C6	138.78'		284.77'	22°32'07"
C7	228.24'		341.76'	37°58'22"
C8	398.12'		314.50'	64°49'21"
C9	148.89'		125.00'	67°05'25"
C10	81.41'		51.83'	80°00'00"

**BOUNDARY DATA**

LINE	DISTANCE	BEARING
B1	187.48'	S05°43'19"W
B2	76.70'	S03°01'38"E
B3	219.50'	S23°41'22"W
B4	140.60'	S18°02'22"E
B5	224.80'	N77°43'22"E
B6	113.70'	S47°04'38"E
B7	100.00'	N1°40'22"E
B8	79.35'	N37°42'22"E
B9	87.10'	S58°50'22"W
B10	81.85'	S85°36'22"W
B11	83.85'	S73°23'22"W
B12	101.98'	N65°18'35"W
B13	74.34'	N74°33'38"W
B14	314.65'	N85°44'38"W
B15	68.84'	N30°07'38"W
B16	81.55'	S88°30'22"W
B17	80.41'	N46°53'38"W
B18	75.10'	N19°02'38"W
B19	22.34'	S61°36'22"W
B20	89.91'	S05°15'45"E
B21	132.18'	N19°05'53"W
B22	90.90'	S02°38'08"E
B23	87.80'	S29°53'32"W
B24	133.00'	S34°01'08"E
B25	107.35'	S78°08'08"E
B26	135.00'	N77°20'22"E
B27	77.68'	S05°52'22"W
B28	89.30'	S02°38'08"E
B29	85.80'	S52°46'08"E
B30	82.52'	N87°23'52"E
B31	158.70'	S18°02'22"E
B32	90.24'	S47°04'38"E
B33	222.31'	S67°48'08"E
B34	77.80'	S54°48'08"E
B35	84.48'	S47°16'38"E
B36	106.17'	S24°32'08"E
B37	105.70'	S56°51'25"E
B38	80.00'	S02°38'08"E
B39	149.89'	S69°12'33"E
B40	133.37'	S42°59'25"E
B41	259.60'	S88°08'41"E
B42	111.17'	S68°34'26"E
B43	103.89'	S00°03'06"W
B44	43.67'	S17°18'04"W
B45	184.98'	N00°00'00"W
B46	84.18'	N00°15'00"E
B47	188.71'	N78°54'58"W
B48	208.84'	S08°48'08"E
B49	42.00'	N76°06'37"W
B50	52.46'	S71°05'45"W
B51	38.05'	S87°54'47"W
B52	92.80'	N77°33'38"W
B53	121.60'	N42°42'38"W
B54	87.62'	N73°21'38"W
B55	89.87'	S02°38'08"E
B56	95.42'	N60°45'38"W
B57	111.28'	N81°48'38"W
B58	82.45'	N85°00'18"E
B59	24.50'	N42°50'18"E
B60	75.40'	N85°10'38"W
B61	86.22'	N58°43'22"E

A PORTION OF THE PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION ESMT. UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).

OWNER:  
B & A INTERESTS, INC.  
12626 ARIES LOOP  
WILLIS, TX. 77378

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

I, Connie Miller, President, of B & A Interests, Inc., owner of the property subdivided in the above and foregoing map of Bridgepoint, Section One, do hereby make subdivision of said property for and on behalf of said B & A Interests, Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Bridgepoint, Section One, located in the Neal Martin Survey, A-26, Montgomery County, Texas, and on behalf of said B & A Interests, Inc.; and dedicate to public use, as such, the streets, (except that I.O. Court shown as private) 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 warrant and forever defend the title to the land so dedicated.

This is to certify that I, Connie Miller, President of B & A Interests, Inc., owner of the property subdivided in the above and foregoing map of Bridgepoint, Section One, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas.

FURTHER, I do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind myself, my heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

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.

Further, we, B & A Interests, Inc., 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 the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

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 to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That 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).

Further, we 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.

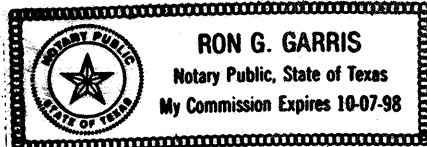
IN TESTIMONY WHEREOF, B & A Interests, Inc., has caused these presents to be signed by Connie Miller, its President, thereunto authorized, and its common seal hereunto affixed this 1st day of November, 1996.

B & A INTERESTS INC.  
BY: Connie Miller  
Connie Miller, President

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Connie Miller, President, of B & A Interests Inc., 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, 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 1st day of November, 1996.



Ron G. Garris  
Notary Public in and for  
Montgomery County, Texas

This is to certify that the City Planning Commission of the City of Conroe, Texas, has approved this plat and subdivision of Bridgepoint, Section One as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Conroe, Texas this 5 day of Dec, 1996.

David Friday  
David Friday, Chairman  
Soco Moreno  
Soco Moreno, Secretary

# BRIDGEPOINT

## SECTION ONE

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

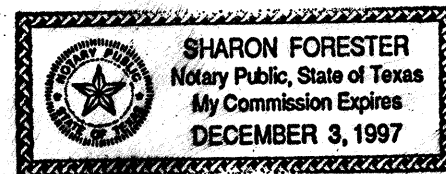
We, Woodforest National Bank, owner and holder of a lien against the property described in the plat known as Bridgepoint, Section One, said lien being evidenced by instrument recorded under Montgomery County Clerk's File Number 9651558 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

BY: George V. Sowers Jr.  
NAME: George V. Sowers Jr.  
(Name to be printed)

STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

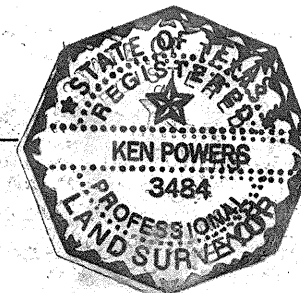
BEFORE ME, the undersigned authority, on this day personally appeared George V. Sowers Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

Sharon Forester  
Notary Public in and for Montgomery County, Texas



This is to certify that I, Ken Powers, a licensed Surveyor 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 iron rods of minimum 5/8" diameter and 3' long, and that this plat correctly represents that survey made by me.

Ken Powers  
Ken Powers, R.P.L.S.  
Texas Registration No. 3484



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 parent stream or on any other area of subdivision within the watershed.

J.D. Blanton  
J.D. Blanton, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 23rd day of December, 1996.

Mike Meador  
Mike Meador  
Commissioner Precinct 1  
Malcolm Purvis  
Malcolm Purvis  
Commissioner Precinct 2  
Alan B. Sadler  
Alan B. Sadler, County Judge  
Ed Chance  
Ed Chance  
Commissioner Precinct 3  
Jim Simmons  
Jim Simmons  
Commissioner Precinct 4

STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

I, Mark Turnbull, 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 December 23, 1996, at 9:30 o'clock, A.M., and duly recorded on December 26, 1996, at 11:24 o'clock, A.M., in Cabinet I, Sheet 151, of record of MAPS for said County.

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

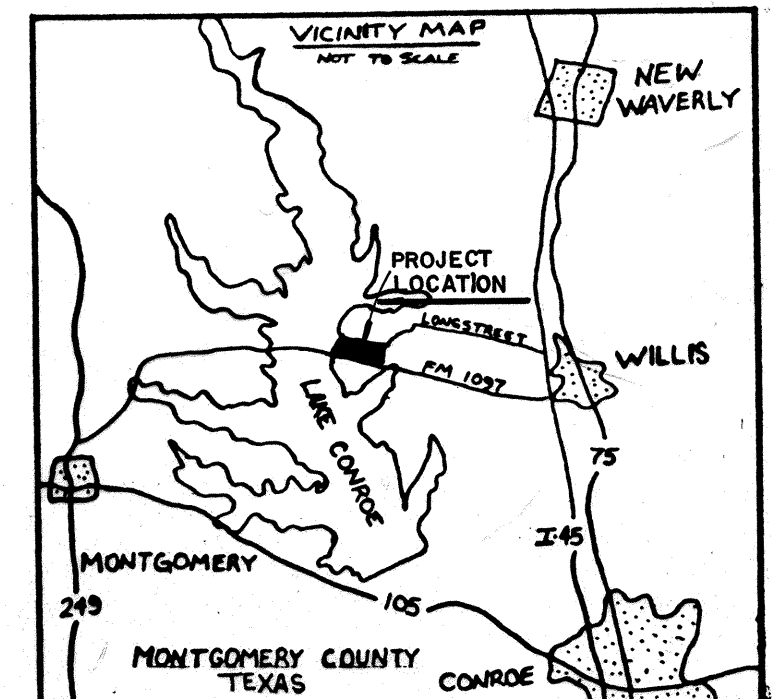


Mark Turnbull, Clerk, County Court  
Montgomery County, Texas  
By: Mark Turnbull Deputy

FILED FOR RECORD

96 DEC 26 AM 11:24

MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS  
DEPUTY



File# 9678873

Cab. I Sheet 151