

# RIVERWALK, SECTION 4

A SUBDIVISION OF 307.27 ACRES OF LAND LOCATED IN THE ELLA B. WALKER SURVEY, ABSTRACT 701 AND THE THOMAS VANHORN SURVEY, ABSTRACT 587, MONTGOMERY COUNTY, TEXAS

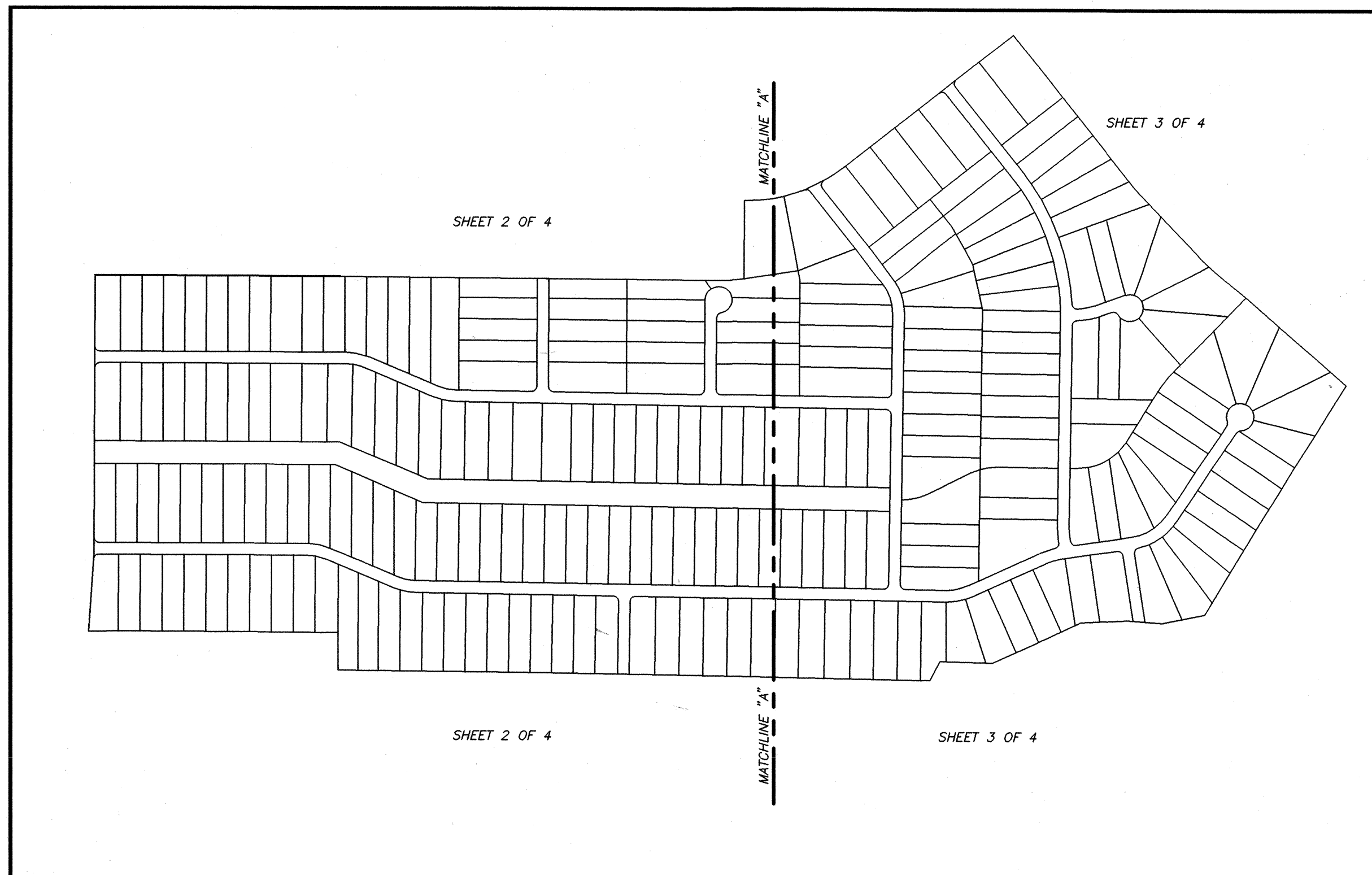
236 LOTS                      8 BLOCKS                      1 RESERVE  
APRIL 2001

OWNER:  
RIVERWALK VENTURES, LTD.  
3838 N. SAM HOUSTON PKWY E. #310  
HOUSTON, TEXAS 77032

SURVEYOR:  
H.S.C. SURVEYING  
P.O. BOX 1374  
HUMBLE, TEXAS 77347

NOTES:

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS FOR SUCCESSORS.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES [B.L.], WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON A ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS.
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS.
- M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS.
- CERTAIN EASEMENTS NOT SHOWN ON THE PLAT EXIST ON PORTIONS OF THIS PROPERTY ARE AS FOLLOWS:  
\* INGRESS/EGRESS EASEMENT PER C.F. No. 9874332 M.C.R.P.R.



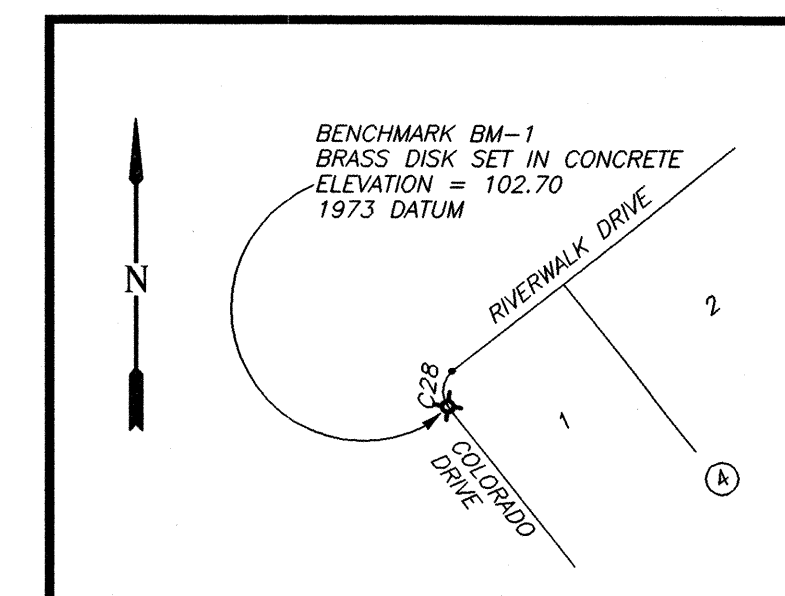
SECTION MAP  
NOT TO SCALE

LINE CHART

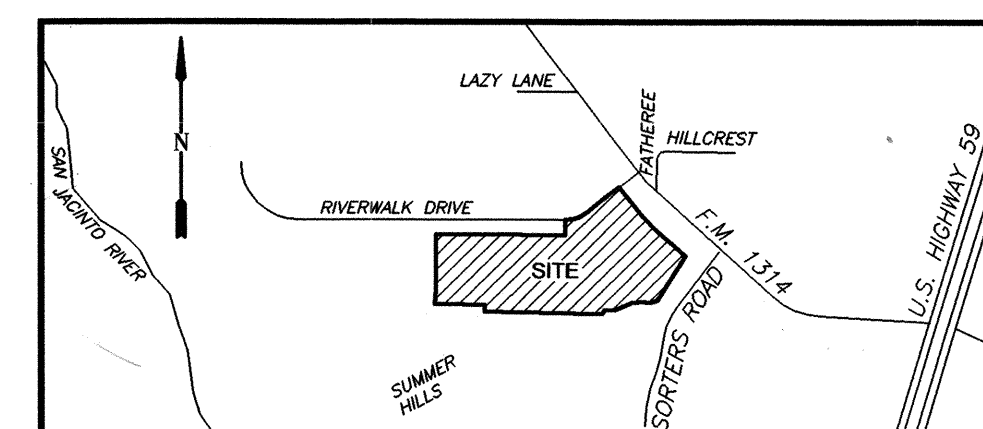
LINE	BEARING	DISTANCE
L1	S 89° 47' 58" E	1.21'
L2	S 67° 05' 15" E	36.90'
L3	S 89° 09' 08" E	8.90'
L4	N 00° 12' 02" E	3.79'
L5	N 00° 14' 04" E	20.25'
L6	S 10° 45' 54" E	48.83'
L7	N 00° 12' 02" E	20.00'
L8	S 29° 42' 57" E	39.62'
L9	S 29° 42' 57" E	45.73'
L10	S 11° 34' 39" E	29.03'
L11	S 11° 34' 39" E	10.24'
L12	N 00° 50' 52" E	60.96'
L13	S 08° 32' 13" E	25.94'
L14	N 65° 41' 52" E	60.47'
L15	N 69° 51' 43" E	57.36'
L16	S 48° 31' 00" E	48.40'
L17	S 08° 32' 13" E	25.27'
L18	N 81° 27' 47" E	54.50'
L19	N 33° 53' 03" E	51.45'
L20	N 31° 59' 00" E	32.03'
L21	N 44° 03' 54" E	35.94'
L22	N 31° 59' 00" E	14.98'
L23	N 33° 53' 00" E	66.96'
L24	N 63° 59' 10" E	33.81'
L25	N 81° 27' 47" E	22.59'
L26	N 65° 42' 02" E	77.47'
L27	N 69° 01' 02" E	38.22'
L28	S 88° 27' 21" E	33.56'
L29	S 88° 27' 21" E	32.15'
L30	S 89° 09' 08" E	6.89'
L31	S 89° 09' 08" E	63.96'
L32	S 88° 48' 56" E	57.09'
L33	S 88° 48' 56" E	61.97'
L34	S 89° 09' 08" E	60.33'
L35	S 89° 25' 46" E	36.67'
L36	S 89° 09' 08" E	31.55'
L37	N 89° 25' 17" E	27.12'
L38	S 89° 47' 58" E	22.04'
L39	S 67° 05' 15" E	17.31'
L40	S 67° 05' 15" E	37.35'
L41	S 89° 47' 58" E	40.00'
L42	S 20° 08' 17" E	40.00'
L43	N 81° 27' 47" E	33.25'
L44	N 81° 27' 47" E	27.08'
L45	N 69° 51' 43" E	164.44'
L46	S 08° 32' 13" E	80.27'
L47	S 89° 32' 48" E	22.53'
L48	S 89° 09' 08" E	49.74'
L49	S 89° 09' 08" E	32.16'

CURVE CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING AND DISTANCE
C1	22° 42' 43"	300.00'	118.92'	S 78° 26' 37" E 118.14'
C2	22° 03' 53"	300.00'	115.53'	N 78° 07' 12" W 114.82'
C3	90° 38' 50"	25.00'	39.55'	S 45° 31' 27" W 35.55'
C4	89° 21' 10"	25.00'	38.99'	N 44° 28' 33" W 35.16'
C5	90° 38' 50"	25.00'	39.55'	S 45° 31' 27" W 35.55'
C6	260° 54' 55"	70.00'	318.77'	S 49° 20' 30" E 106.52'
C7	80° 54' 55"	25.00'	35.31'	N 40° 39' 30" E 32.44'
C8	89° 21' 10"	25.00'	38.99'	N 44° 28' 33" W 35.16'
C9	90° 00' 00"	25.00'	39.27'	S 45° 50' 52" W 35.36'
C10	39° 08' 52"	300.00'	204.98'	S 18° 43' 34" E 201.01'
C11	73° 15' 44"	25.00'	31.97'	S 74° 55' 52" E 29.83'
C12	98° 53' 49"	25.00'	43.15'	N 11° 08' 55" E 37.99'
C13	90° 00' 00"	25.00'	39.27'	S 44° 09' 08" E 35.36'
C14	90° 00' 00"	25.00'	39.27'	S 45° 50' 52" W 35.36'
C15	90° 00' 00"	25.00'	39.27'	N 44° 09' 08" W 35.36'
C16	25° 14' 05"	300.00'	132.13'	S 78° 18' 55" W 131.06'
C17	15° 45' 55"	300.00'	82.55'	N 73° 34' 49" E 82.29'
C18	86° 29' 12"	25.00'	37.74'	S 34° 42' 23" W 34.25'
C19	90° 00' 00"	25.00'	39.27'	N 53° 32' 13" W 35.36'
C20	09° 23' 05"	300.00'	49.14'	N 03° 50' 41" W 49.08'
C21	89° 08' 01"	25.00'	38.89'	N 45° 24' 53" E 35.09'
C22	20° 59' 09"	300.00'	109.88'	S 80° 21' 18" W 109.27'
C23	80° 55' 02"	25.00'	35.31'	S 69° 40' 46" E 32.44'
C24	258° 31' 18"	70.00'	315.84'	S 21° 31' 06" W 108.40'
C25	87° 24' 39"	25.00'	38.14'	N 46° 12' 52" W 34.55'
C26	39° 08' 52"	1160.00'	792.58'	S 18° 43' 34" E 777.25'
C27	90° 00' 00"	25.00'	39.27'	S 83° 18' 00" E 35.36'
C28	90° 00' 00"	25.00'	39.27'	N 06° 42' 00" E 35.36'
C29	90° 00' 00"	25.00'	39.27'	S 53° 32' 13" E 35.36'
C30	78° 39' 31"	25.00'	34.32'	N 30° 47' 32" E 31.69'
C31	47° 34' 44"	300.00'	249.12'	S 57° 40' 25" W 242.03'
C32	54° 37' 26"	25.00'	23.83'	N 61° 11' 45" E 22.94'
C33	289° 14' 49"	70.00'	353.38'	S 56° 06' 56" E 81.05'
C34	54° 37' 23"	25.00'	23.83'	S 06° 34' 21" W 22.94'
C35	12° 04' 54"	300.00'	63.26'	N 38° 01' 27" E 63.14'
C36	58° 15' 42"	300.00'	305.06'	S 61° 43' 01" W 292.08'
C37	26° 30' 55"	300.00'	138.83'	N 77° 35' 25" E 137.60'
C38	26° 30' 55"	300.00'	138.83'	S 77° 35' 25" W 137.60'
C39	22° 42' 43"	300.00'	118.92'	S 78° 26' 37" E 118.14'
C40	22° 03' 53"	300.00'	115.53'	N 78° 07' 12" W 114.82'
C41	90° 00' 00"	25.00'	39.27'	S 44° 09' 08" E 35.36'
C42	90° 00' 00"	25.00'	39.27'	N 45° 50' 52" E 35.36'
C43	90° 00' 00"	25.00'	39.27'	N 44° 47' 58" W 35.36'
C44	90° 00' 00"	25.00'	39.27'	N 45° 12' 02" E 35.36'
C45	90° 00' 00"	25.00'	39.27'	N 44° 47' 58" W 35.36'
C46	86° 04' 17"	25.00'	37.56'	N 47° 09' 53" E 34.12'



LOCATION OF BENCHMARK  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

File # 2001-069530

Calc. Q Sheet 101

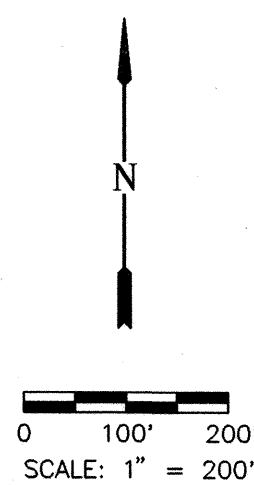
OWNER:  
RIVERWALK VENTURES, LTD.  
3838 N. SAM HOUSTON PKWY E. #310  
HOUSTON, TEXAS 77032

SURVEYOR:  
H.S.C. SURVEYING  
P.O. BOX 1374  
HUMBLE, TEXAS 77347

# RIVERWALK, SECTION 4

A SUBDIVISION OF 307.27 ACRES OF LAND LOCATED IN  
THE ELLA B. WALKER SURVEY, ABSTRACT 701 AND THE  
THOMAS VANHORN SURVEY, ABSTRACT 587, MONTGOMERY  
COUNTY, TEXAS

236 LOTS      8 BLOCKS      1 RESERVE  
APRIL 2001



RIVERWALK, SECTION ONE  
CABINET H, SHEET 157B  
M.C.M.R.

MATCHLINE "A"  
SEE SHEET 3 OF 4

$\Delta=38^{\circ} 30' 02''$   
 $R=800.00'$   
 $L=537.57'$   
 $CH=N 70^{\circ} 57' 01'' E$   
 $527.51'$

$\Delta=09^{\circ} 41' 40''$   
 $R=550.00'$   
 $L=93.06'$   
 $CH=N 85^{\circ} 35' 22'' E 92.95'$

THOMAS VANHORN  
SURVEY, A-587

RIVERWALK, SECTION TWO  
CABINET I, SHEET 186  
M.C.M.R.

RIVERWALK, SECTION ONE  
CABINET H, SHEET 157B  
M.C.M.R.

RIVERWALK, SECTION THREE  
CABINET M, SHEET 164  
M.C.M.R.

ELLA B. WALKER  
SURVEY, A-701

THOMAS VANHORN  
SURVEY, A-587

SUMMER HILLS, SECTION TWO,  
CABINET D, SHEET 2A  
M.C.M.R.

VOL. 558, PG. 582 M.C.D.R.  
HOLLY RIDGE FOREST,  
UNRECORDED

DAY LAND & CATTLE  
CO. SURVEY, A-678

MATCHLINE "A"  
SEE SHEET 3 OF 4

File # 2001-069530      Cal. Q      Sheet 102

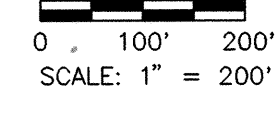
Sub # 2001-069530 Cab. Q Sheet 103

# RIVERWALK, SECTION 4

A SUBDIVISION OF 307.27 ACRES OF LAND LOCATED IN THE ELLA B. WALKER SURVEY, ABSTRACT 701 AND THE THOMAS VANHORN SURVEY, ABSTRACT 587, MONTGOMERY COUNTY, TEXAS

236 LOTS 8 BLOCKS 1 RESERVE

APRIL 2001



$\Delta=38^{\circ} 30' 02''$   
 $R=800.00'$   
 $L=537.57'$   
 $CH=N 70^{\circ} 57' 01'' E$   
 $527.51'$

SHEET 3 OF 4

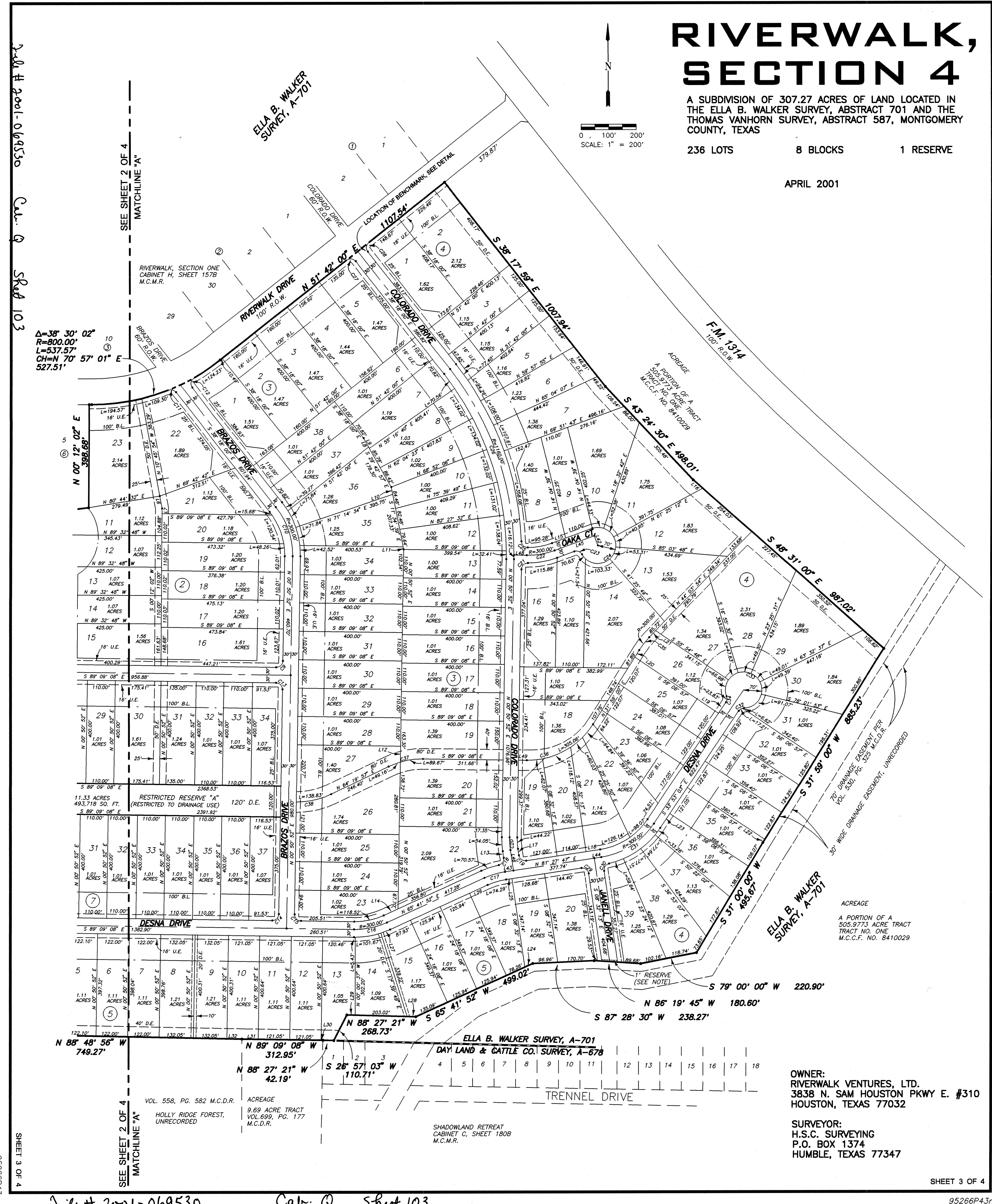
95266P437

Sub # 2001-069530

Cab. Q Sheet 103

SHEET 3 OF 4

95266P437



ACREAGE  
A PORTION OF A  
505.9773 ACRE TRACT  
TRACT NO. ONE  
M.C.C.F. NO. 8410029

OWNER:  
RIVERWALK VENTURES, LTD.  
3838 N. SAM HOUSTON PKWY E. #310  
HOUSTON, TEXAS 77032

SURVEYOR:  
H.S.C. SURVEYING  
P.O. BOX 1374  
HUMBLE, TEXAS 77347

SHADOWLAND RETREAT  
CABINET C, SHEET 180B  
M.C.M.R.

VOL. 558, PG. 582 M.C.D.R.  
ACREAGE  
9.69 ACRE TRACT  
VOL. 699, PG. 177  
M.C.D.R.

RESTRICTED RESERVE "A"  
(RESTRICTED TO DRAINAGE USE)  
120' D.E.  
11.33 ACRES  
493,718 SQ. FT.  
S 89° 09' 08" E 980.00'

70' DRAINAGE EASEMENT, PER  
VOL. 530, PG. 523 M.C.D.R.  
30' WIDE DRAINAGE EASEMENT, UNRECORDED

1' RESERVE  
(SEE NOTE)  
S 79° 00' 00" W 220.90'  
N 86° 19' 45" W 180.60'  
S 87° 28' 30" W 238.27'  
N 88° 27' 21" W 268.73'  
S 26° 57' 03" W 110.71'  
N 88° 48' 56" W 749.27'  
N 89° 09' 08" W 312.95'  
N 88° 27' 21" W 42.19'

# RIVERWALK, SECTION 4

OWNER:  
RIVERWALK VENTURES, LTD.  
3838 N. SAM HOUSTON PKWY E. #310  
HOUSTON, TEXAS 77032

SURVEYOR:  
H.S.C. SURVEYING  
P.O. BOX 1374  
HUMBLE, TEXAS 77347

APRIL 2001

A SUBDIVISION OF 307.27 ACRES OF LAND LOCATED IN  
THE ELLA B. WALKER SURVEY, ABSTRACT 701 AND THE  
THOMAS VANHORN SURVEY, ABSTRACT 587, MONTGOMERY  
COUNTY, TEXAS

236 LOTS

8 BLOCKS

1 RESERVE

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, Riverwalk Ventures, Ltd., a Texas Limited Partnership, acting herein by and through Tourriver, Inc., a Texas Corporation, General Partner, its Authorized Agent, acting herein by and through its President, James L. Bailey, owner (hereinafter referred to as "Owner") of the property subdivided in the above and foregoing map of RIVERWALK, SECTION 4, do hereby make subdivision of said property for and on behalf of said Riverwalk Ventures, Ltd., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as RIVERWALK, SECTION 4, located in the Ella B. Walker Survey, A-701, and the Thomas Vanhorn Survey A-587, Montgomery County, Texas, and on behalf of said Riverwalk Ventures, Ltd.; 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 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 we, Riverwalk Ventures, Ltd., a Texas Limited Partnership, acting herein by and through Tourriver, Inc., a Texas Corporation, General Partner, its Authorized Agent, acting herein by and through its President, James L. Bailey, owner of the property subdivided in the above and foregoing map of RIVERWALK, SECTION 4, 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, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for perimeter ground easements or five feet, six inches (5' 6") for ten feet (10' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, we, Riverwalk Ventures, Ltd., do hereby dedicate forever to the public a strip of land, a minimum fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage course 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 easement 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 Riverwalk Ventures, Ltd., a Texas Limited Partnership herein by its authorized agent of Tourriver, Inc., a Texas Corporation, General Partner, has caused these presents to be signed by James L. Bailey, its President, thereunto authorized, this 11th day of July, 2001.

RIVERWALK VENTURES, LTD.  
A Texas Limited Partnership  
By: Tourriver, Inc.  
A Texas Corporation, General Partner  
Its Authorized Agent

By: James L. Bailey  
James L. Bailey  
President

FILED FOR RECORD  
01 AUG -9 AM 11:13  
MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS  
DEPUTY

I, D.R. Helmuth, 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 rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'), unless indicated otherwise; and that the plat boundary corners have been tied to the nearest survey corner.

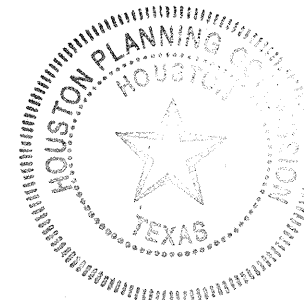


[Signature]  
D.R. Helmuth  
Registered Professional  
Land Surveyor  
Texas Registration No. 3674

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of RIVERWALK, SECTION 4, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 20th day of July, 2001.

By: M. Marvin Katz  
M. Marvin Katz  
Chairman

By: Robert M. Litke  
Robert M. Litke  
Secretary



THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James L. Bailey, President, of the Tourriver, Inc., a Texas Corporation, General Partner; Authorized Agent of Riverwalk Ventures, Ltd.; a Texas Limited Partnership, 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 11 day of July, 2001.



Angela Sisco  
Notary Public in and for  
the State of Texas

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 8-6-01 day of August, 2001.

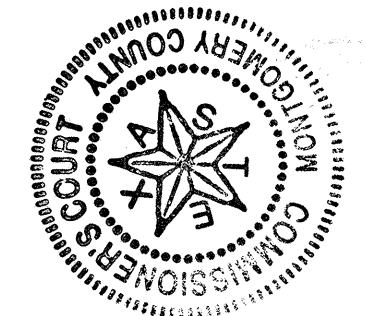
[Signature]  
Mike Meador  
Commissioner, Precinct 1

[Signature]  
Malcolm Purvis  
Commissioner, Precinct 2

[Signature]  
Alan B. Sadler  
County Judge

[Signature]  
Ed Chance  
Commissioner, Precinct 3

[Signature]  
Ed Rinehart  
Commissioner, Precinct 4



THE 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 8-6, 2001, at 11:15 o'clock A. M., and duly recorded on Aug 9, 2001, at 11:15 o'clock A. M., in Cabinet Q, Sheet 101-104, of record of Q for said County.

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

Mark Turnbull  
Mark Turnbull, Clerk, County Court,  
Montgomery County, Texas  
By: [Signature]

File # 2001-069530

Cal. Q Sheet 104

SHEET 4 OF 4

95266P41