

# RIVERWALK, SECTION 5

A SUBDIVISION OF 135.29 ACRES OF LAND LOCATED IN THE THOMAS ROBINSON SURVEY, ABSTRACT 438, B.B.B. & C.R.R. CO. SURVEY, ABSTRACT 112, AND THE THOMAS VANHORN SURVEY, ABSTRACT 587, MONTGOMERY COUNTY, TEXAS.

111 LOTS                      5 BLOCKS                      4 RESERVES  
SEPTEMBER 2002

OWNER:  
RIVERWALK VENTURES, LTD.  
18 AUGUSTA PINES DRIVE,  
SUITE 210C  
SPRING, TEXAS 77389

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

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, Riverwalk Ventures, Ltd., a Texas Limited Partnership, acting herein by and through Touriver, 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 5, 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 5, located in the Thomas Robinson Survey, Abstract 438, B.B.B. & C.R.R. Co. Survey, Abstract 112, and the Thomas Vanhorn Survey, Abstract 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 Touriver, 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 5, 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 both sides 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 acting in its capacity as authorized agent of Touriver, Inc., a Texas Corporation, General Partner, has caused these presents to be signed by James L. Bailey, its President, thereunto authorized, this 14 day of November, 2002.

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

By: James L. Bailey  
James L. Bailey  
President

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



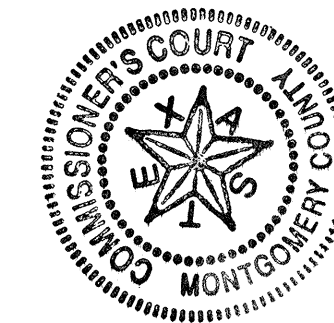
I, D.R. Helmuth, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected 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 (or other suitable permanent metal) pipe or rods have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary has been tied to the nearest survey corner;

I, Mark J. Mooney, P.E., 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 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.

Mark J. Mooney  
Mark J. Mooney, P.E.  
County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 24<sup>th</sup> day of February, 2003.



Mike Meador  
Mike Meador  
Commissioner, Precinct 1

Craig Doyal  
Craig Doyal  
Commissioner, Precinct 2

Alan B. Sadler  
Alan B. Sadler  
County Judge

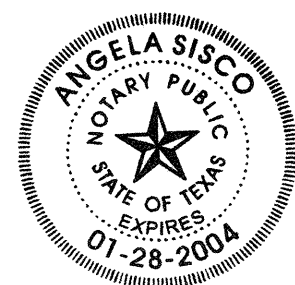
Ed Chance  
Ed Chance  
Commissioner, Precinct 3

Ed Rinehart  
Ed Rinehart  
Commissioner, Precinct 4

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James L. Bailey, President, of the Touriver, 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 14 day of November, 2002.



Angela Sisco  
Notary Public in and for  
the State of Texas

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 2-24 2003, at 9:32 o'clock A. .M., and duly recorded on 2-27, 2003, at 9:32 o'clock, A. .M., in Cabinet 7, Sheet 149-152, of record of \_\_\_\_\_ 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: Cherie Durb

Ju #2003022418

Sub T Sheet 149

# RIVERWALK, SECTION 5,

A SUBDIVISION OF 135.29 ACRES OF LAND LOCATED IN THE THOMAS ROBINSON SURVEY, ABSTRACT 438, B.B.B. & C.R.R. CO. SURVEY, ABSTRACT 112, AND THE THOMAS VANHORN SURVEY, ABSTRACT 587, MONTGOMERY COUNTY, TEXAS.

111 LOTS

5 BLOCKS

4 RESERVES

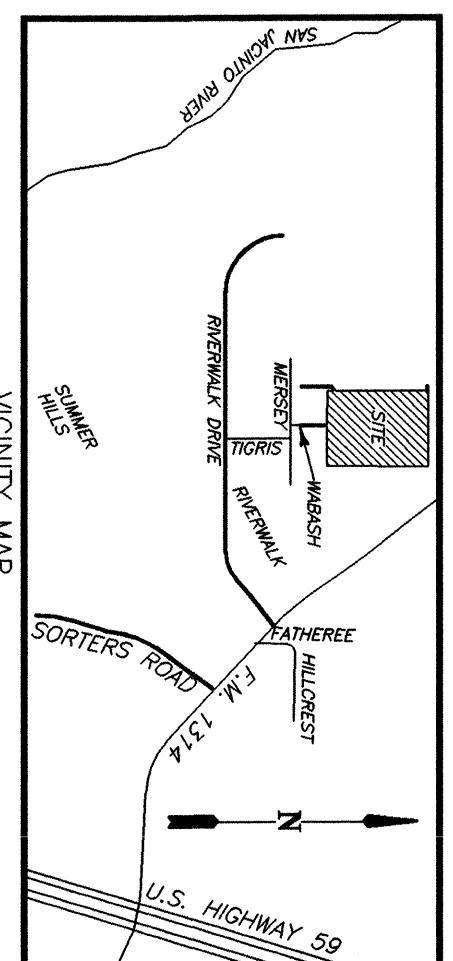
SEPTEMBER 2002

OWNER:  
RIVERWALK VENTURES, LTD.  
18 AUGUSTA PINES DRIVE,  
SUITE 210C  
SPRING, TEXAS 77389

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

P. HUNTER  
SURVEY, A-273

AGREEMENT  
27.49 ACRES  
M.C.C.F. NO.  
9569165



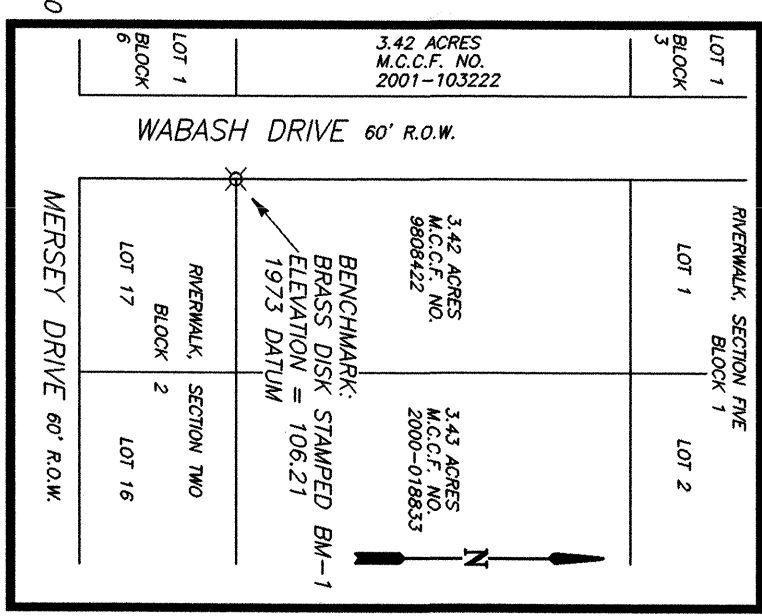
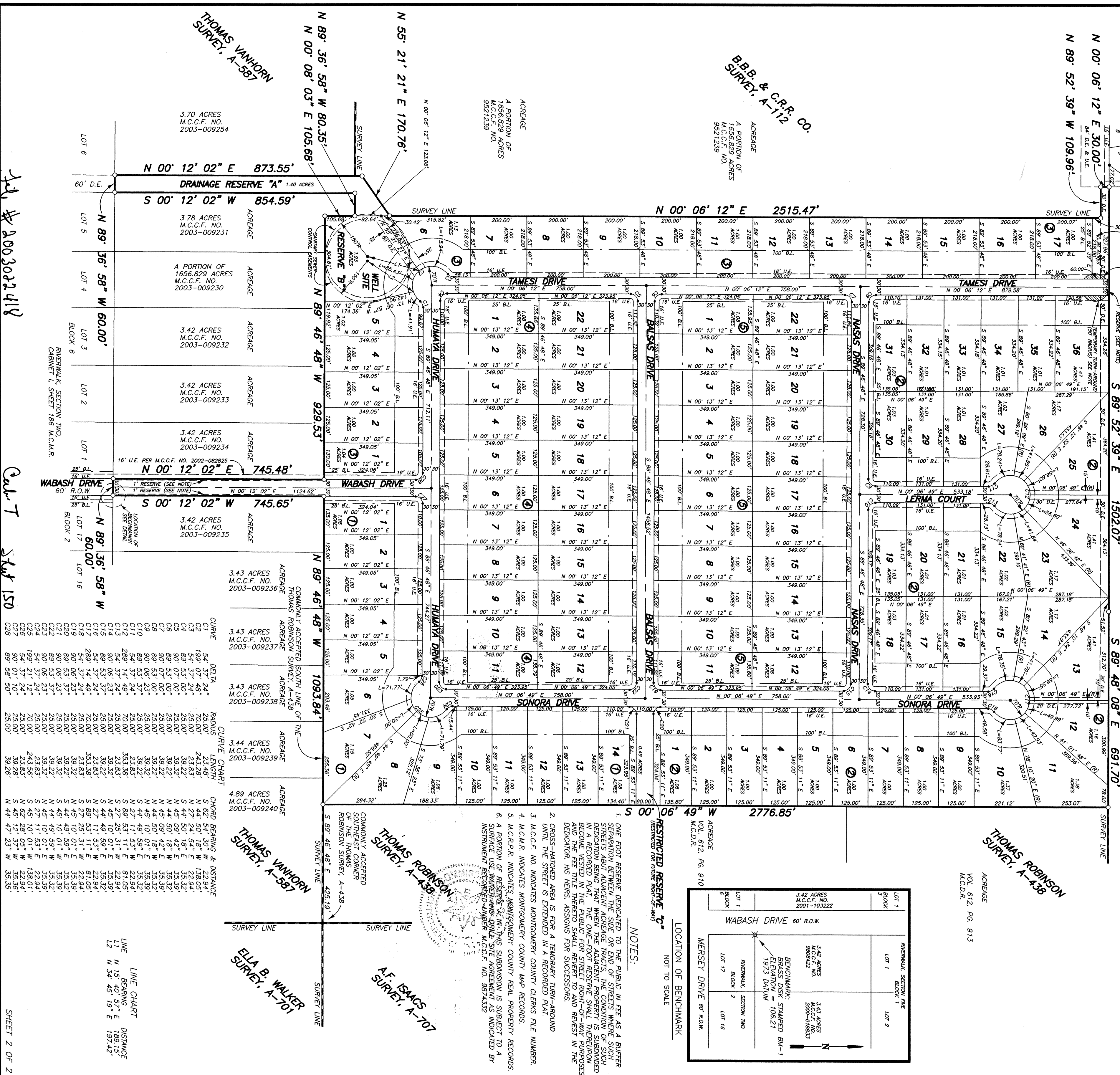
SCALE: 1" = 200'

NOT TO SCALE

N 00° 06' 12" E 30.00'  
N 89° 52' 39" W 109.96'

B.B.B. & C.R.R. CO.  
SURVEY, A-112

THOMAS VANHORN  
SURVEY, A-587



NOTES:  
1. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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 THE RESERVED RIGHT-OF-WAY FOR THE ROADWAY RUN-AROUND BEHIND THE PERIODICLY REPEATED RIGHT-OF-WAY RUN-AROUND DEDICATION. HIS HEIRS, ASSIGNS FOR SUCCESSORS.  
2. CROSS-HATCHED AREA IS FOR A TEMPORARY TURN-AROUND UNTIL THE STREET IS EXTENDED IN A RECORDED PLAT.  
3. M.C.C.F. NO. INDICATES MONTGOMERY COUNTY CLERKS FILE NUMBER.  
4. M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS.  
5. M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS.  
6. A PORTION OF RESERVE "A" IN THIS SUBDIVISION IS SUBJECT TO A SURFACE USE AGREEMENT AND GRILL SITE AGREEMENT AS INDICATED BY INSTRUMENT RECORDED UNDER M.C.C.F. NO. 9874332

CURVE	DELTA	RADIUS	CHORD BEARING & DISTANCE	LINE BEARING	DISTANCE
C1	54° 37' 24"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C2	199° 07' 48"	70.00'	N 44° 50' 18" W 138.05'	N 34° 45' 19" E	197.42'
C3	199° 07' 48"	70.00'	N 44° 50' 18" W 138.05'	N 34° 45' 19" E	197.42'
C4	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C5	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C6	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C7	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C8	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C9	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C10	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C11	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C12	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C13	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C14	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C15	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C16	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C17	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C18	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C19	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C20	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C21	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C22	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C23	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C24	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C25	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C26	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C27	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'
C28	89° 53' 00"	25.00'	S 62° 54' 30" W 22.94'	N 15° 45' 19" E	185.15'

2003022418

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SHEET 2 OF 2