

# WILLOWRIDGE ESTATES

## SECTION ONE

A SUBDIVISION OF 24.838 ACRES IN THE  
ROBERT MARSH SURVEY, A - 355  
MONTGOMERY COUNTY, TEXAS  
OWNER : D.B.C. DEVELOPMENT CORP.

STATE OF TEXAS  
COUNTY OF MONTGOMERY

"We, Robert Minieri and Charles Mascioli, President and Secretary respectively of D.B.C. Development Corporation, owner of the property subdivided in the above and foregoing map of Willowridge Estates, Section 1, do hereby make subdivision of said property for and on behalf of said D.B.C. Development Corporation according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as Willowridge Estates, Section 1, located in the Robert Marsh Survey, A-355, in Montgomery County, Texas, and on behalf of said Willowridge Estates, dedicate to the public use, as such all of 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, Robert Minieri and Charles Mascioli, President and Secretary respectively of D.B.C. Development Corporation, owner of the property subdivided in the above and foregoing map of Willowridge Estates, Section 1, have complied or will comply with the existing regulations heretofore on file with the County Engineer and adopted by the Commissioners Court of Montgomery County.

"Further, we 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 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 construction 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 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)."

"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."

Witness my hand in \_\_\_\_\_, Montgomery County, Texas, the  
SECOND day of JUNE, 1982.

"FURTHER, all of the property subdivided in the attached map shall be restricted in its use, which restrictions, including recorded deed restrictions on purchase of each Tract/Lot, shall run with the title of the property and shall be enforceable, at the option of Montgomery County or any citizen thereof, by injunction or as otherwise provided by law."

IN TESTIMONY WHEREOF, the D.B.C. Development Corporation has caused these presents to be signed by Robert Minieri, its President, thereunto authorized, attested by its Secretary, Charles Mascioli, and its common seal hereunto affixed this SECOND day of JUNE, 1982.

D.B.C. Development Corporation

By: \_\_\_\_\_

Robert Minieri, President

Attest: \_\_\_\_\_

Charles Mascioli, Secretary

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Robert Minieri, President, and Charles Mascioli, Secretary of the D.B.C. Development Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purpose and consideration 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 2nd day of June, 1982

Notary Public in and for the State of Texas

PREPARED BY:

C.T.B. & ASSOCIATES INC.

SURVEYORS PLANNERS CONSULTANTS

1035 W. AUSTIN

CONROE, TEXAS, 77301

PH. 539-5444

"This is to certify that I, Craig T. Bubier, Registered Public 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, 1/2 inch in diameter and 18 inches long; and that this plat correctly represents that survey made by me."

Craig T. Bubier

Texas Registration No. 3996

"I, Donald Blanton, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all 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 the requirements for internal subdivision drainage as adopted by the Commissioners' Court; however, no certification is hereby given as to the effects of drainage from this subdivision on the intercepting drainage artery or parent system or on any other area of subdivision within the watershed."

County Engineer

By: \_\_\_\_\_

Texas Savings and Loan Association  
of Montgomery County

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Texas Savings and Loan Association of Montgomery County, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of June, 1982.

Marie Sulphur

Notary in and for the State of Texas

APPROVED and ACCEPTED by the Commissioners' Court of Montgomery County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1982.

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

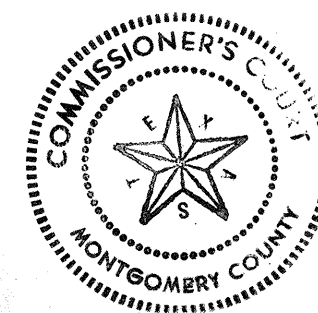
Commissioner Precinct 4

County Judge

STATE OF TEXAS  
COUNTY OF MONTGOMERY

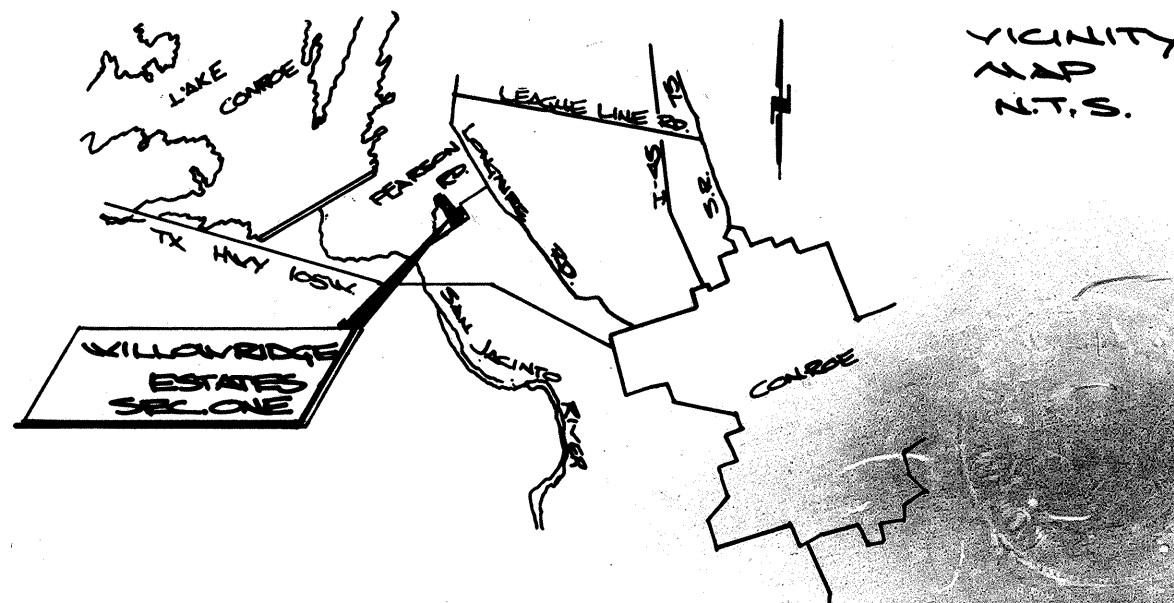
"I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., Volume \_\_\_\_\_ Page \_\_\_\_\_, of the records of said County."

WITNESS my hand and seal of office, at \_\_\_\_\_, the day and date last above written."

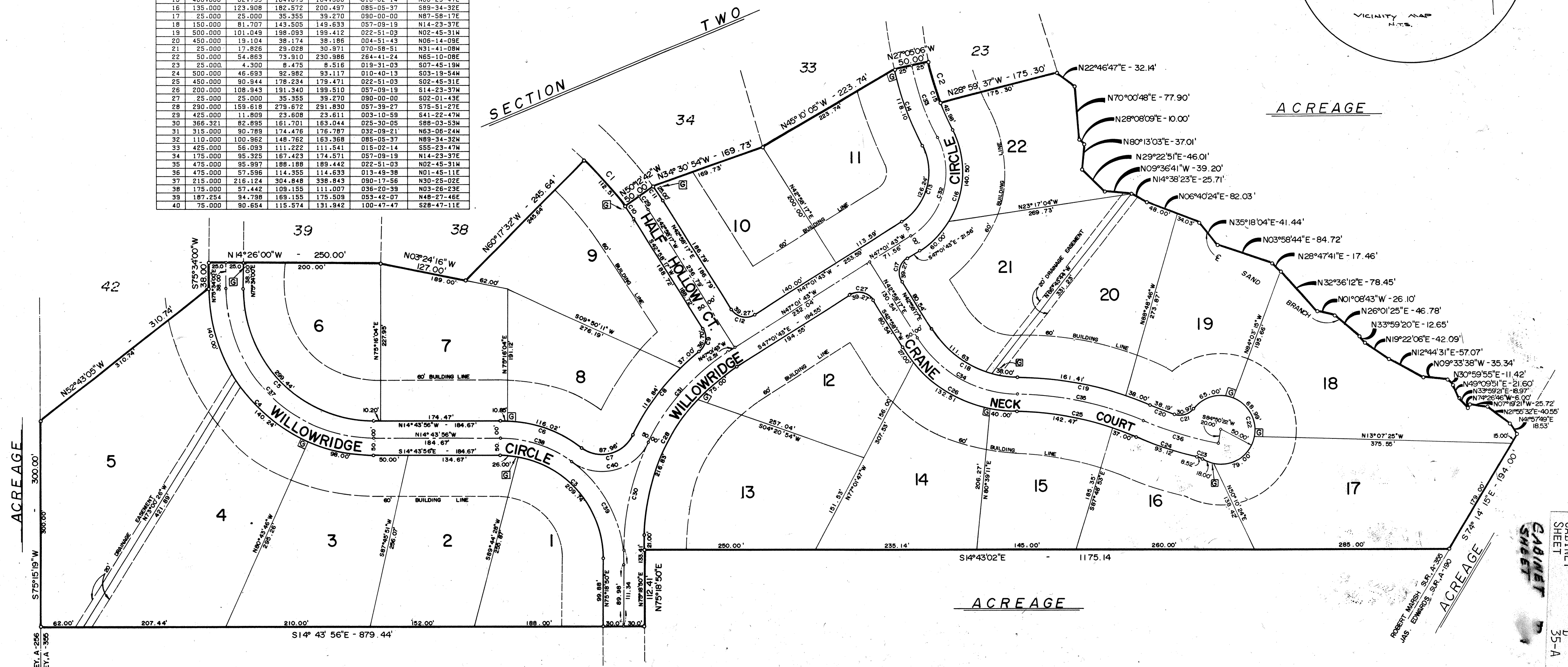
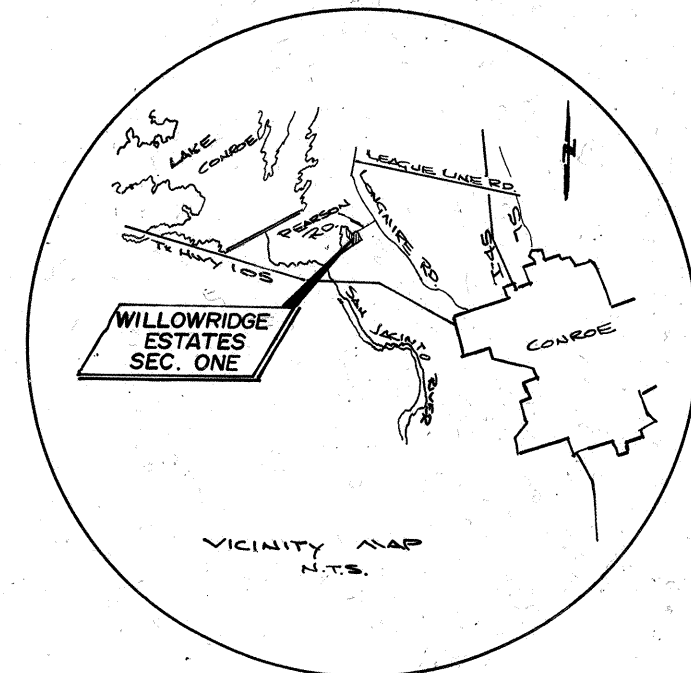


Roy Harris  
Clerk, County Court  
Montgomery County

By \_\_\_\_\_ Deputy

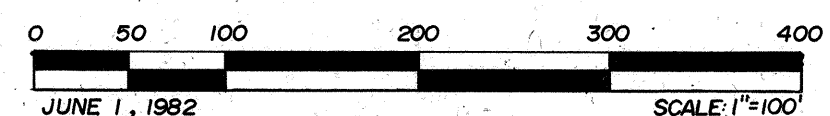


CURVE DATA						
CURVE	RAD	TAN	CHORD	ARC	DELTA	CHORD BEARING
1	400.000	45.397	90.097	90.289	012-55-58	N33-19-18E
2	400.000	31.062	61.938	62.000	008-52-51	N58-28-29E
3	150.000	150.121	212.217	235.740	090-02-46	S30-17-27W
4	240.000	241.255	340.295	378.243	090-17-56	S30-25-02W
5	190.000	190.994	269.401	299.442	090-17-56	N30-25-02E
6	200.000	65.648	124.748	126.865	036-20-39	N03-26-23E
7	50.000	60.436	77.049	87.962	100-47-47	N28-47-11W
8	340.000	79.312	154.477	155.837	026-15-40	N66-03-15W
9	25.000	22.552	33.491	36.698	084-06-19	S85-01-26W
10	400.000	11.114	22.219	22.222	003-10-59	S41-22-47W
11	450.000	12.503	24.997	25.000	003-10-59	N41-22-47E
12	25.000	25.000	35.355	39.270	090-00-00	N02-01-43W
13	85.000	78.016	114.953	126.239	085-05-37	N89-34-32W
14	450.000	59.393	117.764	118.103	015-02-14	S55-23-47W
15	400.000	52.793	104.679	104.980	015-02-14	N55-23-47E
16	135.000	123.808	182.572	200.497	085-05-37	S89-34-32E
17	25.000	25.000	35.355	39.270	090-00-00	N87-58-17E
18	150.000	81.707	143.505	149.633	057-09-19	N14-23-37E
19	500.000	101.049	198.093	199.412	022-51-03	N02-45-31W
20	450.000	19.104	38.174	38.186	004-51-43	N06-14-09E
21	25.000	17.826	29.028	30.971	070-58-51	N31-41-08W
22	50.000	54.663	73.910	83.986	284-41-24	N85-10-08E
23	25.000	4.300	8.475	8.516	019-31-03	S07-45-19W
24	500.000	46.693	92.982	93.117	010-40-13	S03-19-54W
25	450.000	90.944	178.234	179.471	022-51-03	S02-45-31E
26	200.000	108.943	191.340	199.510	057-09-19	S14-23-37W
27	25.000	25.000	35.355	39.270	090-00-00	S02-01-43E
28	290.000	159.618	279.672	291.890	057-39-27	S75-51-27E
29	425.000	11.809	23.608	23.611	003-10-59	S41-22-47W
30	366.321	82.895	161.701	163.044	025-30-05	S88-03-59W
31	315.000	90.789	174.476	176.787	032-09-21	N63-06-24W
32	110.000	100.962	148.762	163.368	085-05-37	N89-34-32W
33	425.000	56.093	111.222	111.541	015-02-14	S55-23-47W
34	175.000	95.325	167.423	174.571	057-09-19	N14-23-37E
35	475.000	95.997	188.188	189.442	022-51-03	N02-45-31W
36	475.000	57.596	114.355	114.633	013-49-38	N01-45-11E
37	215.000	216.124	304.848	338.843	090-17-56	N30-25-02E
38	175.000	57.442	109.155	111.007	036-20-39	N03-26-23E
39	187.254	94.798	169.155	175.509	053-42-07	N48-27-46E
40	75.000	90.654	115.574	131.942	100-47-47	S28-47-11E



# FINAL PLAT WILLOWRIDGE ESTATES SECTION ONE

A SUBDIVISION OF 24.838 ACRES IN  
THE ROBERT MARSH SURVEY, A-355,  
MONTGOMERY COUNTY, TEXAS  
22 LOTS



PREPARED BY:  
C.T.B. & ASSOCIATES INC.  
SURVEYORS PLANNERS CONSULTANTS  
1035 W. AUSTIN CONROE, TEXAS, 77301  
PH. 539-5444

NOTE: [G] INDICATES 5' X 5' GULF STATES  
UTILITIES EASEMENT.

CABINET  
SHEET  
D  
35-A