

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Marvin Henry, Jr. and Janice Henry, President and Secretary respectively of Henry Corporation, Owner of the property subdivided in the above and foregoing map of A REPLAT OF APRIL POINT, SECTION THREE, do hereby make subdivision of said property for and on behalf of said Henry Corporation according to the lines, streets, lots and easements thereon shown and designate said subdivision as A REPLAT OF APRIL POINT, SECTION THREE located in the William C. Clark Survey, abstract no. 6, Montgomery County, Texas; and on behalf of said Henry Corporation dedicate to public use, as such, the streets and easements shown thereon forever, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, the streets, easements and common areas shown on the above and foregoing map are hereby dedicated for the use of one or more underground utility system or systems and the streets are dedicated for the use of vehicular and pedestrian ingress and egress defined in the restrictions. The dedication of streets, easements and lots shown on the plat is made more explicit, and is subject to those restrictions, covenants and conditions to be dated of even date herewith covering this subdivision, which instrument is hereby made part of this plat by reference.

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 or any citizen thereof by injunction as follows:

1. If the use of septic tanks is not prohibited by other restrictive covenants hereafter adopted for the property, drainage of septic tanks into roads, streets, alleys or other public ditches, either directly or indirectly is strictly prohibited.
2. If the street on which a lot fronts does not have curbs and gutters, drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without back water and shall be a minimum of one and three-quarters (1-3/4) square feet (18" diameter pipe culvert) culverts or bridges must be used for driveways and / or walks.

The streets shown on this plat are not dedicated to the public, but on the contrary will be conveyed to the APRIL POINT Property Owners Association, Inc., a Texas Corporation, for the limited uses expressly set forth in such deed with Henry Corporation reserving to itself, its invitees, and successors-in-title to each lot shown hereon, and invitees of each such successor rights of ingress, egress and passage over and along such streets (which shall be private streets for the exclusive use and benefit of such class), all as more fully set forth in such deed, all of which rights shall be an easement appurtenant to and for the benefit of each lot within the subdivision. Henry Corporation, its successors and assigns, shall also have the right to use said streets for the installation, maintenance and improvement of sewer lines and other utilities above, or under said streets.

Notwithstanding the fact that all roads and streets in this subdivision are not dedicated to the public but that each property owner has an appurtenant easement for rights of ingress and egress and use of the streets, it is hereby stipulated that the Commissioners Court of Montgomery County will have authority to establish speed limits and other traffic rules and regulations and penalties for violation thereof upon the streets of this development. The Law Enforcement Officers of Montgomery County, the State of Texas and other Official Law Enforcement Bodies may enter upon the streets of this subdivision to enforce traffic regulations or other laws in the same manner as if the streets were dedicated to the public.

IN TESTIMONY WHEREOF, the Henry Corporation has caused these presents to be signed by Marvin Henry, Jr., its President, thereunto authorized, attested by its Secretary, Janice Henry, and its common seal hereunto affixed this 21st day of August, 1977.

HENRY CORPORATION

ATTEST:

By: Marvin Henry, Jr.
President

Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Marvin Henry, Jr., President and Janice Henry, Secretary of the Henry Corporation, 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 _____ day of _____, 1977.

Notary Public in and for Harris County, Texas

LIENHOLDER

We Heights Savings Association, owner and holder of a lien against the above described property, do hereby in all things subordinate to said development plat and dedication 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.

HEIGHTS SAVINGS ASSOCIATION

By: Milo Weeren
Executive Vice-President

Attest: B. J. Jordan
Secretary

STATE OF TEXAS
COUNTY OF HARRIS

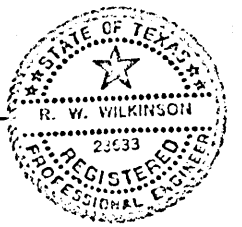
BEFORE ME, the undersigned authority, on this day personally appeared Milo Weeren, Executive Vice-President, and Bettie Jordan, Secretary of Heights Savings Association, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein set out.

Given under my hand and seal of office this _____ day of _____, 1977.

Notary Public in and for Harris County, Texas

This is to certify that I, Ralph W. Wilkinson, 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 5/8" diameter iron rods, 3' long, and this plat correctly represents that survey under my direction.

R. W. Wilkinson
R.W. WILKINSON, P.E., TEXAS REGISTRATION NO. 23633



I, B.W. Cooper, 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 the subdivision within the water shed.

B. W. Cooper
B.W. Cooper
County Engineer

After five (5) years from the date of this dedication, should the owners of more than fifty (50) percent of the lots in A REPLAT OF APRIL POINT, SECTION THREE execute a petition to the Commissioners' Court of Montgomery County petitioning such court to accept the streets in A REPLAT OF APRIL POINT, SECTION THREE as county roadways, and should such petition be accompanied by an offer from April Point Property Owners Association Inc., to dedicate the streets and roads to the public and to end their existence as private roadways, then the county shall accept such streets and thereafter maintain them as county roadways, open to the public.

STATE OF TEXAS
COUNTY OF MONTGOMERY

This is to certify that the City Planning Commission of Conroe, Texas has approved the above and foregoing plat of A REPLAT OF APRIL POINT, SECTION THREE.

In Attest Whereof, witness the official signature of the Chairman and Secretary of said Planning Commission of Conroe, Texas on this 20 day of Sept, 1977.

Charles O. DeLeon
Chairman

D. B. Anderson
Secretary

Approved by the Commissioners' Court of Montgomery, Texas, this 12th day of SEPTEMBER, 1977.

Robert L. Garner
R.L. Garner, Commissioner,
Precinct 1

H. D. Alley
H.D. Alley, Commissioner
Precinct 2

Lynn Coker
Lynn Coker
County Judge

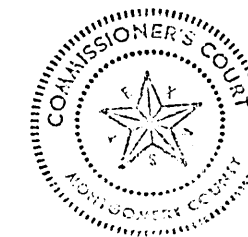
Joe Corley
Joe Corley, Commissioner,
Precinct 3

D. A. Wells
D.A. Wells, Commissioner
Precinct 4

I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, so hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 23rd day of SEPTEMBER, 1977 at 10 o'clock, A M., in Cabinet B, Sheet 90.

Witness my hand and seal of office, at Conroe, Texas, the day and date last above written.

Roy Harris, County Clerk
Montgomery County, Texas



By: Roy Harris
County Clerk

**A REPLAT
OF
APRIL POINT
SECTION THREE**
(FOR THE PURPOSE OF PROVIDING 8 ADDITIONAL UNITS)
A SUBDIVISION OF 4.1688 ACRES OF LAND IN THE
WM. C. CLARK SURVEY, ABSTRACT NO. 6, MONTGOMERY
COUNTY, TEXAS
BEING A REPLAT OF APRIL POINT, SECTION THREE
AS RECORDED IN CABINET "B" SHEET 55 OF THE
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

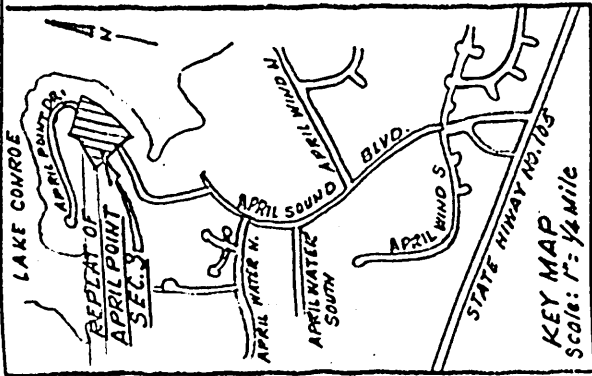
DATE: August 28, 1977

HENRY CORPORATION - OWNER
54 UNITS - 21 PARKING SPACES - 2 BLOCKS
WILKINSON ENGINEERING CO. - ENGINEER
BANG-SCHYER ASSOC. - ARCHITECT
PAGE 1 OF 2 PAGES

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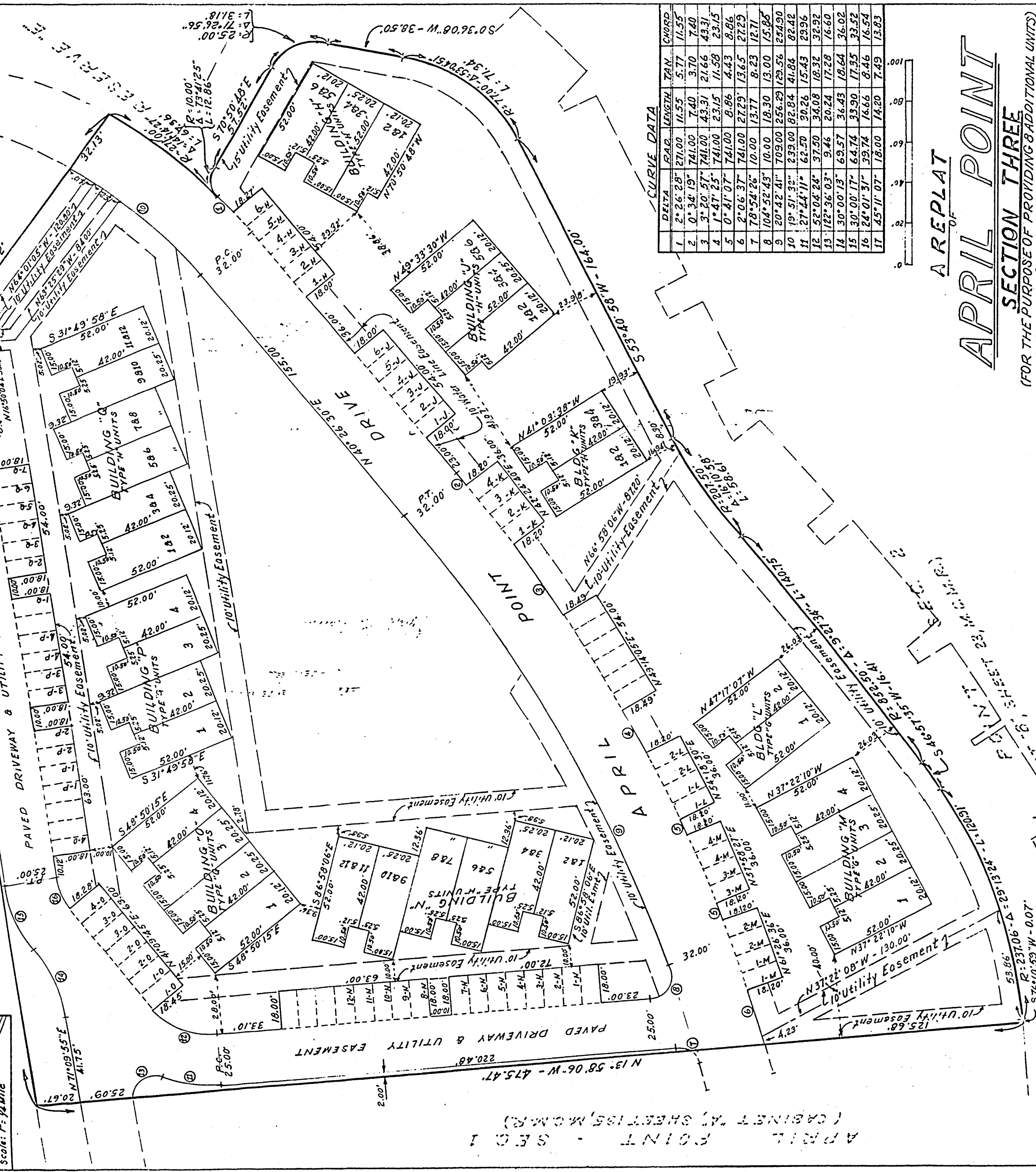
Cabinet B
Sheet 90 A

7733743



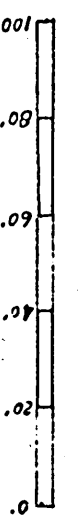
APRIL POINT NORTH
 SEC. 2 (CAB. AT SHT. 193, M.C.M.R.)
 SEC. 1 (CAB. AT SHT. 197, M.C.M.R.)
 RESERVE "F"

PAVED DRIVEWAY & UTILITY EASEMENT
 N 71° 09' 55" E - 302.24'
 195.92'



CURVE DATA

DATA	PC	PT	LENGTH	TAN	CHORD
1	2° 24' 28"	271.00	11.55	5.77	11.55
2	0° 34' 19"	741.00	7.40	3.70	7.40
3	3° 20' 57"	741.00	43.31	21.66	43.31
4	1° 47' 25"	741.00	23.15	11.58	23.15
5	0° 41' 07"	741.00	8.86	4.43	8.86
6	2° 06' 37"	741.00	21.29	10.65	21.29
7	7° 54' 24"	10.00	13.77	6.83	13.77
8	10° 52' 43"	10.00	18.30	9.15	18.30
9	20° 42' 41"	709.00	256.29	129.56	254.90
10	19° 51' 32"	239.00	82.84	41.84	82.84
11	27° 14' 11"	62.50	30.26	15.43	30.96
12	52° 04' 24"	37.50	34.08	18.32	32.92
13	122° 36' 03"	9.46	20.24	17.28	16.60
14	30° 00' 13"	69.57	34.43	18.64	36.02
15	30° 00' 17"	64.74	33.90	17.95	33.32
16	24° 01' 31"	39.74	16.66	8.46	16.54
17	45° 11' 07"	18.00	14.20	7.49	13.83



A REPLAT OF APRIL POINT

SECTION THREE

(FOR THE PURPOSE OF PROVIDING 8 ADDITIONAL UNITS)
 A SUBDIVISION OF 4.1684 ACRES OF LAND IN THE
 W.M. G. CLARK SURVEY, ABSTRACT NO. 6, MONTGOMERY
 COUNTY, TEXAS
 BEING A REPLAT OF APRIL POINT SECTION THREE
 AS RECORDED IN CABINET "B" SHEETS 95 OF THE
 MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

SCALE: 1" = 30'



DATE: August 28, 1977

HENRY CORPORATION - OWNER
 54 UNITS - 81 PARKING SPACES - 2 BLOCKS
 WILKINSON ENGINEERING CORP. - ENGINEER
 BANG-SCHWEYER ASSOC. - ARCHITECT

APRIL POINT - SEC. 1
 (CABINET "A" SHEETS 195, M.C.M.R.)

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