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348-00-0506

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**APPROVAL OF ALTERNATE DRAINAGE PLAN,  
APPROVAL OF COMPOSITE BUILDING SITE AND  
DEDICATION OF EASEMENT**

1. WILLIAM F. YOUNG and wife, DEBI M. YOUNG desire to purchase Lots 21 and 22 of LAKEWOOD ON LAKE CONROE, Montgomery County, Texas, combine the lots and construct a residence on the Composite Building Site;

2. There is presently a dedicated thirty (30') utility and drainage easement along the south property line of Lot 21 which easement, unless waived, will prohibit the planned construction;

3. The LAKEWOOD ON LAKE CONROE Declaration of Covenants, Conditions and Restrictions as recorded under Clerk's File No. 8818992 of the Real Property of Montgomery County, Texas provides for (i) its ARCHITECTURAL CONTROL COMMITTEE (the "Committee") to approve the consolidation of adjoining lots into a Composite Building Site, and (ii) LAKEWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC. (the "Association") to approve alternate drainage plans other than those contemplated by the presently dedicated easements.

**Dedication of Easement and Approvals**

1. WILLIAM F. YOUNG and wife, DEBI M. YOUNG hereby dedicate a thirty foot (30') drainage and utility easement along the south property line of Lot 22, LAKEWOOD ON LAKE CONROE. Such easement shall be subject to the same terms, conditions and controls as apply to the thirty foot (30') easement presently existing along the south property line of Lot 21 pursuant to the terms of the hereinabove referenced Declaration of Covenants, Conditions and Restrictions and shall be effective immediately upon title vesting in WILLIAM F. YOUNG and wife, DEBI M. YOUNG.

2. WILLIAM F. YOUNG and wife, DEBI M. YOUNG hereby additionally dedicate a thirty foot (30') drainage and utility easement along the east property line of Lot 22, LAKEWOOD ON LAKE CONROE, such easement to be inclusive of the existing ten foot (10') drainage and utility easement shown on the recorded plat of the subdivision and subject to the same terms, conditions and controls as apply to the ten foot (10') drainage and utility easement and shall be effective immediately upon title vesting in WILLIAM F. YOUNG and wife, DEBI M. YOUNG.

3. The Committee hereby approves the consolidation of Lots 21 and 22 into a Composite Building Site and the construction of a residence thereon. Provided, however, execution

of this document by the Association does not waive, complete and/or otherwise eliminate the requirement that WILLIAM F. YOUNG and wife, DEBI M. YOUNG obtain the Committee's approval of the specific plans of the residence to be constructed.

4. The Association hereby waives the thirty foot (30') drainage and utility easement presently existing along the south property line of Lot 21 and approves an Alternate Drainage Plan dated January 25, 1998, prepared by Ernest De Luca, P.E., for which the drainage of Lots 21 and 22 (and any other lots whose drainage plan heretofore used the presently existing thirty foot (30') drainage and utility easement) shall be rerouted by underground pipe contained in the thirty foot (30') easement referenced in #1 above. The Association's approval of the Alternate Drainage Plan constitutes no representation or warranty of the sufficiency or adequacy of the Alternate Drainage Plan or of its design, construction and installation of drainage facilities.

5. The Association joins this Agreement solely for its own purposes under the above referenced Covenants, Conditions and Restrictions. Joinder by the Association is not intended to and does not bind or obligate any other entity, agency or party which may have a right or interest with respect to the drainage easement to be relocated, it being understood that it is the sole responsibility of WILLIAM F. YOUNG and wife, DEBI M. YOUNG to determine what other entity(ies), if any, are required to approve their plans and/or waive such entity's(ies) rights to the presently dedicated easement.

6. In further consideration of this Agreement, WILLIAM F. YOUNG and wife, DEBI M. YOUNG, hereby agree and promise to indemnify, defend and save harmless the Association and the Committee of and from any and all loss, cost, damages and expenses, if any, which the Association or the Committee may suffer or which may be asserted against the Association or the Committee on account of or in any manner pertaining to any of the covenants and agreements set forth herein, including the approval of the lot consolidation and approval of the Alternate Drainage Plan. This indemnity shall be binding on WILLIAM F. YOUNG and wife, DEBI M. YOUNG, their heirs and personal representatives, and shall remain in favor of the Association and the Committee, their successors and assigns, and their members, officers, directors and agents. This indemnity shall also pertain to the costs of making any alteration or modification of the common area, including existing drainage facilities, that would be necessary on account of the alternate drainage plan.

348-00-0508

Date: February 3, 1998

LAKWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC.

By: James Curtis  
Name: JAMES CURTIS  
Title: PRESIDENT

Date: February 3, 1998

LAKWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC.

By: Skip Simmons  
Name: SKIP SIMMONS  
Title: VICE PRESIDENT

Date: February 5, 1998

LAKWOOD ON LAKE CONROE ARCHITECTURAL CONTROL COMMITTEE

By: George Delgado  
Name: GEORGE DEL GADO  
Title: CHAIRMAN

Date: February 4, 1998

LAKWOOD ON LAKE CONROE ARCHITECTURAL CONTROL COMMITTEE

By: Don Holschuh  
Name: DON HOLSCHUH  
Title: MEMBER

Date: February \_\_, 1998

William F. Young  
WILLIAM F. YOUNG

Date: February \_\_, 1998

Debi M. Young  
DEBI M. YOUNG

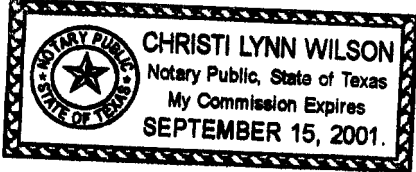
**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, cursive or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 3rd day of February, 1998, by JAMES CURTIS, PRESIDENT of LAKEWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

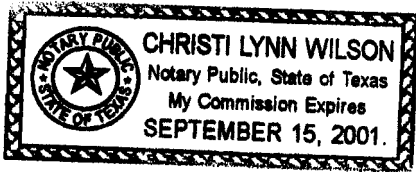


Christi Lynn Wilson  
Notary Public - STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 3rd day of February, 1998, by SKIP SIMMONS, VICE PRESIDENT of LAKEWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

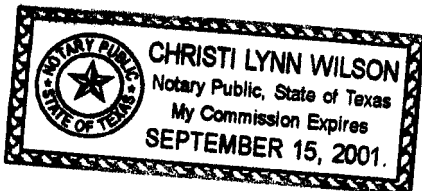


Christi Lynn Wilson  
Notary Public - STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

<sup>Jorge</sup> This instrument was acknowledged before me on this 5th day of February, 1998, by ~~GEORGE~~ DEL GADO, CHAIRMAN of LAKEWOOD ON LAKE CONROE ARCHITECTURAL CONTROL COMMITTEE, on behalf of said LAKEWOOD ON LAKE CONROE ARCHITECTURAL CONTROL COMMITTEE.

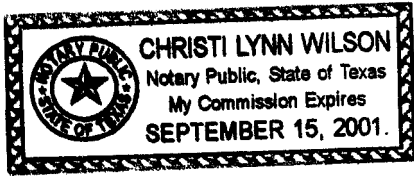


Christi Lynn Wilson  
Notary Public - STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 4th day of February, 1998, by DON HOLSCHUH, MEMBER of LAKEWOOD ON LAKE CONROE ARCHITECTURAL CONTROL COMMITTEE, on behalf of said LAKEWOOD ON LAKE CONROE ARCHITECTURAL CONTROL COMMITTEE.

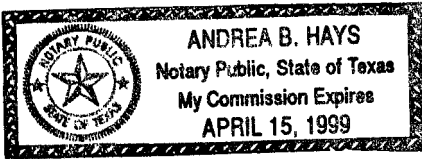


*Christi Lynn Wilson*  
Notary Public - STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 13th day of February, 1998, by WILLIAM F. YOUNG and wife, DEBI M. YOUNG.



*Andrea B. Hays*  
Notary Public - STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

FILED FOR RECORD  
98 FEB 19 PM 2:31  
MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS  
*[Signature]* DEPUTY

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify that this instrument was filed in  
File Number Sequence on the date and at the time  
stamped herein by me and was duly RECORDED in  
the official Public Records of Real Property of  
Montgomery County, Texas.

FEB 19 1998



*Mark Turnbull*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS