

VICINITY MAP
Scale: 1" = 1 Mile

FILED FOR RECORD
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Mark Mooney
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

FINAL PLAT
WATER OAK

SECTION TWO
SUBDIVISION OF 4.162 ACRES
OF LAND IN THE
WILLIAM C. CLARK SURVEY, A-6
MONTGOMERY COUNTY, TEXAS
SINGLE FAMILY RESIDENTIAL
CONTAINING 11 LOTS IN 1 BLOCK
OWNER/DEVELOPER

FRONTIER II BOARDWALK ON LAKE CONROE, L.P.
27 INVERNESS DRIVE EAST
ENGLEWOOD, COLORADO 80112
(303) 733-9787
FAX (303) 733-9802
AUGUST 2006

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

We, Frontier II - Boardwalk on Lake Conroe, L.P., do hereby certify that the above and foregoing map of WATER OAK, SECTION TWO, SUBDIVISION OF 4.162 ACRES OF LAND IN THE WILLIAM C. CLARK SURVEY, A-6, MONTGOMERY COUNTY, TEXAS, is a true and correct representation of the subdivision as shown on the plat, and that we have no claims for damages occasioned by the establishment of 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that We, Frontier II - Boardwalk on Lake Conroe, L.P., 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 water without backwater and shall be a minimum of one and three quarters (1-3/4) square feet, (18" diameter pipe culvert).

Drainage structures under private driveways shall have a net drainage opening size 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).

IN TESTIMONY WHEREOF, We, Frontier II - Boardwalk on Lake Conroe, L.P., do hereby certify that the above and foregoing map is a true and correct representation of the subdivision as shown on the plat, and that we have no claims for damages occasioned by the establishment of 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

Richard M. Gorman, Vice President

Frontier II - Boardwalk on Lake Conroe, L.P.
this 7th day of August 2006.

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Richard M. Gorman, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the instrument, and its contents, for the purposes and consideration therein set forth, and in the capacity therein and herein set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 7th day of August 2006.

Notary Public in and for the State of Texas
My Commission expires 8/31/09



CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

On the 7th day of September 2006, this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

IN TESTIMONY WHEREOF, witness the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas, this 15th day of September, 2006.

Morris Eickenhorst
Morris Eickenhorst - Chairman

Dana Shaw
Dana Shaw - Secretary

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 i's certificate of authentication was filed for registration, in my office on

9-25 2006 at 9:30 o'clock A.M. and duly recorded on

9-26 2006 at 11:25 o'clock A.M. in Cabinet

Z - Sheet 191-192 of record of _____ for said County.

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

Mark Turnbull
Mark Turnbull, Clerk, County Court, Montgomery County

By *Dana Shaw* Deputy

I, Mark Mooney, 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 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 system or on any other area of subdivision within the watershed.

Mark Mooney
Mark Mooney, P.E.
County Engineer Montgomery County, Texas

APPROVED AND ACCEPTED BY the Commissioners' Court of Montgomery County, Texas, this 25th day of September, 2006.

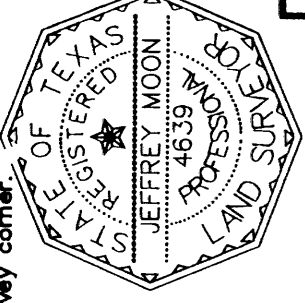
Mike Meador
Mike Meador
Commissioner Precinct 1

Craig Boyd
Craig Boyd
Commissioner Precinct 2

Alan B. Sadler
Alan B. Sadler
County Judge

Ed Chance
Ed Chance
Commissioner Precinct 3

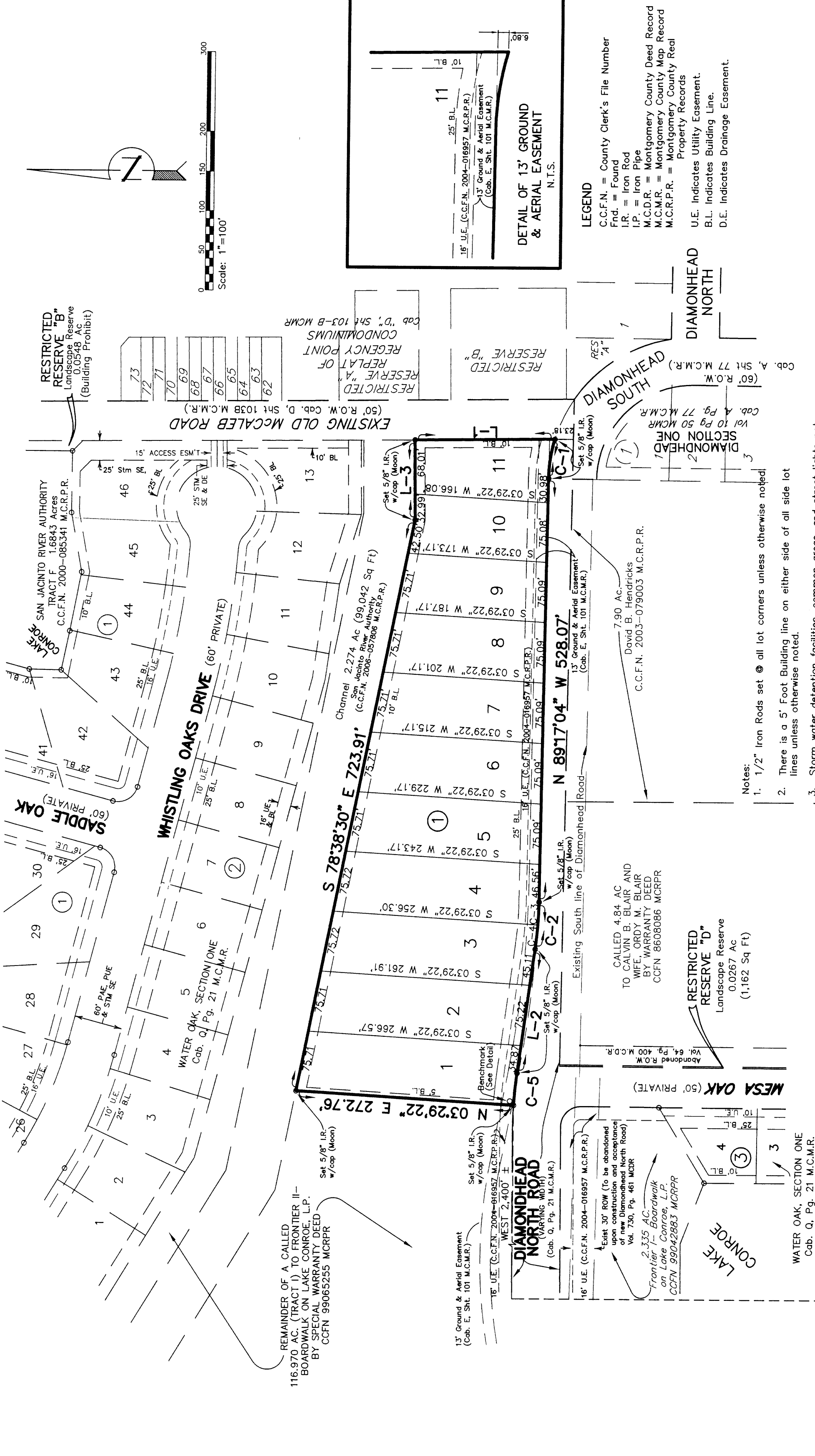
Ed Rinehart
Ed Rinehart
Commissioner Precinct 4



I, Jeffrey Moon, am registered under the laws of the STATE OF TEXAS to practice the profession of Land Surveying and hereby certify that the above subdivision complies with the requirements of the 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 suitable permanent metal pipe or rods having a diameter of not less than 1/4 inch (9/16) and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Jeffrey Moon
Jeffrey Moon
Registered Professional Land Surveyor
Texas Registration No. 4639

JEFFREY MOON
AND ASSOCIATES, INC.
LAND SURVEYORS
P.O. Box 250
Conroe, TX 77305
(936) 756-3656
FAX (936) 756-3381



LEGEND

C.C.F.N. = County Clerk's File Number
 Fnd. = Found
 I.R. = Iron Rod
 I.P. = Iron Pipe
 M.C.D.R. = Montgomery County Deed Record
 M.C.R.F.P. = Montgomery County Map Record
 M.C.R.P.R. = Montgomery County Record Property Record
 U.E. Indicates Utility Easement.
 B.L. Indicates Building Line.
 D.E. Indicates Drainage Easement.

DETAIL OF 13' GROUND & AERIAL EASEMENT

N.T.S.

LINE TABLE

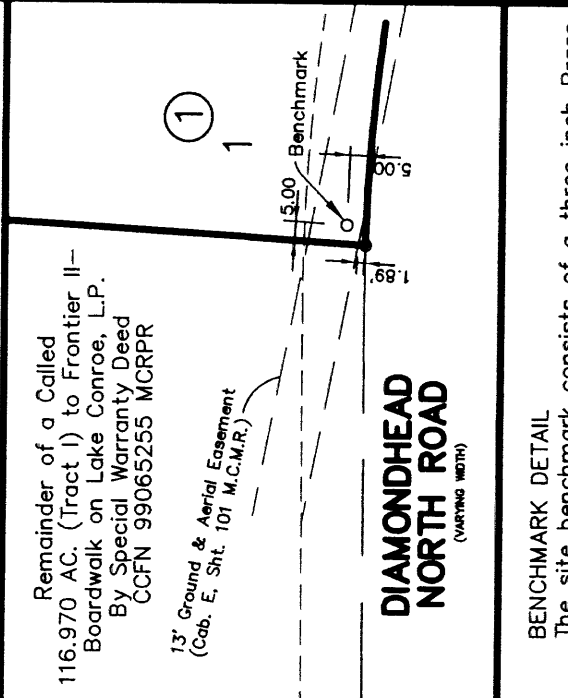
LINE BEARING	LENGTH	CHORD BEARING	CHORD DIST.
L-1	S0037.02°E	N81°22'31"W	49.58
L-2	N82°09'28"W	N85°42'58"W	58.51
L-3	N89°22'58"E	N87°32'49"W	28.49
		N83°58'42"W	30.04
		N84°20'02"W	40.26

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C-1	180.00	49.74	15°49'58"	N81°22'31"W	49.58
C-2	470.00	58.54	7°08'13"	N85°42'58"W	58.51
C-3	470.00	28.50	3°28'27"	N87°32'49"W	28.49
C-4	470.00	30.04	3°39'46"	N83°58'42"W	30.04
C-5	530.00	40.27	4°21'12"	N84°20'02"W	40.26

Notes:

- 1/2" Iron Rods set @ all lot corners unless otherwise noted.
- There is a 5' Foot Building line on either side of all side lot lines unless otherwise noted.
- Storm water, detention facilities, common areas, and street lights not maintained by governmental entity shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such private facility if it determines that its condition would interfere with the provision of any governmental service or pose a significant threat of injury to person or property. The City of Conroe shall not be liable for any damages or claims against the City for future maintenance of the facility by the City. All City assessments shall be assessed against the owners of the lots within the subdivision. Such assessments are secured by a continuing vendor's lien in favor of the City that is hereby established upon each lot. This provision shall be a covenant running with the land and shall be binding on each person purchasing a lot within the subdivision.
- Note 3 applies to the governmental entity having jurisdiction over the subdivision.
- All streets shown hereon, with the exception of Diamondhead North Road are paved private streets.
- Portions of the property in this subdivision are subject to one of the following:
 A. A flowage and inundation easement up to 207' m.s.l. in favor of the San Jacinto River Authority (SJRA). (Vol. 730, Pg. 449 M.C.D.R.)
 B. A waiver of damages caused by flooding or inundation in favor of SJRA between 201' m.s.l. and 207' m.s.l. (Vol. 730, Pg. 456 M.C.D.R.)
 The minimum finished floor elevation within this subdivision shall be 207' m.s.l.
- This property does not lie within the 100' yr. flood plain according to F.I.R.M. panel No. 48339C0355 F. effective date: December 19, 1996.
- Portions of the property in this subdivision are subject to a Restricted Zone and a Water Quality Zone around Lake Conroe Reservoir, Texas Water Quality Board and the San Jacinto River Authority (SJRA). Vol. 741, Pg. 445 M.C.D.R. and Order No. 76-1216-4 contained in Tex. Reg. 1004.



Remainder of a Called Boardwalk (Tract I) to Frontier II Boardwalk, owned by Frontier II Land, L.P. Under Special Warranty Deed CCFN 99065255 MCRPR

13' Ground & Aerial Easement (Cob. E. Sht. 101 M.C.M.R.)

DIAMONHEAD NORTH ROAD
(Private Road)

BENCHMARK DETAIL
 The site benchmark consists of a three inch Brass disk set in a concrete column, & stamped
 W02 Elevation = 232.70

JEFFREY MOON
AND ASSOCIATES, INC.
 LAND SURVEYORS

P. O. Box 2801
 Conroe, TX 77385
 Telephone (936) 756-3881
 FAX (936) 756-3881

FINAL PLAT
WATER OAK
 SECTION TWO
 A SUBDIVISION OF 4.162 ACRES
 OF LAND IN THE
 WILLIAM C. CLARK SURVEY, A-6
 MONTGOMERY COUNTY, TEXAS

SINGLE FAMILY RESIDENTIAL
 CONTAINING 11 LOTS IN 1 BLOCK
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 AUGUST 2006

Scale: 1" = 100'

Remainder of a Called Boardwalk (Tract I) to Frontier II Boardwalk, owned by Frontier II Land, L.P. Under Special Warranty Deed CCFN 99065255 MCRPR

13' Ground & Aerial Easement (Cob. E. Sht. 101 M.C.M.R.)

WEST 2.400'±

Frontier II Boardwalk on Lake Conroe, L.P. CCFN 99042863 MCRPR

4.162 AC. (To be attached upon construction and acceptance of new Diamondhead North Road) 2.434 AC. (Pg. 461 M.C.R.)

Called 4.84 AC TO CALVIN B. BLAIR AND WIFE, ORDY M. BLAIR BY WARRANTY DEED CCFN 99065088 MCRPR

RESTRICTED RESERVE "D" Landscape Reserve 0.0267 Ac (1,162 Sq Ft)

WATER OAK, SECTION ONE
 Cob. O, Pg. 21 M.C.M.R.

WATER OAK, SECTION ONE
 Cob. O, Pg. 21 M.C.M.R.

WEST 2.200'±

JOHN T. WINCE SURVEY, A-41

WILLIAM C. CLARK SURVEY, A-6
 JAMES SMITH SURVEY, A-37

File No: 2006-112542 CABINET Z SHEET 492