

A
FINAL PLAT
OF
EMERALD LAKES
SECTION II
171.32 ACRES
MONTGOMERY COUNTY, TEXAS

INDEX TO SHEETS:

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7	LINE/CURVE TABLES SHEET 7 OF 8
8	CERTIFICATIONS SHEET 8 OF 8



VICINITY MAP
N.T.S.

DATE OF SUBMITTAL: AUGUST 2007

OWNER'S NAME AND ADDRESS:
LAKE FOREST DEVELOPMENT LLC
CO: WILLIAM HINTERMISTER
14662 HIGHWAY 75 NORTH
WILLIS, MONTGOMERY COUNTY,
TEXAS 77378
PHONE: (281) 546-9595

PROJECT ADDRESS:
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WILLIS, MONTGOMERY COUNTY,
TEXAS 77378

DEVELOPER'S NAME AND ADDRESS:
LAKE FOREST DEVELOPMENT LLC
CO: WILLIAM HINTERMISTER
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WILLIS, MONTGOMERY COUNTY,
TEXAS 77378
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PLANNER/SURVEYOR/ENGINEER'S
NAME AND ADDRESS:
GREGORY K. TAGGART, R.P.L.S.,
LENWOOD S. ADAMS, P.E.
MUNICIPAL DEVELOPMENT GROUP
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TEXAS 77840
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LEGAL DESCRIPTION:
EMERALD LAKES, SECTION II
BEING A 171.32 ACRE TRACT
CONTAINING 118 LOTS
6 BLOCKS
2 RESTRICTED RESERVES, A AND B
(5.07 ACRES TOTAL)
JOHN B. TONG SURVEY A-39
JAMES ELKINS SURVEY A-198
GEORGE LONIS SURVEY A-313
MONTGOMERY COUNTY, TEXAS

SUBDIVISION BENCHMARK ELEVATION = 282.85 N.G.V.D.

BRONZE CAP AT CENTERLINE OF CONCRETE SPILLWAY
AT THE SOUTH WEST END OF EMERALD LAKE DAM.

SURVEY CORNER TIE

THE SOUTH EAST CORNER OF JOHN B.
TONG A-39, BEARS: S 77°02'00" E - 600'
FROM THE SOUTH CORNER OF
EMERALD LAKES, SECTION I. (FOR
MAPPING PURPOSES)

M. D. G.

MUNICIPAL DEVELOPMENT GROUP

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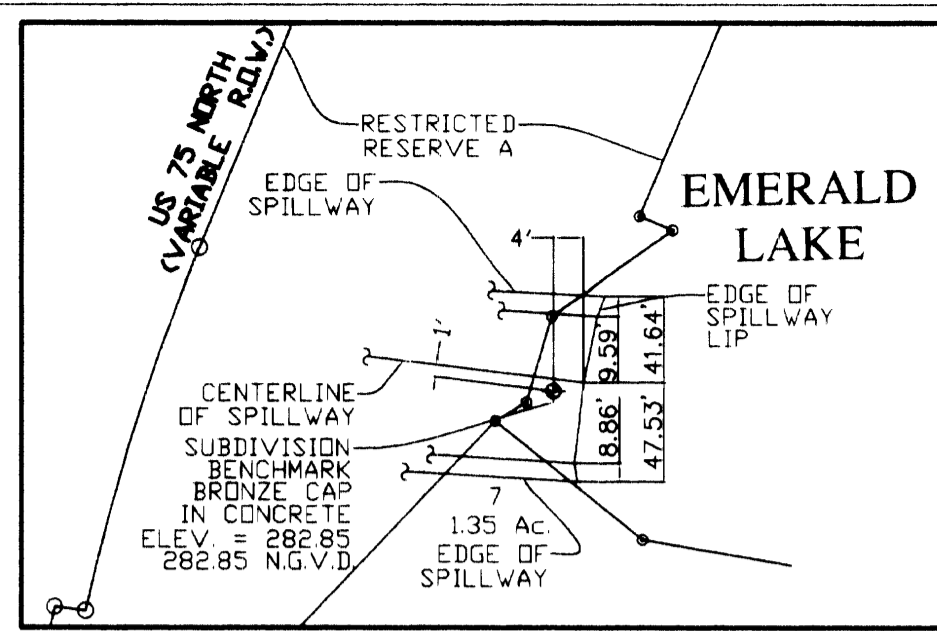
M.D.G. No. 001040-3915

Calz 7 Sheet 990

SHEET 1
of 8

<small>OWNER:</small> LAKE FOREST DEVELOPMENT LLC WILLIAM HINTERMISTER 14662 HIGHWAY 75 NORTH WILLIS, TEXAS 77378 PHONE: (281) 546-9595	<small>SCALE:</small> N/A <small>PROJECT DATE:</small> JUNE, 2007 <small>FILENAME:</small> 3615P02A.dwg <small>DRAWN BY:</small> DH <small>BOOK:</small> <small>CHECKED BY:</small> GKT <small>PAGE:</small>
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file # 2007-128874



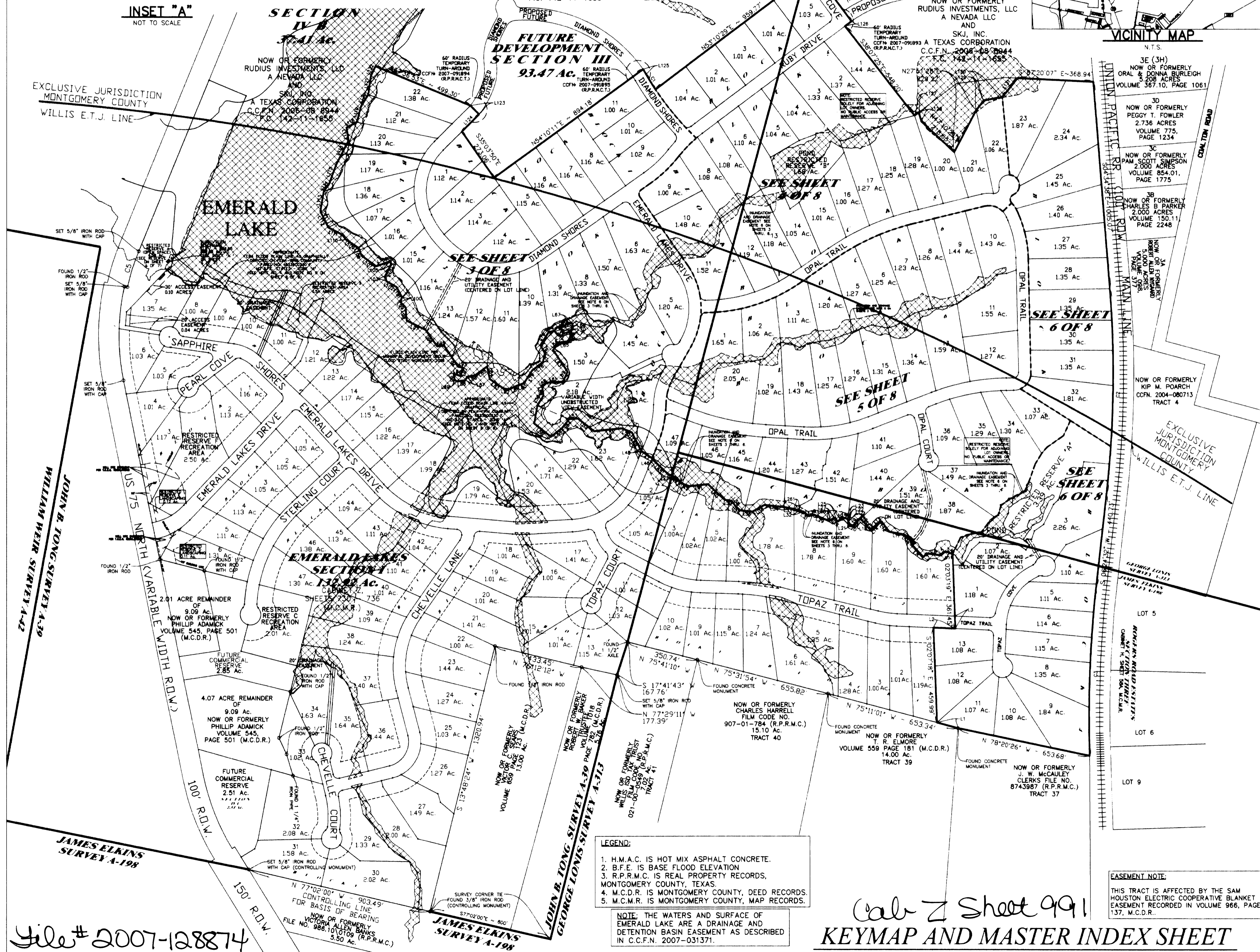
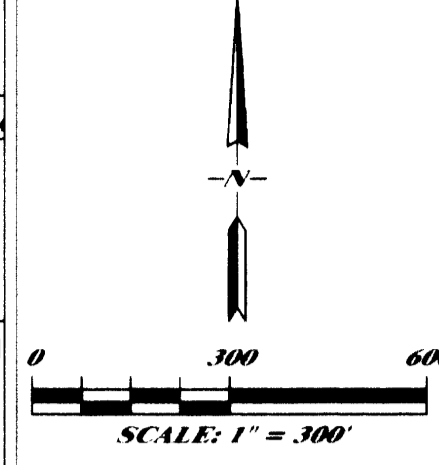
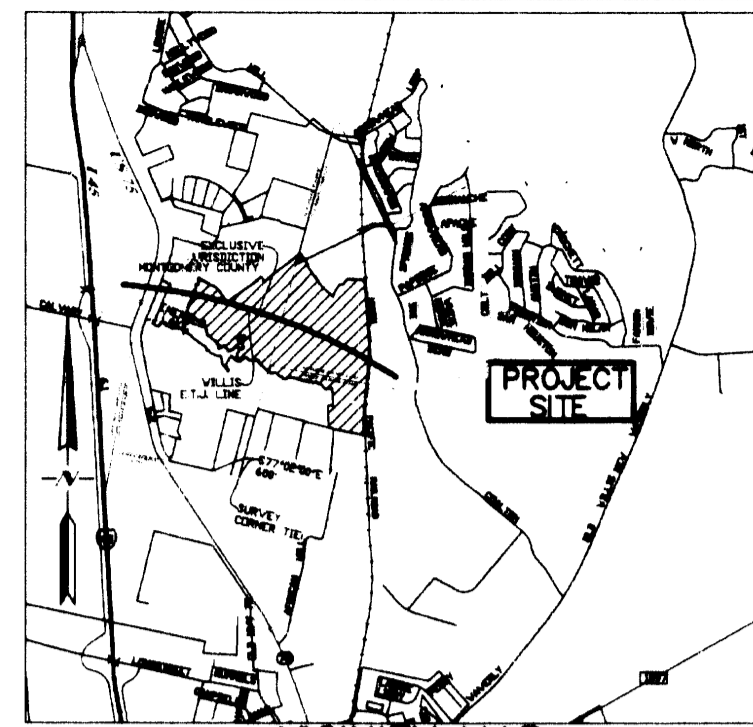
INSET "A"
NOT TO SCALE

OWNER'S NAME AND ADDRESS:
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- NOTE:**
1. FOR LINE AND CURVE TABLES SEE SHEET 7 OF 8.
 2. FOR GENERAL NOTES AND CERTIFICATIONS SEE SHEET 8 OF 8.
 3. SEE METES AND BOUNDS DESCRIPTIONS ISSUED WITH THIS PLAT FOR MORE INFORMATION.
 4. LOT LINES WHICH TERMINATE IN THE LAKE OR IN CREEKS HAVE BEEN MONUMENTED WITH 100' OFFSETS, EXCEPT AS NOTED.
 5. B.F.E. MEANS "BASE FLOOD ELEVATION".
 6. THE HATCHED AREAS OF THE 100 YEAR FLOOD PLAIN ARE HEREBY DENOTED AS A VARIABLE WIDTH INUNDATION AND DRAINAGE EASEMENTS.



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PROJECT DATE: JUNE, 2007
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OWNER:
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FINAL PLAT OF
EMERALD LAKES
SECTION II
171.32 ACRES
JOHN B. TONG SURVEY A-39
JAMES ELKINS SURVEY A-198
GEORGE LONKS SURVEY A-313
MONTGOMERY COUNTY, TEXAS

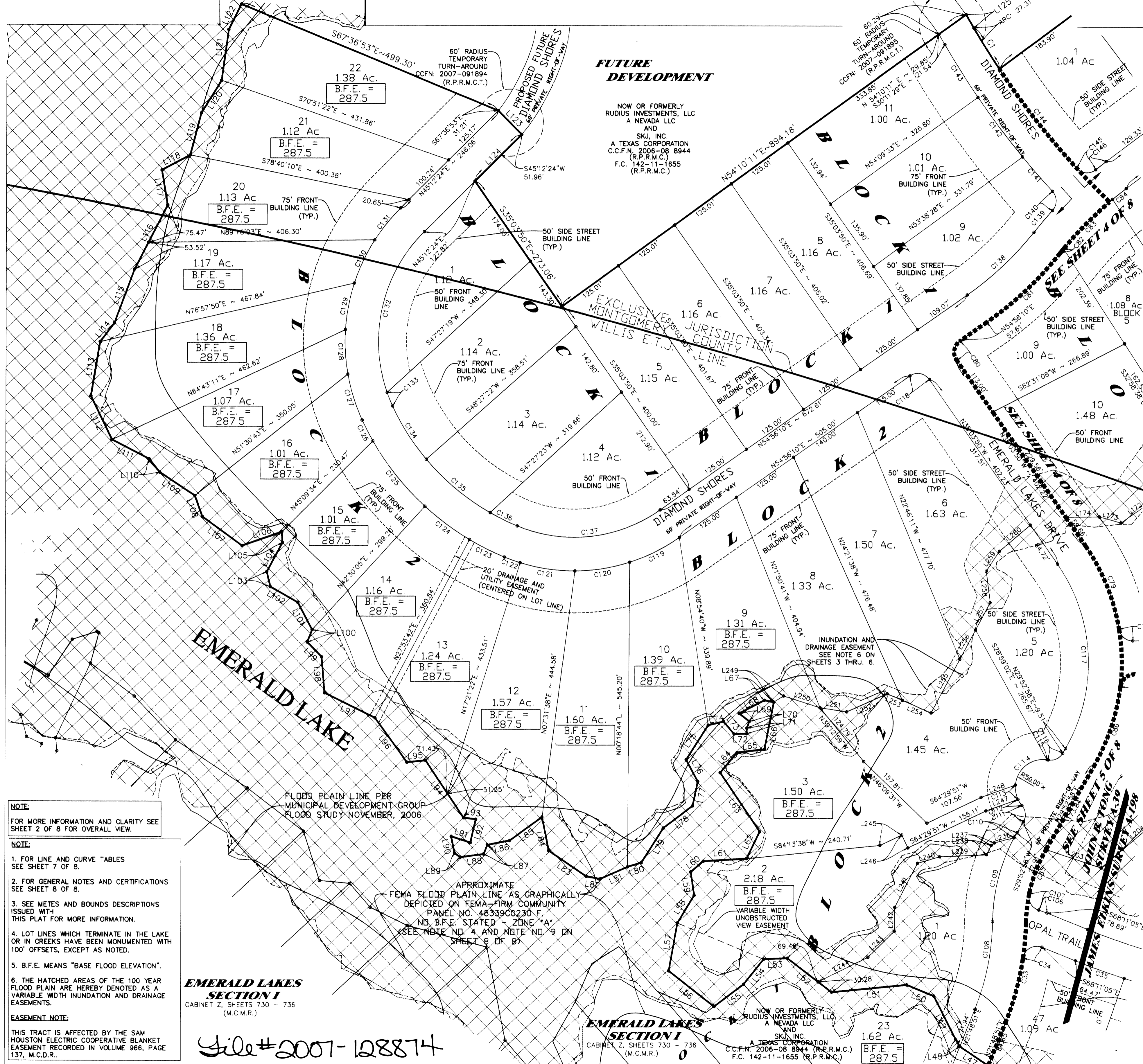
MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
001040-3915
SHEET 2 OF 8

- LEGEND:**
1. H.M.A.C. IS HOT MIX ASPHALT CONCRETE.
 2. B.F.E. IS BASE FLOOD ELEVATION
 3. R.P.R.M.C. IS REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.
 4. M.C.D.R. IS MONTGOMERY COUNTY, DEED RECORDS.
 5. M.C.M.R. IS MONTGOMERY COUNTY, MAP RECORDS.

NOTE: THE WATERS AND SURFACE OF EMERALD LAKE ARE A DRAINAGE AND DETENTION BASIN EASEMENT AS DESCRIBED IN C.C.F.N. 2007-031371.

Cal Z Sheet 991
KEYMAP AND MASTER INDEX SHEET

File # 2007-128874



NOTE:
FOR MORE INFORMATION AND CLARITY SEE SHEET 2 OF 8 FOR OVERALL VIEW.

NOTE:

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EASEMENT NOTE:
THIS TRACT IS AFFECTED BY THE SAM HOUSTON ELECTRIC COOPERATIVE BLANKET EASEMENT RECORDED IN VOLUME 966, PAGE 137, M.C.D.R.

EMERALD LAKES SECTION I
CABINET 7, SHEETS 730 - 736
(M.C.M.R.)

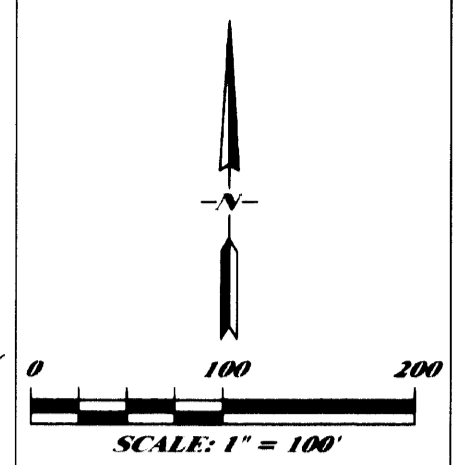
File # 2007-128874

EMERALD LAKES SECTION I
CABINET 7, SHEETS 730 - 736
(M.C.M.R.)

NOW OR FORMERLY RUDIUS INVESTMENTS, LLC A NEVADA LLC AND SKJ, INC. A TEXAS CORPORATION C.C.F.N. 2006-08 8944 (R.P.R.M.C.) F.C. 142-11-1655 (R.P.R.M.C.)

FUTURE DEVELOPMENT
NOW OR FORMERLY RUDIUS INVESTMENTS, LLC A NEVADA LLC AND SKJ, INC. A TEXAS CORPORATION C.C.F.N. 2006-08 8944 (R.P.R.M.C.) F.C. 142-11-1655 (R.P.R.M.C.)

EXCLUSIVE JURISDICTION MONTGOMERY COUNTY WILLIS E.T.J. JR.



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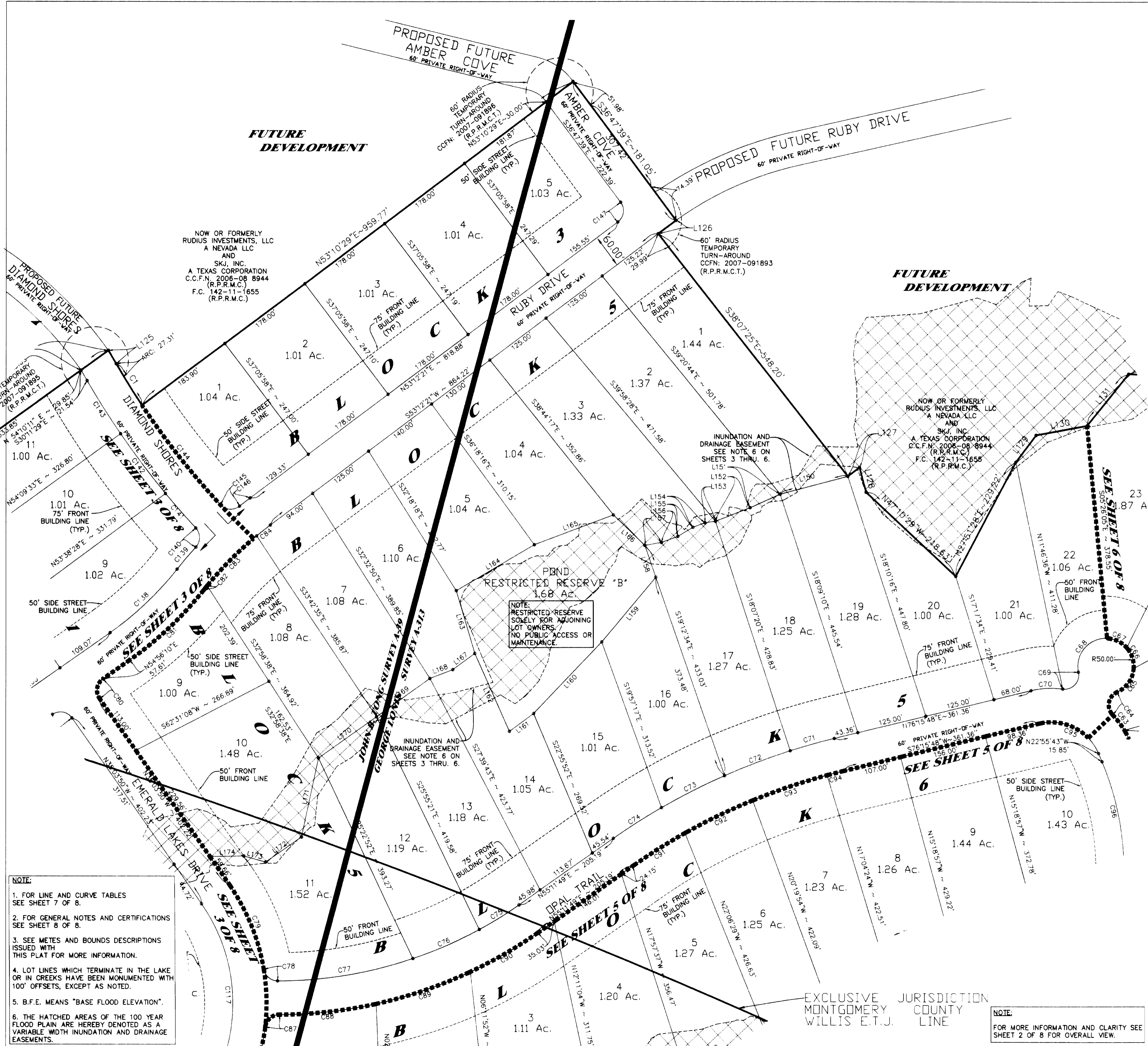
SOURCE: FOREST DEVELOPMENT LLC WILLIAM HINTERMISTER 14662 HIGHWAY 75 NORTH WILLSIE, TEXAS 77378 PHONE: (281) 546-8595

FINAL PLAT OF EMERALD LAKES SECTION II
171.32 ACRES
JOHN B. TONG SURVEY A-38
JAMES ELIUS SURVEY A-188
GEORGE LONIS SURVEY A-313
MONTGOMERY COUNTY, TEXAS

Col-Z Sheet 992
MUNICIPAL DEVELOPMENT GROUP FILE NUMBER 001040-3915
SHEET 3 OF 8

F.O. # 2007-128874

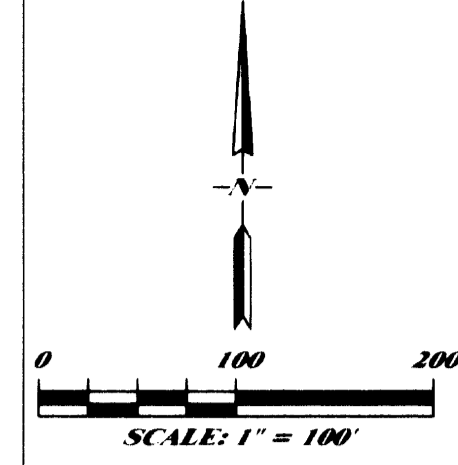
Call Z Sheet 993



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NOTE:
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MDC MUNICIPAL DEVELOPMENT GROUP

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OWNER:
LAKE FOREST DEVELOPMENT LLC
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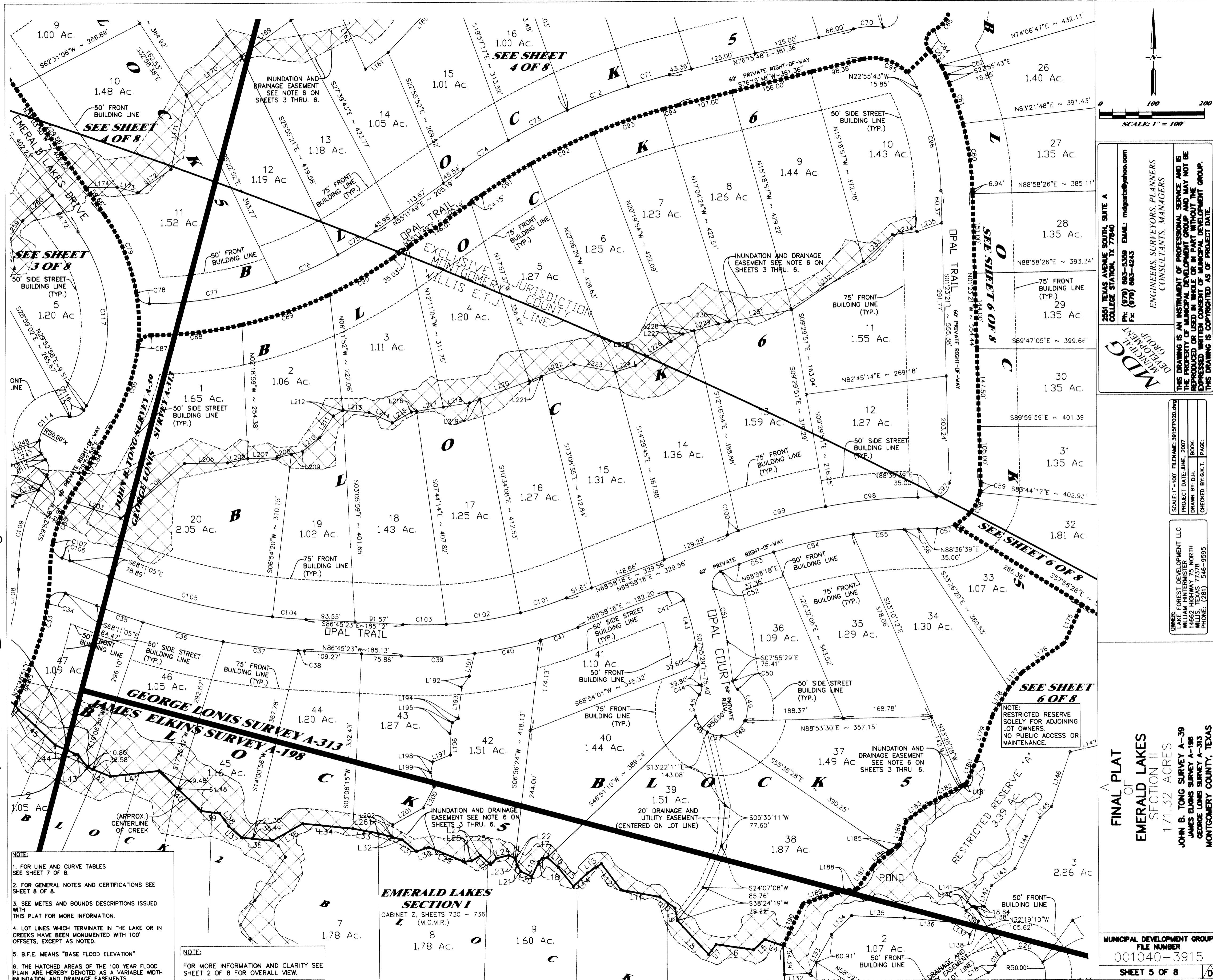
A FINAL PLAT OF EMERALD LAKES SECTION II
171.32 ACRES

JOHN B. TONG SURVEY A-39
JAMES ELKINS SURVEY A-198
GEORGE LONGS SURVEY A-313
MONTGOMERY COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
001040-3915
SHEET 4 OF 8

File # 2007-128874

Cabinet Z Sheet 974

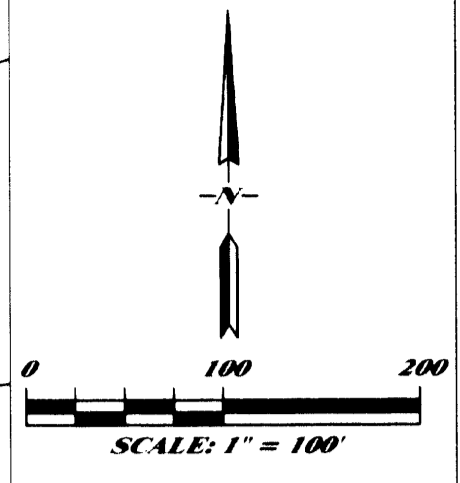


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EMERALD LAKES SECTION I
CABINET Z, SHEETS 730 - 736
(M.C.M.R.)



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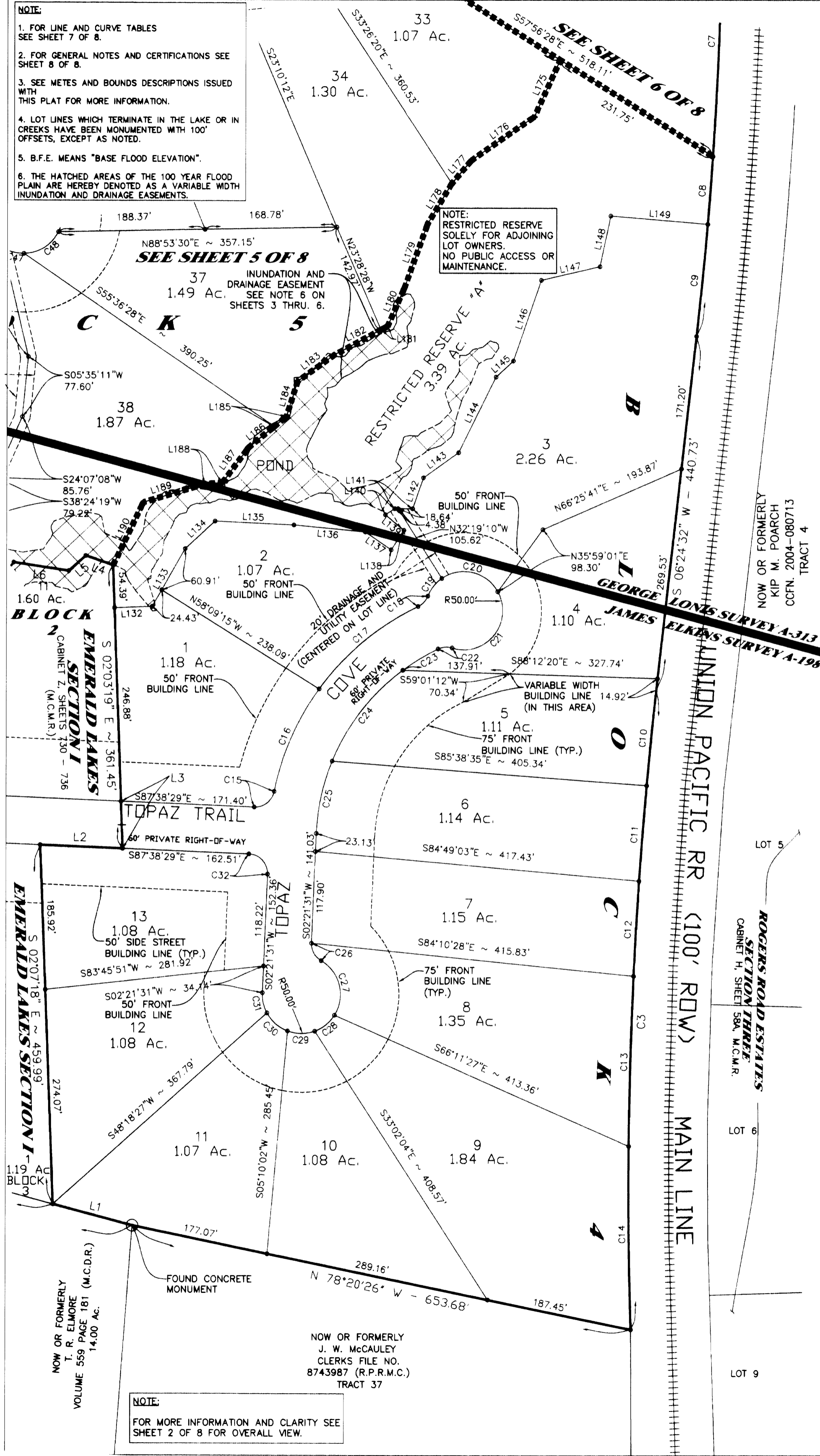
OWNER: FOREST DEVELOPMENT LLC
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14652 HIGHWAY 75 NORTH
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FINAL PLAT OF EMERALD LAKES SECTION II
171.32 ACRES
JOHN B. TONG SURVEY A-39
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MONTGOMERY COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
001040-3915
SHEET 5 OF 8

File # 2007-128874

Call Z Sheet 995



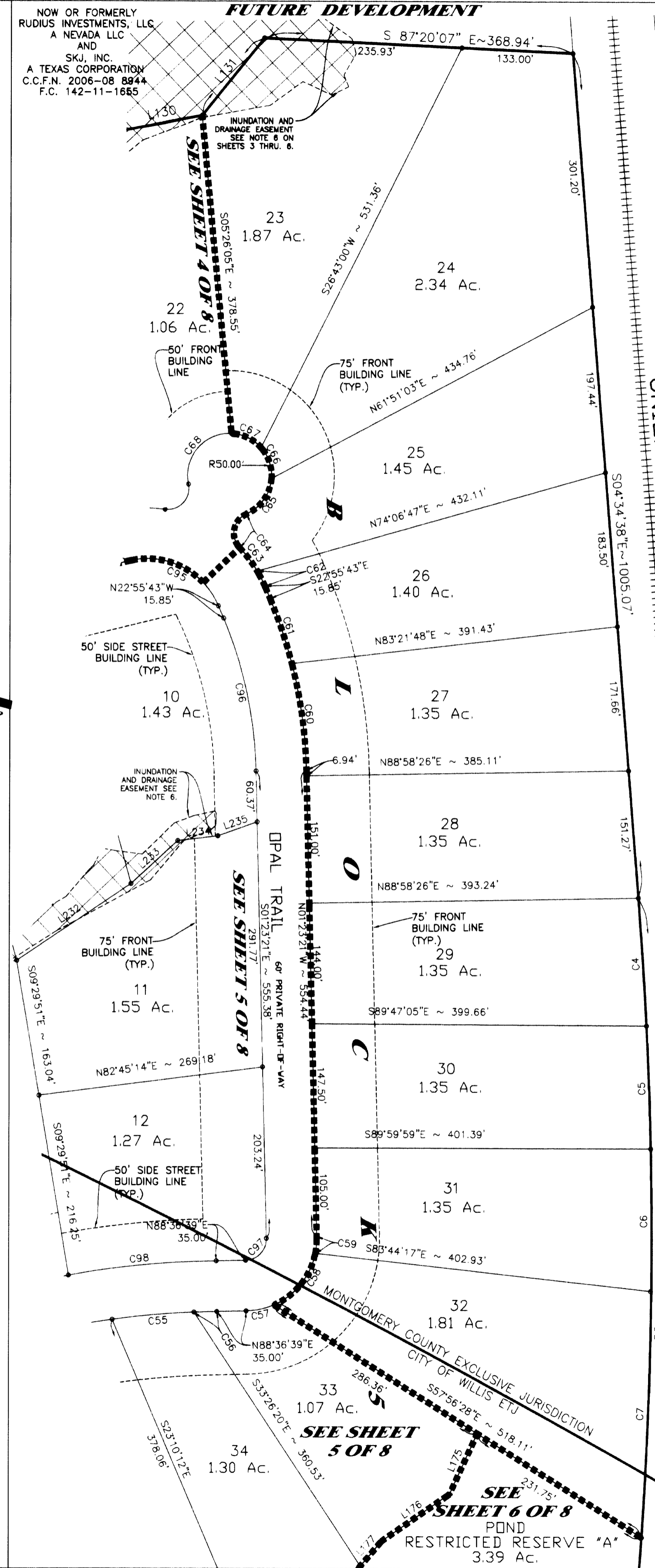
NOTE:
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NOTE:
 RESTRICTED RESERVE SOLELY FOR ADJOINING LOT OWNERS. NO PUBLIC ACCESS OR MAINTENANCE.

SEE SHEET 5 OF 8

SEE SHEET 6 OF 8

FUTURE DEVELOPMENT



NOW OR FORMERLY RUDIUS INVESTMENTS, LLC A NEVADA LLC AND SKJ, INC A TEXAS CORPORATION C.C.F.N. 2006-08 8944 F.C. 142-11-1655

NOW OR FORMERLY KIP M. POARCH CCFN. 2004-080713 TRACT 4

ROGERS ROAD ESTATES SECTION THREE ORIGIN: N. SHEET 504, M.C.M.R.

SEE SHEET 4 OF 8

SEE SHEET 5 OF 8

SEE SHEET 5 OF 8

SEE SHEET 6 OF 8

UNION PACIFIC RR (100' ROW) MAIN LINE

35 (36) NOW OR FORMERLY ORAL & DONNA BURLEIGH 5.208 ACRES VOLUME 367.10, PAGE 1061

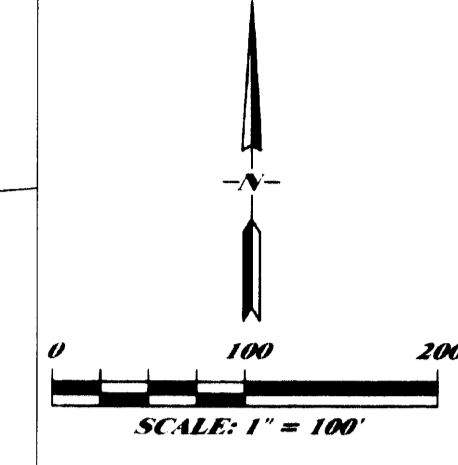
3D NOW OR FORMERLY PEGGY T. FOWLER 2.736 ACRES VOLUME 775, PAGE 1234

3C NOW OR FORMERLY PAM SCOTT SIMPSON 2.000 ACRES VOLUME 854.01, PAGE 1775

3B NOW OR FORMERLY CHARLES B PARKER 2.000 ACRES VOLUME 150.11, PAGE 2248

3A NOW OR FORMERLY ROBERT ALLEN NYGAARD 5.000 ACRES VOLUME 098, PAGE 377

NOW OR FORMERLY KIP M. POARCH CCFN. 2004-080713 13.18 ACRES TRACT 4



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 GEORGE LONIS SURVEY A-313
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MUNICIPAL DEVELOPMENT GROUP
 FILE NUMBER
 001040-3915
 SHEET 6 OF 8

File # 2007-128874

Cal-Z Sheet 996

CURVE TABLE (SECTION II)

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRG.	L.C.
C1	1397.69	3°34'01"	43.52'	87.01'	S31°58'29"E	87.00'
C2	5158.70	1°10'00"	496.73'	990.40'	N00°54'34"E	988.88'
C3	5779.58	8°15'50"	417.52'	833.59'	S02°16'37"W	832.87'
C4	5158.70	1°41'51"	76.42'	152.83'	N03°44'30"W	152.83'
C5	5158.70	1°37'20"	73.03'	146.06'	N02°04'55"W	146.05'
C6	5158.70	1°52'37"	84.51'	169.00'	N00°01'47"W	168.99'
C7	5158.70	3°14'51"	146.23'	292.39'	N02°03'20"E	292.35'
C8	5158.70	0°57'24"	43.07'	86.13'	N04°19'57"E	86.13'
C9	5158.70	1°35'56"	71.98'	143.95'	N05°36'37"E	143.95'
C10	5779.58	1°12'52"	61.25'	122.50'	S05°39'13"W	122.50'
C11	5779.58	1°12'52"	61.25'	122.50'	S04°26'22"W	122.50'
C12	5779.58	1°12'52"	61.25'	122.50'	S03°31'33"W	122.50'
C13	5779.58	2°09'10"	108.59'	217.16'	S01°32'33"W	217.15'
C14	5779.58	2°19'11"	117.02'	234.01'	S00°41'46"E	233.99'
C15	25.00	81°10'08"	21.42'	35.42'	N51°46'32"E	32.53'
C16	333.20	2°45'52"	73.15'	144.02'	S23°34'24"W	142.90'
C17	333.20	2°45'52"	73.15'	144.02'	S50°16'11"W	164.79'
C18	25.00	42°50'00"	9.81'	18.69'	N43°10'17"E	18.26'
C19	50.00	33°27'20"	15.03'	29.20'	S38°28'57"W	28.78'
C20	50.00	95°41'17"	55.23'	83.50'	N76°56'45"W	74.13'
C21	50.00	36°31'25"	125.40'	119.14'	N39°09'36"E	92.89'
C22	25.00	42°50'01"	9.81'	18.69'	S86°00'17"W	18.26'
C23	273.20	11°06'32"	26.57'	52.97'	S59°01'38"W	52.89'
C24	273.20	31°15'00"	76.41'	149.01'	S37°51'16"W	147.17'
C25	273.20	19°52'15"	47.86'	94.75'	S12°17'46"W	94.28'

CURVE TABLE (SECTION II)

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRG.	L.C.
C76	753.60	9°49'40"	64.79'	129.26'	N66°26'07"E	129.10'
C77	753.60	18°40'20"	123.89'	245.59'	N80°41'04"E	244.51'
C78	25.00	80°25'57"	21.14'	35.10'	S49°45'45"E	32.28'
C79	368.25	25°31'03"	83.39'	164.01'	N22°18'15"E	162.65'
C80	25.00	90°00'00"	25.00'	39.27'	S09°56'10"W	35.36'
C81	628.23	16°37'21"	91.77'	182.26'	N46°37'29"E	181.62'
C82	638.65	0°53'50"	5.00'	10.00'	S38°45'44"W	10.00'
C83	638.65	11°12'51"	62.70'	125.00'	S44°49'04"W	124.80'
C84	638.65	2°46'51"	15.50'	31.00'	S51°48'56"W	30.99'
C85	270.00	17°59'35"	42.75'	84.79'	S20°53'11"W	84.44'
C86	393.25	21°50'28"	75.87'	149.91'	N18°12'38"E	149.00'
C87	25.00	83°28'57"	22.31'	36.43'	S48°16'48"W	33.29'
C88	813.60	12°17'17"	87.58'	174.49'	N83°40'06"E	174.05'
C89	813.60	12°29'40"	89.06'	177.42'	N71°16'48"E	177.07'
C90	813.60	9°50'09"	70.01'	139.67'	N60°06'58"E	139.50'
C91	1122.49	5°38'47"	55.35'	110.62'	S58°01'08"W	110.57'
C92	1122.49	6°50'46"	67.14'	134.12'	S64°15'59"W	134.04'
C93	1122.49	7°08'42"	70.08'	139.98'	S71°15'42"W	139.89'
C94	1122.49	1°25'45"	14.00'	28.00'	S75°33'16"W	28.00'
C95	91.92	80°48'29"	78.24'	129.65'	N63°19'57"W	119.16'
C96	495.73	21°32'22"	94.29'	186.36'	N12°09'32"E	185.27'
C97	25.00	91°34'32"	25.70'	39.96'	N43°29'54"E	35.84'
C98	1049.46	9°42'01"	89.05'	177.67'	S84°26'10"W	177.46'
C99	1049.46	9°24'34"	86.37'	172.35'	S74°52'52"W	172.16'
C100	1049.46	1°12'17"	11.03'	22.07'	S69°34'26"W	22.07'

LINE TABLE (SECTION II)

LINE	LENGTH	BEARING
L1	105.36	N75°11'01"W
L2	105.76	N87°38'29"W
L3	60.18	S02°03'19"E
L4	37.19	S70°34'22"E
L5	29.32	N48°05'58"E
L6	71.61	S81°25'22"E
L7	23.86	N36°40'38"E
L8	87.92	S42°21'15"E
L9	23.72	S10°28'50"E
L10	35.45	N53°09'04"W
L11	75.79	S79°40'40"E
L12	62.19	S36°35'39"E
L13	32.37	N56°23'33"E
L14	36.45	S47°07'33"W
L15	45.61	S38°50'47"E
L16	28.20	N80°44'04"E
L17	10.44	N80°44'04"E
L18	8.48	N46°11'38"E
L19	31.59	N28°13'05"E
L20	23.33	S64°22'34"E
L21	14.97	S29°27'51"E
L22	12.04	S16°13'56"E
L23	13.65	S62°23'29"E
L24	24.49	S76°05'36"W
L25	15.77	N42°51'39"E

LINE TABLE (SECTION II)

LINE	LENGTH	BEARING
L126	39.67	S53°12'21"W
L127	26.15	S52°42'26"W
L128	45.51	S14°55'59"E
L129	60.00	N37°11'26"E
L130	92.39	N79°30'03"E
L131	118.17	N38°53'48"E
L132	48.47	N82°56'41"E
L133	85.34	S29°43'32"W
L134	52.09	S47°12'21"W
L135	101.10	S87°21'23"E
L136	91.79	S84°38'41"E
L137	40.40	S55°24'14"E
L138	29.91	N33°21'55"E
L139	31.06	N50°11'46"W
L140	14.25	N56°28'03"E
L141	23.02	N89°30'32"W
L142	42.08	N19°19'49"E
L143	55.35	N54°30'51"E
L144	108.17	N26°20'33"E
L145	30.58	N47°06'56"E
L146	109.20	N12°03'59"W
L147	77.18	N77°04'38"E
L148	66.48	S12°03'59"W
L149	124.98	N85°11'30"W
L150	124.70	N75°13'57"E

LINE TABLE (SECTION II)

LINE	LENGTH	BEARING
L26	25.71	N48°19'31"W
L27	19.75	N59°35'06"E
L28	13.76	N82°00'05"E
L29	73.54	S67°31'40"E
L30	24.85	N71°21'04"E
L31	35.09	S50°14'55"E
L32	18.37	N74°39'18"W
L33	48.92	S79°22'35"E
L34	96.15	S83°59'43"E
L35	66.38	N60°57'51"E
L36	59.84	N83°46'41"W
L37	31.95	S47°37'28"E
L38	30.09	S35°00'46"E
L39	34.93	N82°52'19"W
L40	110.96	S49°39'44"E
L41	47.38	S83°40'25"W
L42	47.38	S68°12'50"E
L43	29.32	S36°53'28"E
L44	47.29	S66°37'51"E
L45	96.18	S46°17'33"E
L46	11.88	S31°37'14"E
L47	61.33	S56°13'34"E
L48	14.64	N30°53'10"W
L49	86.91	N27°01'22"W
L50	52.73	N67°45'50"W

LINE TABLE (SECTION II)

LINE	LENGTH	BEARING
L151	58.78	N65°47'30"E
L152	66.20	N68°38'49"E
L153	18.95	S81°52'38"W
L154	22.90	N69°27'41"E
L155	31.25	N59°03'32"E
L156	31.37	N70°02'01"E
L157	29.97	N79°42'16"E
L158	59.55	S19°12'34"E
L159	150.18	N40°05'20"E
L160	175.70	N43°44'09"E
L161	53.71	N53°31'39"E
L162	151.86	S24°01'35"E
L163	116.34	N16°35'18"W
L164	161.30	N59°42'24"E
L165	150.74	S69°35'19"W
L166	78.08	S46°06'41"E
L167	48.86	N53°46'53"E
L168	43.54	N68°54'46"E
L169	116.91	N54°32'22"E
L170	127.03	S54°33'20"W
L171	143.43	N12°11'35"E
L172	77.80	N55°19'33"E
L173	40.39	S74°39'12"E
L174	60.14	N89°05'45"E
L175	79.19	S24°36'01"W

CURVE TABLE (SECTION II)

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRG.	L.C.
C26	25.00	62°10'55"	15.08'	27.13'	S28°43'56"E	25.82'
C27	50.00	91°53'00"	51.67'	80.18'	N13°52'54"W	71.86'
C28	50.00	37°56'52"	17.19'	33.12'	N51°02'03"E	32.51'
C29	50.00	40°41'02"	18.54'	35.50'	S89°39'00"W	34.76'
C30	50.00	40°59'52"	18.69'	35.78'	S48°48'33"E	35.02'
C31	50.00	30°40'08"	13.71'	26.76'	S12°58'33"E	26.45'
C32	25.00	90°00'00"	25.00'	39.27'	N42°38'29"W	35.36'
C33	500.40	13°33'48"	59.51'	118.46'	N15°02'06"E	118.18'
C34	25.00	03°33'39"	31.75'	45.19'	S60°02'06"W	39.28'
C35	1253.22	4°15'43"	46.63'	93.22'	S70°18'50"E	93.20'
C36	1253.22	7°11'13"	78.70'	157.20'	S76°02'24"E	157.10'
C37	1253.22	6°35'03"	72.09'	144.02'	S82°55'33"E	143.94'
C38	1253.22	0°32'19"	5.89'	11.78'	S86°30'03"E	11.78'
C39	810.69	9°52'17"	70.01'	139.67'	N88°18'22"E	139.50'
C40	810.69	9°06'00"	64.51'	128.76'	N78°49'27"E	128.62'
C41	810.69	5°18'02"	37.53'	75.00'	N71°37'19"E	74.97'
C42	25.00	90°00'00"	25.00'	39.27'	N66°01'42"W	35.36'
C43	397.93	13°06'13"	45.70'	91.01'	N14°28'35"W	90.81'
C44	25.00	42°50'00"	9.81'	18.69'	N13°29'31"E	18.26'
C45	50.00	50°03'42"	23.35'	43.69'	S09°52'40"W	42.31'
C46	50.00	43°09'20"	19.77'	37.66'	S36°43'51"E	36.78'
C47	50.00	32°28'29"	14.56'	28.34'	S74°32'46"E	27.96'
C48	50.00	63°13'54"	30.78'	55.18'	N57°36'03"E	52.42'
C49	50.00	76°44'35"	39.59'	66.97'	N12°23'12"E	66.08'
C50	25.00	42°50'00"	9.81'	18.69'	S29°20'29"E	18.26'

CURVE TABLE (SECTION II)

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRG.	L.C.
C101	750.69	7°03'05"	46.25'	92.39'	N72°29'59"E	92.33'
C102	750.69	10°55'52"	71.83'	143.22'	N81°29'19"E	143.00'
C103	750.69	6°17'23"	41.24'	82.41'	S89°54'15"E	82.37'
C104	1193.22	3°05'31"	32.20'	64.39'	S85°12'47"E	64.38'
C105	1193.22	15°28'48"	162.18'	322.38'	S75°55'27"E	321.40'
C106	189.44	4°47'13"	7.92'	15.83'	N70°34'21"E	15.82'
C107	25.00	84°51'40"	22.85'	37.03'	S30°32'27"E	33.73'
C108	430.40	21°22'54"	81.25'	160.62'	N11°22'33"E	159.69'
C109	330.00	27°11'06"	79.79'	156.58'	S14°23'25"W	155.11'
C110	330.00	1°47'11"	5.14'	10.29'	S30°53'42"W	10.29'
C111	25.00	70°31'44"	17.68'	30.77'	N05°22'53"W	28.87'
C112	50.00	14°57'57"	6.57'	13.06'	S33°09'47"E	13.02'
C113	50.00	30°13'03"	13.50'	26.37'	S10°34'17"E	26.07'
C114	50.00	93°24'40"	53.07'	81.52'	S51°14'35"W	78.78'
C115	50.00	2°27'47"	1.07'	2.15'	S80°49'12"E	2.15'
C116	25.00	70°31'44"	17.68'	30.77'	N65°08'50"E	28.87'
C117	308.25	64°56'49"	196.18'	349.41'	N02°35'25"W	331.00'
C118	25.00	90°00'00"	25.00'	39.27'	N80°03'50"W	35.36'
C119	330.00	17°21'45"	50.39'	100.00'	N63°37'03"E	99.62'
C120	330.00	17°21'45"	50.39'	100.00'	N80°58'47"E	99.62'
C121	330.00	17°21'44"	50.39'	100.00'	S81°39'28"E	99.62'
C122	33					

GENERAL NOTES:

- ALL INTERIOR LOT LINES HAVE 10 FOOT PUBLIC UTILITY EASEMENTS ADJACENT TO AND INSIDE THE LOT. ALONG ALL RIGHT-OF-WAY LINES THERE SHALL BE A 20 FOOT PUBLIC UTILITY EASEMENT AND ALONG THE SUBDIVISION PERIMETER OF SECTION I, THERE SHALL BE A 20 FOOT PUBLIC UTILITY EASEMENT. ALL CREEKS AND NATURAL DRAINAGE WAYS HAVE A 40 FOOT WIDE EASEMENT, 20 FEET EITHER SIDE OF CENTERLINE. IN ADDITION ALL STREET RIGHTS-OF-WAY ALSO SERVE AS P.U.E.'S.
- ALL P.U.E.'S ARE ALSO DRAINAGE EASEMENTS.
- ALL LOTS HAVE 75' FRONT BUILDING LINES, 25' REAR BUILDING LINES, 20' SIDE BUILDING LINES EXCEPT WHERE OTHERWISE NOTED OR RECITED IN THE DEED RESTRICTIONS.
- PORTIONS OF THIS TRACT LIE WITHIN THE 100-YEAR FLOOD PLAIN, AS GRAPHICALLY DEPICTED ON FEMA-FIRM COMMUNITY PANEL NO. 48339C0230 F.
- ALL STREETS ARE PRIVATE BUT CONSTRUCTED TO COMPLY WITH MONTGOMERY COUNTY STANDARDS. MONTGOMERY COUNTY WILL NOT BE RESPONSIBLE FOR STREET MAINTENANCE.
- ALL ELEVATIONS BASED ON TIE TO FEMA REFERENCE MONUMENT 129 PUBLISHED ELEVATION = 272.62, N.G.V.D. 1929 DATUM.
- SURVEY CORNER MAPPING TIE - THE SOUTH EAST CORNER OF JOHN B. TONG A-39, BEARS: S 77°02'00" E - 600' FROM THE SOUTH CORNER OF PARENT TRACT, PREVIOUSLY PLATTED AS EMERALD LAKES, SECTION I, RECORDED IN CABINET Z, STREET 730- 736, M.C.M.R.
- THIS TRACT WAS CONVEYED TO LAKE FOREST DEVELOPMENT, LLC BY DEED RECORDED IN C.C.N. 2007-012800 DATED FEBRUARY 1, 2007.
- MINIMUM FINISH FLOOR ELEVATION FOR ALL LAKE FRONT LOTS IS 289.25.
- UNLESS OTHERWISE NOTED ALL LOT CORNERS, P.C.'S, P.T.'S AND ANGLE POINTS ARE MONUMENTED WITH CAPPED 5/8" IRON RODS (STAMPED TAGGART # 5676), SET BY MUNICIPAL DEVELOPMENT GROUP TO COMPLY WITH MONTGOMERY COUNTY, SUBDIVISION RULES AND REGULATIONS. NO MONUMENTS SET IN WATER. 100' OFFSETS AS NOTED.
- BASIS OF BEARING: THE SOUTH LINE OF 558.831 ACRE PARENT TRACT AND THE SOUTH LINE OF SECTION I OF THIS SUBDIVISION, N 77°02'00" W RECORDED IN F.C. 142-11-1855.
- ALL BEARINGS AND DISTANCES SHOWN ALONG THE BANK OF EMERALD LAKE ARE MEASURED ONLY.

GENERAL STATEMENT OF PROPOSED USES:

SINGLE FAMILY RESIDENTIAL AND PARK/RECREATION GREEN SPACE USE.

SUBDIVISION BENCHMARK ELEVATION = 282.65 N.G.V.D.
BRONZE CAP AT CENTERLINE OF CONCRETE SPILLWAY AT THE SOUTH WEST END OF EMERALD LAKE DAM.

FORM OF DEDICATION FOR CORPORATIONS

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, WILLIAM HINTERMISTER, PRINCIPAL OF LAKE FOREST DEVELOPMENT L.L.C., (HEREIN KNOWN AS THE OWNER AND DEVELOPER) DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID LAKE FOREST DEVELOPMENT L.L.C. OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EMERALD LAKES SUBDIVISION, SECTION II DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID LAKE FOREST DEVELOPMENT L.L.C. OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EMERALD LAKES SUBDIVISION, SECTION II AS SHOWN AND DESIGNATE SAID SUBDIVISION AS EMERALD LAKES SECTION II, LOCATED IN THE JOHN B. TONG SURVEY A-39, THE JAMES ELIUS SURVEY A-106 AND GEORGE LUIS SURVEY A-313 MONTGOMERY COUNTY, TEXAS, 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 OF THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT LAKE FOREST DEVELOPMENT L.L.C. OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EMERALD LAKES SUBDIVISION, SECTION II HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY, TEXAS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, LAKE FOREST DEVELOPMENT L.L.C. DOES HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP, A MINIMUM OF LAND 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 EASEMENTS 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 TO THE PROPERTY, AND SHALL BE ENFORCEABLE, BY INJUNCTION, AS FOLLOWS:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
- 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 (16 DIAMETER).

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMAN, FIRE FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

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, LAKE FOREST DEVELOPMENT L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM HINTERMISTER, PRINCIPAL OF LAKE FOREST DEVELOPMENT L.L.C. THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, William J. Hinters, AND ITS COMMON SEAL HERETO AFFIXED THIS 9-19-07 DAY OF September 2007.

LAKE FOREST DEVELOPMENT L.L.C., OWNER
By William J. Hinters 9-19-07
WILLIAM HINTERMISTER PRINCIPAL DATE

ATTEST:
William J. Hinters 9-19-07
(SECRETARY) DATE

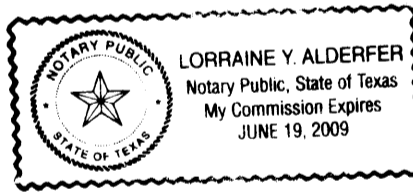
OWNER'S ACKNOWLEDGMENT FOR CORPORATIONS

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM HINTERMISTER, PRINCIPAL OF LAKE FOREST DEVELOPMENT L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT, AND CONSIDERATIONS THEREIN EXPRESSED, AND 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 19th DAY OF September 2007.

NOTARY PUBLIC IN AND FOR Montgomery COUNTY, TEXAS
(SEAL) Romane Y. Aldefer

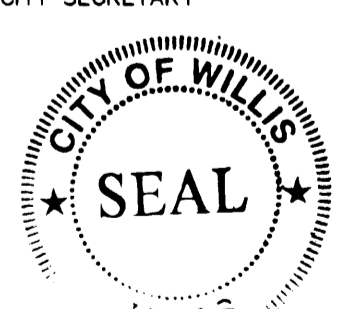


CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF WILLIS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WILLIS, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF EMERALD LAKES, SECTION II AS SHOWN HEREON, IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE MAYOR AND SECRETARY OF THE CITY OF WILLIS, TEXAS THIS 21 DAY OF September 2007.

Leonard Reed 9-21-2007
LEONARD REED, MAYOR DATE

ATTEST: Maria R. 9-21-2007
CITY SECRETARY DATE



OWNER'S ACKNOWLEDGMENT FOR CORPORATIONS

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM HINTERMISTER, PRINCIPAL OF LAKE FOREST DEVELOPMENT L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND 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 19th DAY OF September 2007.

NOTARY PUBLIC IN AND FOR Montgomery COUNTY, TEXAS
(SEAL) Romane Y. Aldefer
LORRAINE Y. ALDERFER
Notary Public, State of Texas
My Commission Expires
JUNE 19, 2009

COUNTY ENGINEER'S ACKNOWLEDGMENT

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 THE MONTGOMERY COUNTY COMMISSIONER'S COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONER'S 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.

COMMISSIONER'S COURT ACKNOWLEDGMENT
APPROVED BY THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY, TEXAS THIS 5 DAY OF November 2007.

Mike Meador Craig Doyal Alan B. Sadler
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2 COUNTY JUDGE

Ed Chan Ed Rinehart
COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4



COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF 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 November 5 2007, AT 9:20 O'CLOCK AM, AND DULY RECORDED ON Nov 8 2007 AT 2:02 O'CLOCK PM, IN CABINET Z SHEET 997 OF RECORDS OF MAPS 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
Cheres A. Cuppert
DEPUTY

SURVEYORS ACKNOWLEDGMENT

I, GREGORY K. TAGGART, RPLS NO. 5676, AM REGISTERED 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 REGULATIONS; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF 5/8" AND A LENGTH OF 3 FEET MARKED WITH IRON RODS IN COMPLIANCE WITH STATUTE, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Gregory K. Taggart
GREGORY K. TAGGART, RPLS NO. 5676



19 September 2007 A.D.

FILED FOR REGISTRATION
NOV 9 2007
FBI 2007

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COLLEGE STATION, TX 77840
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ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

MDC
MUNICIPAL DEVELOPMENT GROUP

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FINAL PLAT
OF
EMERALD LAKES
SECTION II
171.32 ACRES
JOHN B. TONG SURVEY A-39
JAMES ELIUS SURVEY A-106
GEORGE LUIS SURVEY A-313
MONTGOMERY COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
001040-3915
SHEET 8 OF 8

File # 2007-128874

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