

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF MONTGOMERY

"Fred Brooks, Trustee.", owner of the property subdivided in the above and foregoing map of the Forest Creek, Section II, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Forest Creek, Section II, in the F.K. Henderson Survey A-248, Montgomery County, Texas; and 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 Fred Brooks, Trustee., my heirs and assigns to warrant and forever defend the title to the lands so dedicated.

This is to certify that "Fred Brooks, Trustee.", has complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County.

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, "Fred Brooks, Trustee.", does 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 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 structure.

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 junction, 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, "Fred Brooks, Trustee.", does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction or residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

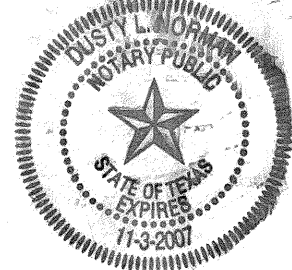
WITNESS my hand in Conroe, Montgomery County, Texas, this 7 day of September, 2004.

*Fred Brooks, Trustee*  
FRED BROOKS, TRUSTEE  
412 W. PHILLIPS STE. 123  
CONROE, TEXAS 77301

NOTARY PUBLIC ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared "FRED BROOKS", known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same for purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of September, 2004.



*Dusty L. Johnson*  
Notary Public in and for MONTGOMERY County, Texas

FLOODPLAIN NOTE

Portions of this tract is located in Zone AE and is within the 100 year Floodplain as per FEMA Panel #48339C0238 F effective date December 19, 1996

**FOREST CREEK, SECTION TWO**  
**A PARTIAL RE-PLAT OF FOREST CREEK**

64 RESIDENTIAL LOTS - 2 BLOCKS - 0 RESERVE

A SUBDIVISION OF 44.935 Ac. OF LAND  
IN THE F.K. HENDERSON SURVEY, A-248  
MONTGOMERY COUNTY, TEXAS  
JUNE 21, 2004

COUNTY ENGINEER'S ACKNOWLEDGMENT

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 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 subdivision within the watershed.

*Mark Mooney*  
Mark Mooney P.E.  
County Engineer

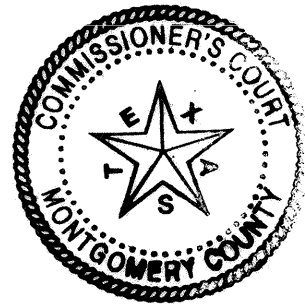
COMMISSIONER'S COURT ACKNOWLEDGMENT

APPROVED, by the Commissioners Court of Montgomery County, Texas, this 18th day of October, 2004.

*Mike Meador* *Craig Doyal*  
Mike Meador Commissioner, Precinct 1  
Craig Doyal Commissioner, Precinct 2

*Alan B. Sadler*  
Alan B. Sadler  
County Judge

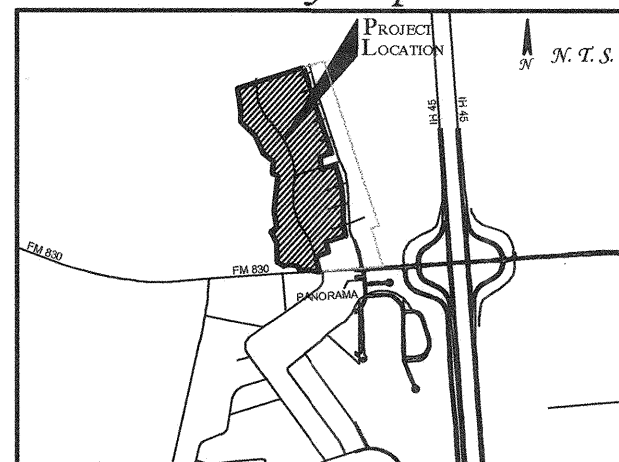
*Ed Chance* *Ed Rinehart*  
Ed Chance Commissioner, Precinct 3  
Ed Rinehart Commissioner, Precinct 4



MAINTENANCE NOTE

Storm water detention facilities, and 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 outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by City 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.

Vicinity Map



-VICINITY MAP-  
MONTGOMERY COUNTY KEY MAP  
PAGE: 127 BLOCKS: T

Owner

FRED BROOKS, TRUSTEE  
402-A W. PHILLIPS STE. 123  
CONROE, TEXAS 77301

Surveyor

C & G LAND SURVEYORS  
SETH M. GIBSON R.P.L.S.  
P. O. Box 987 Conroe, Texas 77305

FILED FOR RECORD

2004 OCT 19 PM 3:57

CERTIFICATE OF APPROVAL  
BY PLANNING AND ZONING COMMISSION

On the 16th Day of September, 2004, 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.

Witness the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the

City of Conroe, Texas, this 20th Day of September, 2004.

By: *Morris Eickenhorst*  
Morris Eickenhorst  
Chairman

By: *Tammy Bailey*  
Tammy Bailey  
Secretary

COUNTY CLERK FILING  
ACKNOWLEDGMENT STATEMENT

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 its certificate of authentication was filed for registration in my office on 10-18, 2004, at 3:57 o'clock, A.M., and duly recorded on 10-19, 2004, at 3:57 o'clock, P.M., in cabinet W, sheet 179-181 of record of \_\_\_\_\_ 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  
By: *Cheri Drake*  
Deputy

SURVEYOR'S ACKNOWLEDGMENT

I, "Seth M. Gibson", am authorized ( or registered ) under the laws of the State of Texas 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 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 other suitable permanent metal) pipe or rods have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



*Seth M. Gibson*  
Seth M. Gibson  
Registered Professional Land Surveyor  
Texas Registration No. 2000



File # 2004-117418

Cal. W

Sheet 179

# FOREST CREEK, SECTION TWO

## A PARTIAL RE-PLAT OF FOREST CREEK

64 RESIDENTIAL LOTS - 2 BLOCKS - 0 RESERVE

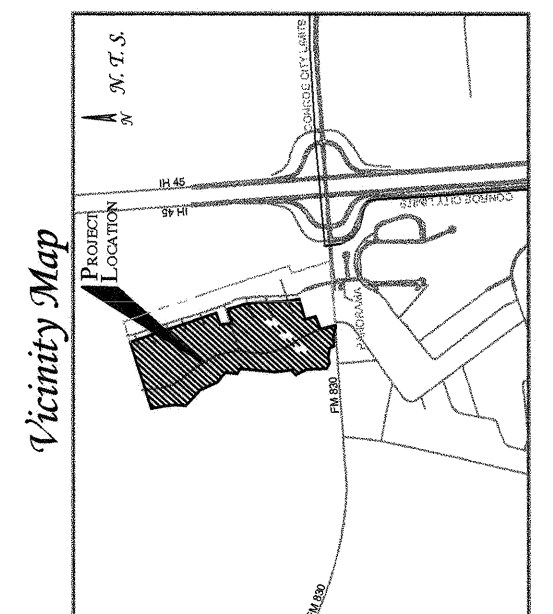
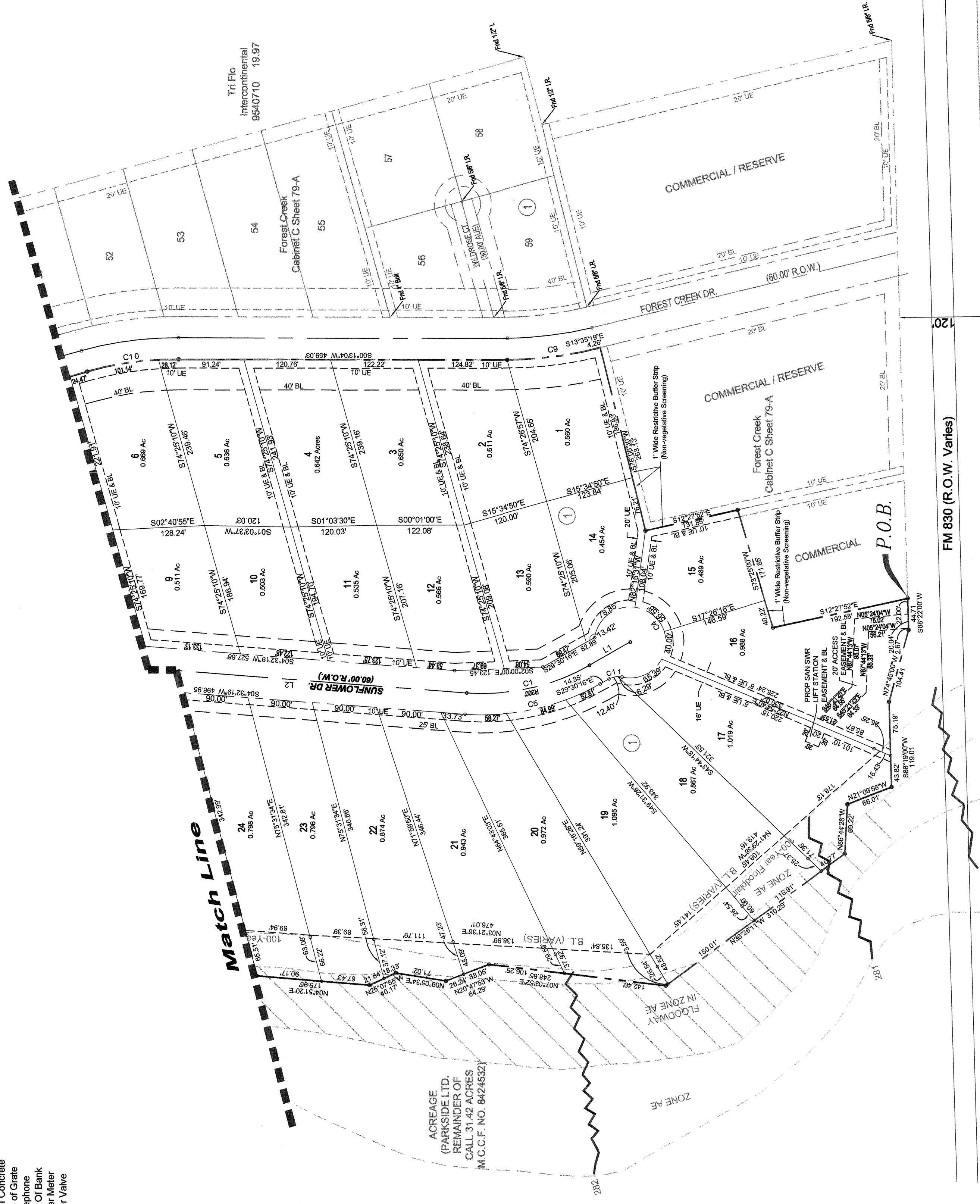
A SUBDIVISION OF 44.935 AC. OF LAND

IN THE F.K. HENDERSON SURVEY, A-248

MONTGOMERY COUNTY, TEXAS

JUNE 21, 2004

- LEGEND**
- B/C = Back of Curb
  - C.C.F.N. = County Clerk's File Number
  - CL = Centerline
  - E = Overhead Electric
  - EL = Elevation
  - F/L = Flow Line
  - F.F. = Finished Floor
  - F.H. = Fire Hydrant
  - Flnd. = Found
  - G.C.M.P. = Galvanized Corrugated Metal Pipe
  - I.R. = Iron Rod
  - I.P. = Iron Pipe
  - M.C.D.R. = Montgomery County Deed Record
  - M.C.R.P.R. = Montgomery County Real
  - N/G = Natural Ground
  - O.H. Elect. = Over-Head Electrical
  - PP = Power Pole
  - PVC = Plastic Vinyl Chloride pipes
  - PED = Pedestal
  - RCP = Reinforced Concrete Pipe
  - San. Swr. = Sanitary Sewer
  - STL. = Steel
  - TC = Top of Concrete
  - TOG = Top of Grate
  - TEL. = Telephone
  - TOB = Top of Bank
  - WM = Water Meter
  - WW = Water Valve



**NOTES:**

1. THERE IS HEREBY DEDICATED A FIVE-FOOT (5') BUILDING LINE (B.L.) AND ELECTRICAL EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
2. BACK BUILDING LINES SHALL BE TEN-FOOT (10') EXCEPT AS OTHERWISE NOTED.
3. ANY SIDE OR REAR LOT BUILDING LINE WHICH FALLS IN THE 100YR FLOOD PLAIN MUST BE ADJUSTED TO COUNTY FLOOD PLAIN BUILDING REGULATIONS.
4. A 25' DRAINAGE EASEMENT FROM THE CENTER LINE OF STEWART CREEK RUNS WITH LOTS FRONTING STEWART CREEK
5. ALL IMPROVEMENT FOUNDATIONS ARE TO BE BUILT AT LEAST 1' ABOVE ANY EXISTING FLOOD PLAIN ELEVATION
6. THE FLOODPLAIN AND BFE'S SHOWN ON THIS HEREON ARE TAKEN FROM FEMA PANEL #483390238 F EFFECTIVE DATE 12-19-1996.
7. CONSTRUCTION OR FILL WITHIN THE 100-YEAR FLOODPLAIN IS NOT ALLOWED WITHOUT COMPENSATING CUT.
8. ALL PROPERTY CORNERS ARE SET 1/2" IRON PINS.
9. STREET LIGHTS TO BE PER CITY OF CONROE STREET LIGHTING POLICY. POLICY DATE: AUGUST, 28, 2000.

**Owner**  
**FRED BROOKS, TRUSTEE**  
 412 W. PHILLIPS STE. 123  
 CONROE, TEXAS 77301

**Surveyor**  
**C & G LAND SURVEYORS**  
 SETH M. GIBSON R.P.L.S.  
 P. O. Box 987  
 Conroe, Texas 77305

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MONTGOMERY COUNTY, TEXAS  
JUNE 21, 2004

NORTHEAST CORNER OF  
THE JAMES BUCHANAN SURVEY, A-100  
(SCALED N09°18'22"E-2200' FROM NW COR. LOT 41)

F.K. HENDERSON SURVEY, A-248  
JAMES BUCHANAN SURVEY, A-100

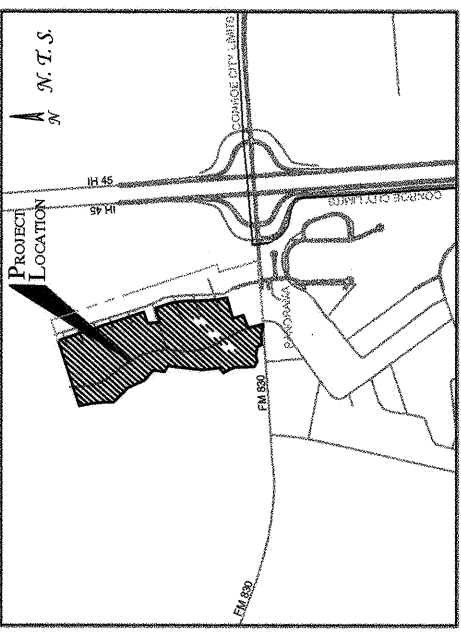
JAMES BUCHANAN SURVEY, A-248  
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R.J. Lindley Jr. Tr.  
346.098 (25.64)  
33.035 (7.39)

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