

N. E. CORNER OF THE  
JAMES EDWARDS SURVEY, A-190

BLOCK 1

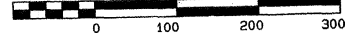
1

THE ESTATES OF LONGMIRE  
ON LAKE CONROE  
CAB. H. SHEET 92B, M.C.M.R.  
16' U.E.

PART OF THE J. H. CALFEE  
CALLED 321.470 ACRE TRACT  
V. 802, P. 261, M.C.D.R.

(COUNTY CLERK'S FILE NO. 9536930)  
LONGMIRE WAY 60'R/W

GRAPHIC SCALE 1"=100'



PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING:

- (1) A FLOODAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SARA)
  - (2) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF SARA ABOVE 201 M.S.L.
  - (3) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF SARA BETWEEN 201 M.S.L. AND 206 M.S.L.
- ONE OF THESE THREE CONDITIONS WAS PURCHASED FOR ADJACENT LANDS DURING LAND ACQUISITION FOR THE LAKE

NOTES:

- 1. THERE IS A 5 FOOT BUILDING LINE ON ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
- 2. B.L. INDICATES BUILDING LINE
- 3. U.E. INDICATES UTILITY EASEMENT
- 4. D.E. INDICATES DRAINAGE EASEMENT
- 5. V.E. INDICATES VEGETATIVE BUFFER AND ACCESS EASEMENT
- 6. ALL STREETS ARE PRIVATE.
- 7. PROPERTY SUBJECT TO RESTRICTED WATER QUALITY ZONE EXECUTED BY TEXAS WATER QUALITY BOARD AND SAN JACINTO RIVER AUTHORITY AS RECORDED IN VOLUME 741, PAGE 445, M.C.D.R.
- 8. THERE WAS NOT AN EASEMENT CREATED IN THE INSTRUMENT RECORDED IN COUNTY CLERK'S FILE NO. 9525162. THIS INSTRUMENT WAS AN AGREEMENT WITH CALFEE TO ENTER INTO THE EXECUTION OF THE PLATS OF THE ESTATES OF LONGMIRE AND LONGMIRE ON LAKE CONROE.

PART OF THE J. H. CALFEE  
CALLED 321.470 ACRE TRACT  
V. 802, P. 261, M.C.D.R.

# WHITE OAK RANCH SECTION ONE

BEING A SUBDIVISION OF 43.537 ACRES  
OF LAND IN THE JAMES EDWARDS SURVEY, A-190  
MONTGOMERY COUNTY, TEXAS  
91 LOTS 4 BLOCKS 8 RESERVES

ENGINEER:  
BLEYL & ASSOCIATES  
300 W. DAVIS SUITE 535  
CONROE, TEXAS 77301

OWNER:  
LAKE CONROE DEVELOPMENT CORPORATION  
7711 LONGMIRE ROAD  
CONROE, TEXAS 77304

SURVEYOR:  
STEPHENSON SURVEYING CO.  
14024 WALDING WOODS DRIVE  
MONTGOMERY, TEXAS 77356

WHITE OAK RANCH  
SECTION ONE

File # 2001-060905

Sub. Q

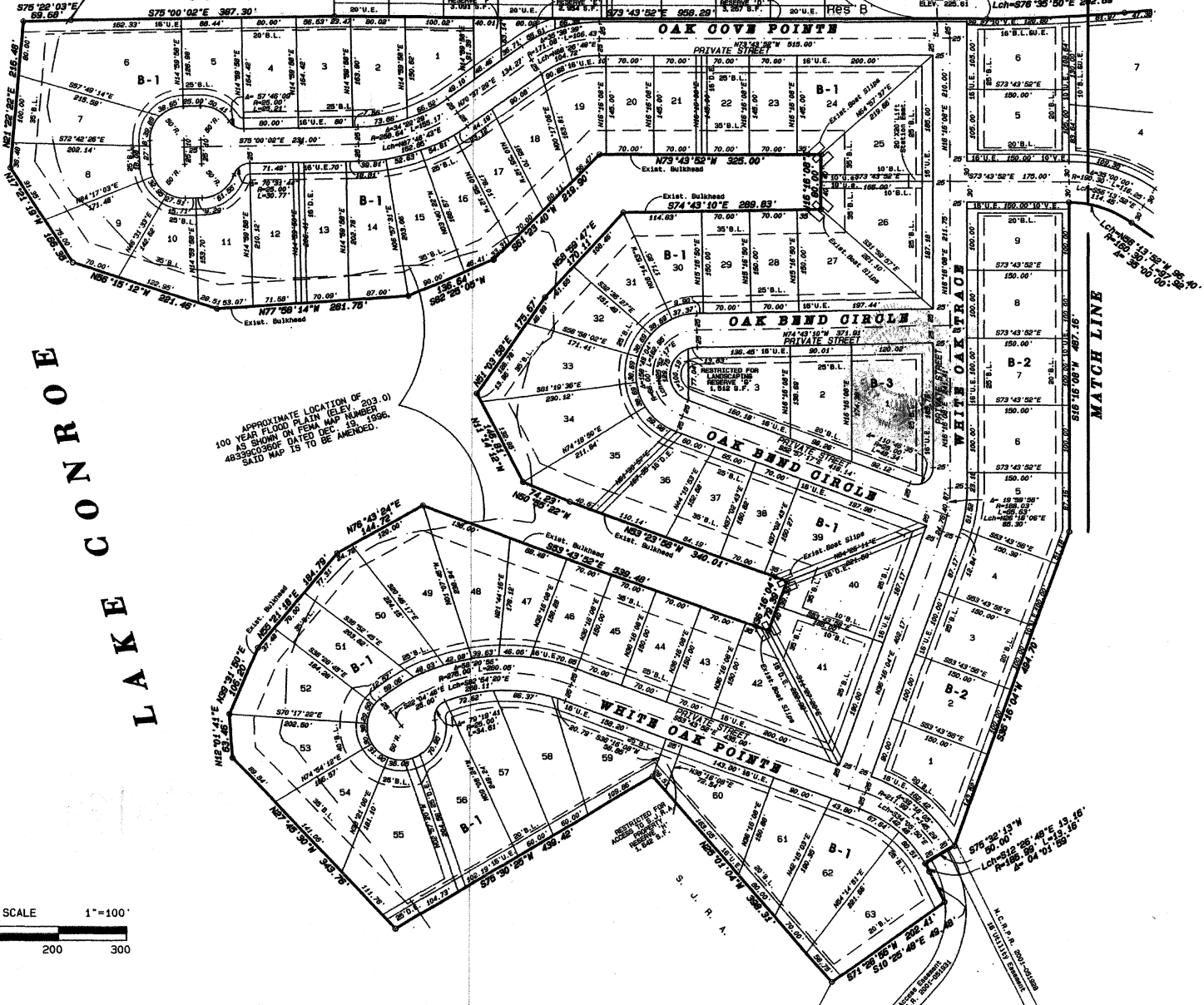
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SHEET 1 OF 3

OWNER:  
LAKE CONROE DEVELOPMENT CORPORATION  
7711 LONGMIRE ROAD  
CONROE, TEXAS 77304

REPLAT OF LONGMIRE  
ON LAKE CONROE  
SECTIONS 1 AND 2  
CAB. J. SHEET 163

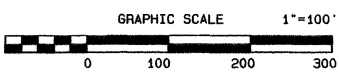
10  
15' Ingress & Egress Easement  
& Utility Easement  
20' Ingress & Egress Easement  
& Utility Easement  
Micheal B. Stoecker  
Called 1.00 Ac.  
C.C. File No. 9461417  
& 9461568



APPROXIMATE LOCATION OF  
100 YEAR FLOOD PLAIN (ELEV. 103.0)  
AS SHOWN ON FEMA MAP NUMBER  
48390060F DATED DEC. 1996.  
SAID MAP IS TO BE AMENDED.

LAKE CONROE

WHITE OAK RANCH  
SECTION ONE



Job # 2001-060905

Cell. 9

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SHEET 2 OF 3

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, GARY CALLEE, PRESIDENT OF LAKE CONROE DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WHITE OAK RANCH SECTION ONE DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID LAKE CONROE DEVELOPMENT CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS WHITE OAK RANCH SECTION ONE IN THE JAMES EDWARDS SURVEY, ABSTRACT 190, MONTGOMERY COUNTY, TEXAS, AND DEDICATED TO PUBLIC USE AS SUCH, THE EASEMENTS SHOWN THEREON AND DEDICATED HEREBY FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE PUBLIC STREETS AND ALLEYS DEDICATED HEREBY 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 TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, GARY CALLEE, PRESIDENT OF LAKE CONROE DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WHITE OAK RANCH SECTION ONE HAVE 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, 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, I DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL CULLETS, RAINWAYS, DRAINS, SWAGGERS 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 USE UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 OTHER CITIZEN THEREOF, BY INDICTION, 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, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL LOTS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

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 FIREMEN, FIREFIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND MYSELF (OR OURSELVES), OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

IN TESTIMONY WHEREOF, LAKE CONROE DEVELOPMENT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY CALLEE, ITS PRESIDENT, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HERE ONTO AFFIXED THIS 11<sup>th</sup> DAY OF JUNE, 2001.

BY: Gary Callee  
LAKE CONROE DEVELOPMENT CORPORATION  
GARY CALLEE, PRESIDENT

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY CALLEE, PRESIDENT, LAKE CONROE DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11<sup>th</sup> DAY OF June, 2001.

Natasha Campbell  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



WE, FIRST BANK OF CONROE, N.A., OWNER AND LIEN HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WHITE OAK RANCH SECTION ONE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2000-0572333 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FIRST BANK OF CONROE, N.A.

BY: Hubert H. Weiland

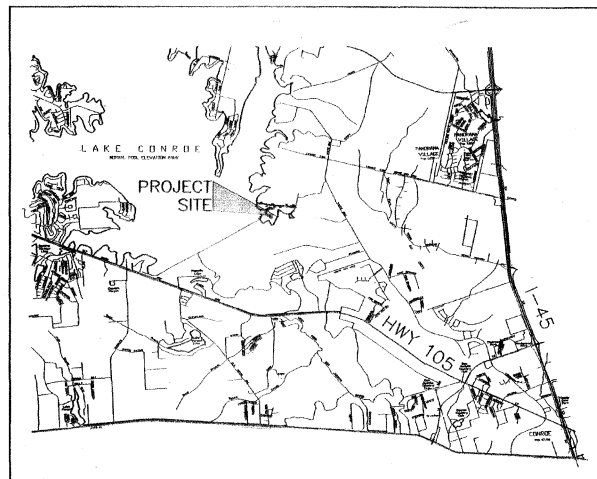
STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT HUBERMAN, FIRST BANK OF CONROE, N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN AND HEREIN STATED AND AS THE ACT AND DEED OF SAID

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>th</sup> DAY OF June, 2001.

Natasha Campbell  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



# WHITE OAK RANCH SECTION ONE

A SUBDIVISION OF 43.516 ACRES,  
LOCATED IN THE JAMES EDWARDS SURVEY, ABSTRACT  
NO. 190, MONTGOMERY COUNTY, TEXAS.

91 LOTS 4 BLOCK 8 RESERVES  
DATE: JUNE, 2001  
OWNER:  
LAKE CONROE DEVELOPMENT CORPORATION  
7711 LONGMIRE ROAD  
CONROE, TEXAS 77304  
SURVEYOR:  
STEPHENSON SURVEYING COMPANY  
14024 WALDING WOOD DRIVE  
MONTGOMERY, TEXAS 77356

ENGINEER:  
BLEYL & ASSOCIATES  
300 W. DAVIS, SUITE 535 CONROE, TEXAS, 77301  
936-441-7833

FILED FOR RECORD

2001 JUL 17 PM 1:54

Mark Sabell  
COUNTY CLERK,  
MONTGOMERY COUNTY, TEXAS

I, BARRY R. STEPHENSON, 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 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.



Barry R. Stephenson  
BARRY R. STEPHENSON, R.P.L.S.  
TEXAS REGISTRATION NO. 1778

I, MARK J. 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 THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERFERING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

BY: Mark Mooney  
MARK MOONEY,  
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS THIS 9<sup>th</sup> DAY OF July, 2001.

Mike Meador  
MIKE MEADOR  
COMMISSIONER, PRECINCT 1

Malcolm Purvis  
MALCOLM PURVIS  
COMMISSIONER, PRECINCT 2



Alan B. Sadler  
ALAN B. SADLER  
COUNTY JUDGE

Ed Chance  
ED CHANCE  
COMMISSIONER, PRECINCT 3

Ed Reinhart  
ED REINHART  
COMMISSIONER, PRECINCT 4

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 June 9, 2001, AT 9:54 O'CLOCK A.M. AND DULY RECORDED ON June 17, 2001, AT 1:54 O'CLOCK P.M. AND AT CABINET 2 SHEETS 24 76 OF THE MAP RECORDS OF MONTGOMERY COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, THE DAY AND DATE LAST ABOVE WRITTEN.

Mark Sabell  
MARK TURNBULL  
CLERK OF THE COUNTY COURT  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

ON THE 21 DAY OF June, 2001, 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.

WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CONROE, TEXAS, THIS 5 DAY OF July, 2001.

Dusty Norman  
CHAIRMAN  
Dusty Norman  
SECRETARY

Dist # 2001-060905

Calc Q

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