

VICINITY MAP

NOT TO SCALE
KEY MAP 216 W

THE WOODLANDS VILLAGE OF INDIAN SPRINGS SECTION 16

BEING 16.98 ACRES OUT OF
THE WILLIAM WHITE SURVEY, A-592
& CADDO ALLEN SURVEY, A-45
MONTGOMERY COUNTY, TEXAS

OWNER:
THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

Montgomery & associates
3 NORTHPOINT DRIVE, SUITE 100
HOUSTON, TEXAS, 77060
PH. (281)260-8031; FAX. (281)260-8198

ENGINEER: MONTGOMERY & associates
DATE: JULY, 2000
1 BLOCKS
10 LOTS
3 RESERVES, 6.24 AC. IN RESERVE

File No. 2000-090309 Cab. 0 Sheet 162

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACTING HEREIN BY AND THROUGH THE WOODLANDS OPERATING COMPANY, L.P., ITS AUTHORIZED AGENT, ACTING HEREIN BY AND THROUGH ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, MICHAEL H. RICHMOND, OWNER (HEREINAFTER REFERRED TO AS "OWNER") OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF INDIAN SPRINGS, SECTION 16, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS THE WOODLANDS VILLAGE OF INDIAN SPRINGS, SECTION 16, LOCATED IN THE THE WILLIAM WHITE SURVEY, A-592 AND THE CADDO ALLEN SURVEY, A-45, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., 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 MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACTING HEREIN BY AND THROUGH THE WOODLANDS OPERATING COMPANY, L.P., ITS AUTHORIZED AGENT, ACTING HEREIN BY AND THROUGH ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, MICHAEL H. RICHMOND, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF INDIAN SPRINGS, SECTION 16, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNER DOES HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN FEET (15'-0") WIDE ON EACH SIDE OF THE CENTERLINE, OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES 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 CONSTRUCTING 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, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

- 1.) THAT 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, OWNER DOES 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.

FURTHER, OWNER DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF THE WOODLANDS VILLAGE OF INDIAN SPRINGS, SECTION 16, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DOES HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF THE WOODLANDS OPERATING COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP ACTING IN ITS CAPACITY AS AUTHORIZED AGENT OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL H. RICHMOND, ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, THEREUNTO AUTHORIZED. THIS THE 5th DAY OF September 2000.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: THE WOODLANDS OPERATING COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS AUTHORIZED AGENT

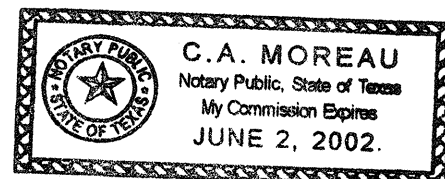
BY: Michael H. Richmond
NAME: MICHAEL H. RICHMOND
TITLE: PRESIDENT AND CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL H. RICHMOND, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE WOODLANDS OPERATING COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, AUTHORIZED AGENT OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, 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 EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS AN ACT AND DEED OF SAID LIMITED PARTNERSHIPS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF September 2000

C. A. Moreau
C. A. MOREAU
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

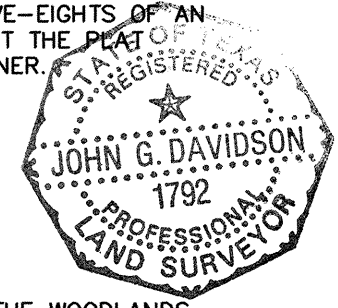


FILED FOR RECORD
OCT 23 AM 10:09

MARK TURNBULL, CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

I, JOHN G. DAVIDSON, AM 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 RODS HAVING 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 OF BOUNDARY CORNERS HAVE BEEN TIED DOWN TO THE NEAREST SURVEY CORNER.

John G. Davidson
JOHN G. DAVIDSON, R.P.L.S.
TEXAS REGISTRATION NO. 1792



THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS VILLAGE OF INDIAN SPRINGS, SECTION 16, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT, THIS 25th DAY OF September 2000

BY: M. Marvins Katz
M. MARVIN KATZ,
CHAIRMAN
BY: Robert M. Litke
ROBERT M. LITKE,
SECRETARY



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 THE MONTGOMERY COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION TO THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREAS SUBDIVIDED WITHIN THE WATERSHED.

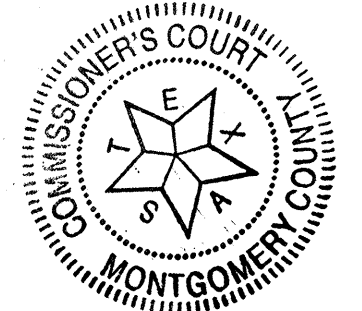
Mark J. Mooney
MARK J. MOONEY, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 16th DAY OF October 2000

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 Rinehart
ED RINEHART
COMMISSIONER, PRECINCT 4



THE 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 October 16, 2000 AT 9:30 O'CLOCK A.M. AND DULY RECORDED ON October 23, 2000 AT 10:00 O'CLOCK A.M. IN CABINET 0 SHEET 162-164 OF RECORD 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

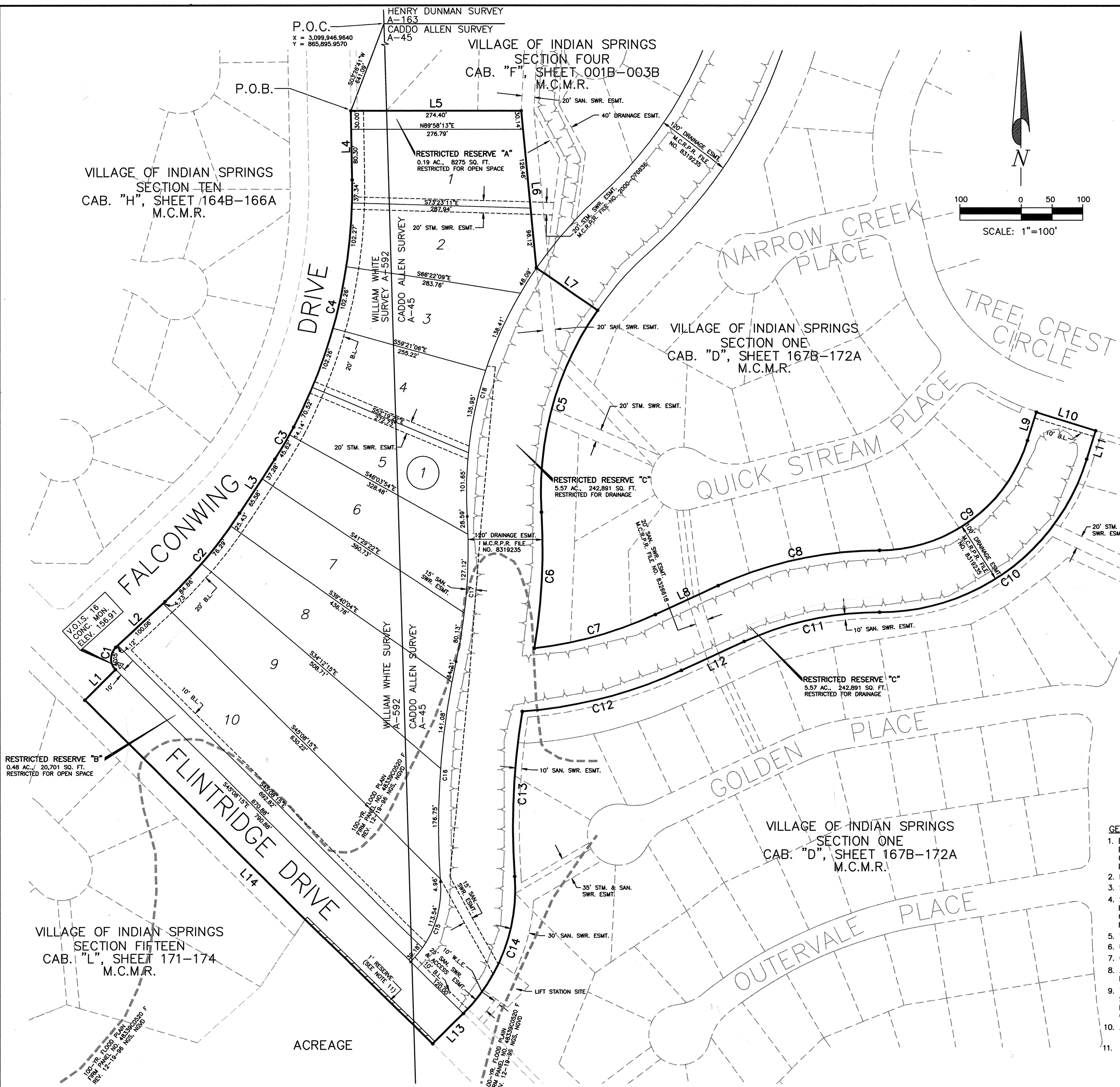
BY: Mark Turnbull
DEPUTY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°51'45"E	70.00'
L2	N46°52'25"E	108.91'
L3	N33°30'38"E	102.86'
L4	N01°00'35"W	110.30'
L5	N89°58'13"E	274.40'
L6	S05°33'20"E	252.72'
L7	S55°27'56"E	120.00'
L8	N65°10'46"E	111.62'
L9	N17°23'51"E	47.95'
L10	S72°36'09"E	100.00'
L11	S17°23'51"W	47.95'
L12	S65°10'46"W	111.62'
L13	S44°51'44"W	70.00'
L14	N45°08'15"W	790.88'

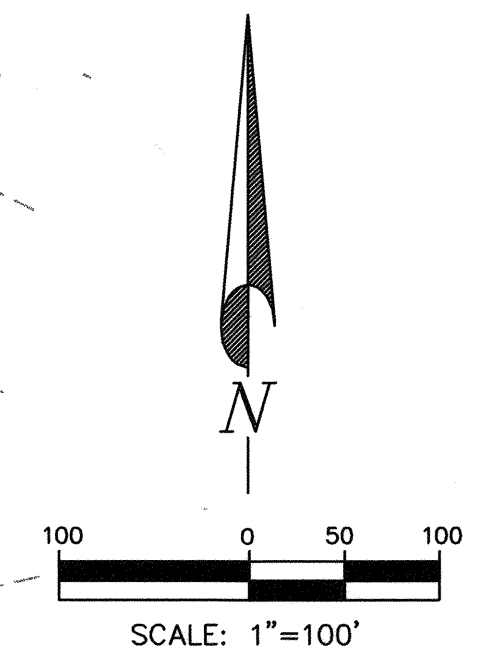
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHD. BRG.	CHORD
C1	25.00'	92°00'41"	40.15'	N00°52'05"E	35.97'
C2	800.00'	13°21'47"	186.58'	N40°11'32"E	186.16'
C3	570.00'	06°00'25"	59.76'	N30°30'26"E	59.73'
C4	835.00'	28°27'09"	414.65'	N13°16'39"E	410.41'
C5	520.00'	37°58'03"	344.58'	S15°33'03"W	338.31'
C6	985.00'	12°51'03"	220.93'	S02°59'31"W	220.46'
C7	650.00'	17°56'38"	203.57'	N74°09'05"E	202.74'
C8	620.00'	24°49'14"	268.59'	N77°35'23"E	266.49'
C9	250.00'	72°36'09"	316.79'	N53°41'56"E	296.02'
C10	350.00'	72°36'09"	443.50'	S53°41'56"W	414.42'
C11	520.00'	24°49'14"	225.26'	S77°35'23"W	223.51'
C12	750.00'	20°21'38"	266.52'	S75°21'35"W	265.12'
C13	1140.00'	13°23'19"	266.39'	S02°38'56"W	265.78'
C14	290.00'	48°38'00"	246.15'	S20°16'16"W	238.83'
C15	170.00'	48°26'23"	143.72'	N20°10'28"E	139.48'
C16	1260.00'	16°14'02"	357.00'	N04°04'17"E	355.81'
C17	865.00'	15°37'20"	235.84'	N04°22'39"E	235.12'
C18	640.00'	37°58'03"	424.10'	N15°33'03"E	416.38'

THE WOODLANDS
VILLAGE OF INDIAN SPRINGS
SECTION 16

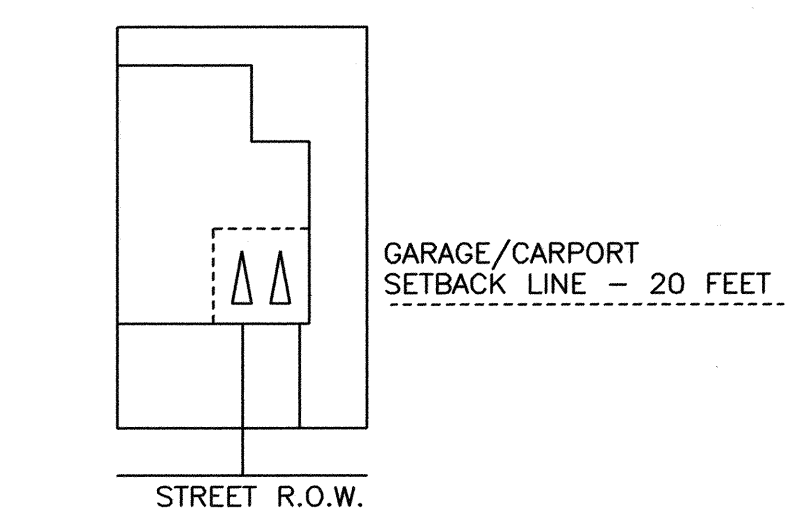
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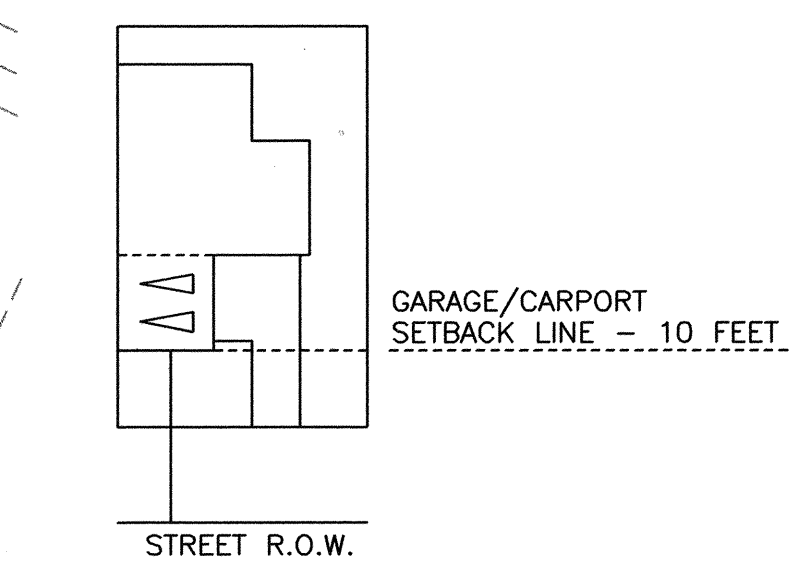
BENCHMARK
 THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
 GS-2: BRONZE TABLET SET IN CONCRETE, STAMPED GS-2
 N = 866,507.380
 E = 3,102,937.580
 ELEV. 165.94 (1964 ADJ.)



THE 100-YR. WATER SURFACE ELEV. = 132.50
 FIRM PANEL NO. 48339C0520 F, MAP REVISED 1-6-88
 NGS. NGVD, 1929 DATUM (1964 ADJUSTMENT) 12-15-89



WHEN THE GARAGE OR CARPORT ENTRANCE
 FACES THE PUBLIC STREET, IT SHALL BE
 SETBACK A MINIMUM OF 20 FEET FROM
 THE PUBLIC STREET RIGHT-OF-WAY.
 (SEE FIGURE, ABOVE)



WHEN THE GARAGE OR CARPORT ENTRANCE
 IS PERPENDICULAR TO THE PUBLIC STREET,
 THE GARAGE OR CARPORT SHALL BE SETBACK
 A MINIMUM OF 10 FEET FROM THE PUBLIC STREET
 RIGHT-OF-WAY. (SEE FIGURE, ABOVE)

- GENERAL NOTES**
- D.E. INDICATES DRAINAGE EASEMENT. DRAINAGE EASEMENT SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - B.L. INDICATES BUILDING LINE.
 - S.S.E. INDICATES SANITARY SEWER EASEMENT.
 - STM. S.E. INDICATES STORM SEWER EASEMENT. MAINTAIN DRAINAGE BENEATH FENCES (MIN. 5' SQ. FT.) AND AROUND OTHER OBSTRUCTIONS THAT WOULD OTHERWISE INTERRUPT THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - W.L.E. INDICATES WATER LINE EASEMENT.
 - U.E. INDICATES UTILITY EASEMENT.
 - O.S.R. INDICATES OPEN SPACE RESERVE.
 - ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978, BECAUSE A CITY OF HOUSTON SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2,000 FEET OF THIS PROPERTY.
 - ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
 - A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

RESERVES			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.19	8275	RESTRICTED FOR OPEN SPACE
B	0.48	20,701	RESTRICTED FOR OPEN SPACE
C	5.57	242,891	RESTRICTED FOR DRAINAGE
TOTAL	6.24	271,867	

THE WOODLANDS
**VILLAGE OF INDIAN SPRINGS
 SECTION 16**

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