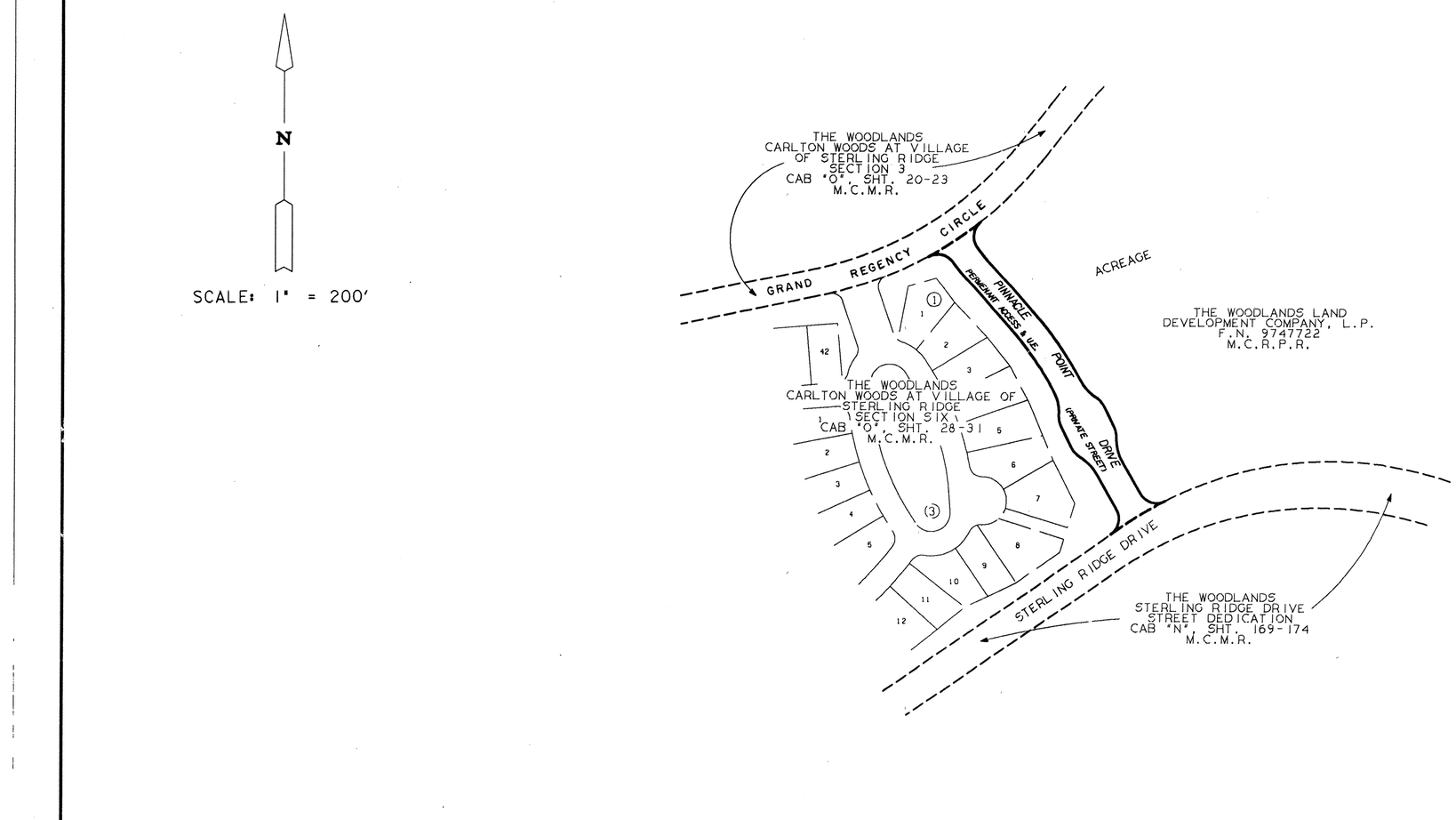

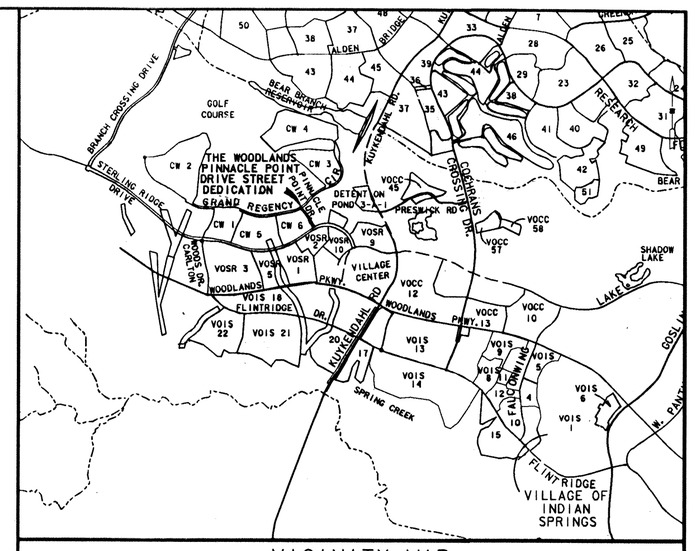

VICINITY MAP
N. T. S.

THE WOODLANDS

PINNACLE POINT DRIVE STREET DEDICATION

BEING 1.10 ACRES OUT OF THE A. SMITH SURVEY, ABSTRACT 499 MONTGOMERY COUNTY, TEXAS

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

ENGINEER:

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 500
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

DATE: SEPTEMBER, 2000

SHEET 1 OF 3

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0472-3081-006

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 PINNACLE POINT DRIVE STREET DEDICATION, 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 PINNACLE POINT DRIVE STREET DEDICATION, LOCATED IN THE A. SMITH SURVEY ABSTRACT 499, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), 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 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 PINNACLE POINT DRIVE STREET DEDICATION, 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 FIFTEEN (15' - 0") FEET WIDE ON EACH SIDE OF THE CENTERLINE, OF ANY AND OF 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, OWNER DOES HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS 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 FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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).

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 27th DAY OF October, 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: _____

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 PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF October, 2000.

C.A. MOREAU
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

C.A. MOREAU
Notary Public, State of Texas
My Commission Expires
JUNE 2, 2002.

MY COMMISSION EXPIRES:

FILED FOR RECORD
01 MAR -2 AM 9:55
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
BY: _____ 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 BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

STATE OF TEXAS
REGISTERED
JOHN G. DAVIDSON
1792
PROFESSIONAL
LAND SURVEYOR

NAME: JOHN G. DAVIDSON

TEXAS REGISTRATION: 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 PINNACLE POINT DRIVE STREET DEDICATION 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 8TH DAY OF DEC, 2000.

BY: _____
M. MARVIN KATZ
CHAIRMAN

BY: _____
ROBERT M. LITKE,
SECRETARY

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

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 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 AREA OF SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 26 DAY OF February, 2001.

MIKE MEADOR
COMMISSIONER, PRECINCT 1

MALCOLM PURVIS
COMMISSIONER, PRECINCT 2

COMMISSIONER'S COURT
MONTGOMERY COUNTY
TEXAS

ALAN B. SADLER
COUNTY JUDGE

ED CHANCE
COMMISSIONER, PRECINCT 3

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 February 26, 2001 AT 9.30 O' CLOCK A. M. AND DULY RECORDED ON 03-02-~~2000~~ 2001 AT 9.55 O' CLOCK A. M., IN CABINET P, SHEET 120-122, 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, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY: _____

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

THE WOODLANDS
PINNACLE POINT
DRIVE
STREET DEDICATON
SHEET 2 OF 3

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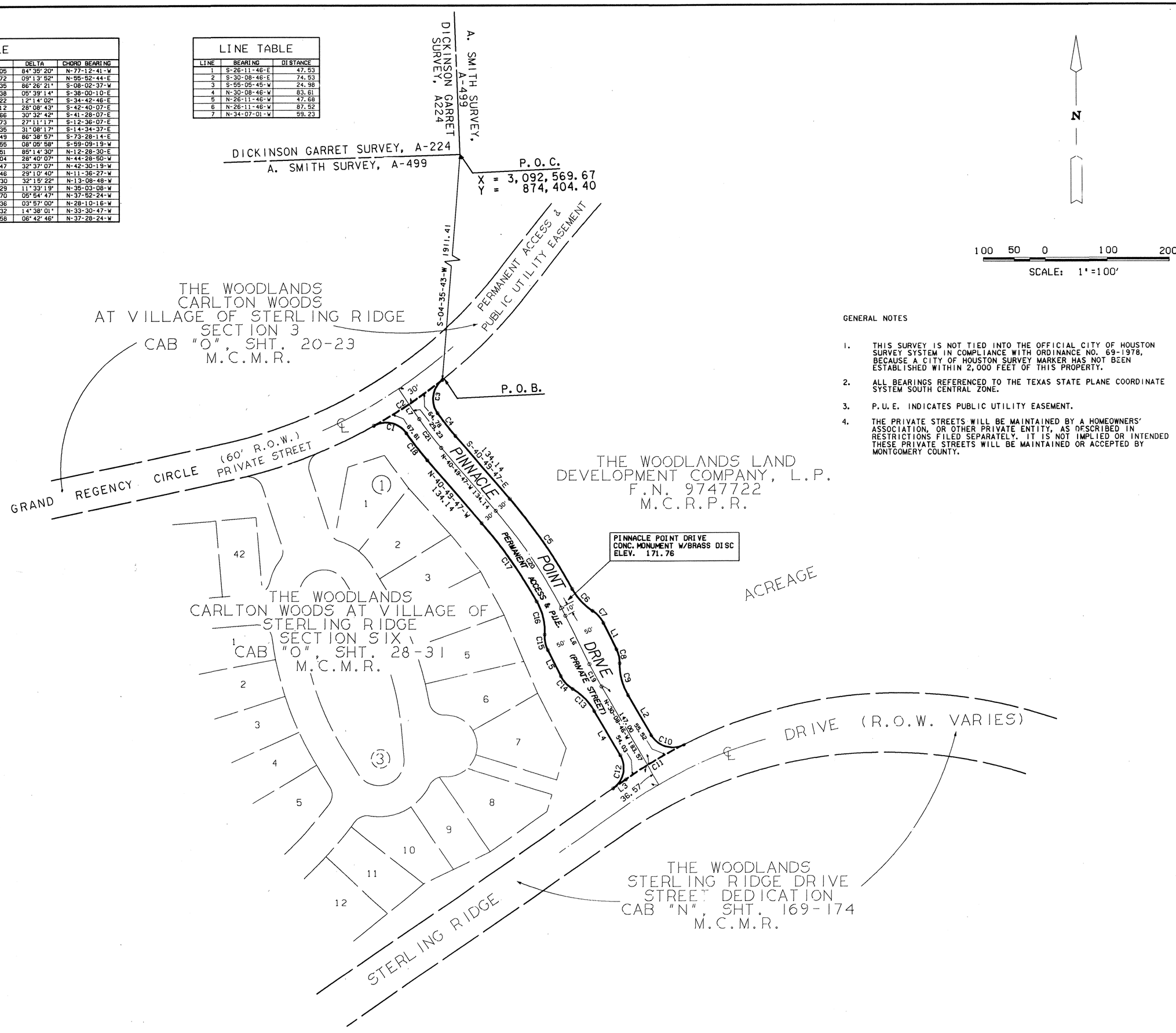
CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	40.00	36.39	53.84	59.05	84°35'20"	N-77-12-41-W
2	830.00	67.01	133.58	133.72	09°13'52"	N-55-52-44-E
3	40.00	37.59	54.78	60.35	86°26'21"	S-08-02-37-W
4	470.00	23.21	46.36	46.38	05°39'14"	S-38-00-10-E
5	830.00	88.95	176.89	177.22	12°14'02"	S-34-42-46-E
6	100.00	25.07	48.63	49.12	28°08'43"	S-42-40-07-E
7	50.00	13.65	26.34	26.66	30°32'42"	S-41-28-07-E
8	50.00	12.09	23.50	23.73	27°11'17"	S-12-36-07-E
9	100.00	27.86	53.68	54.35	31°08'17"	S-14-34-37-E
10	40.00	37.73	54.89	60.49	86°38'57"	S-73-28-14-E
11	775.00	54.87	109.46	109.55	08°05'58"	S-59-09-19-W
12	40.00	36.81	54.17	59.51	85°14'30"	N-12-28-30-E
13	100.00	25.55	49.52	50.04	28°40'07"	N-44-28-50-W
14	50.00	14.63	28.08	28.47	32°37'07"	N-42-30-19-W
15	50.00	13.01	25.19	25.46	29°10'40"	N-11-36-27-W
16	100.00	28.92	55.56	56.30	32°15'22"	N-13-08-48-W
17	770.00	77.91	155.03	155.29	11°33'19"	N-35-03-08-W
18	530.00	27.37	54.67	54.70	05°54'47"	N-37-52-24-W
19	600.00	20.69	41.36	41.36	03°57'00"	N-28-10-16-W
20	800.00	102.72	203.77	204.32	14°38'01"	N-33-30-47-W
21	500.00	29.32	58.55	58.58	06°42'46"	N-37-28-24-W

LINE TABLE		
LINE	BEARING	DISTANCE
1	S-26-11-46-E	47.53
2	S-30-08-46-E	74.53
3	S-55-05-45-W	24.98
4	N-30-08-46-W	83.61
5	N-26-11-46-W	47.68
6	N-26-11-46-W	87.52
7	N-34-07-01-W	59.23



GENERAL NOTES

1. 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.
2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
3. P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
4. THE PRIVATE STREETS WILL BE MAINTAINED BY A HOMEOWNERS' ASSOCIATION, OR OTHER PRIVATE ENTITY, AS DESCRIBED IN RESTRICTIONS FILED SEPARATELY. IT IS NOT IMPLIED OR INTENDED THESE PRIVATE STREETS WILL BE MAINTAINED OR ACCEPTED BY MONTGOMERY COUNTY.

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

THE WOODLANDS
PINNACLE POINT
DRIVE
STREET DEDICATION
SHEET 3 OF 3

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