



**THE WOODLANDS
VILLAGE OF
STERLING RIDGE, SEC. 12**

A SUBDIVISION OF

25.81 ACRES

CONTAINING

**2 BLOCKS - 68 LOTS
& 5.35 AC. IN 4 RESERVES**

21.37 AC. OUT OF THE A. SMITH SURVEY, A-499 &
4.44 AC. OUT OF THE WILLIAM WHITE SURVEY, A-592
MONTGOMERY COUNTY, TEXAS

**OWNER: THE WOODLANDS LAND
DEVELOPMENT COMPANY, L.P.**

2201 TIMBERLOCH PLACE - THE WOODLANDS, TEXAS 77380

ENGINEER: PATE ENGINEERS, INC.

13333 N.W. FRWY., SUITE 300 - HOUSTON, TEXAS 77040

FEBRUARY 2001 JOB No. 319-072-00

SHEET 1 OF 4

File # 2001-088761 Calc Q Sheet 177

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 "Owners") of the property subdivided in the above and foregoing map of THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 12, 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 STERLING RIDGE, SEC. 12. Located in the A. Smith Survey, Abstract 499, and in the William White Survey, Abstract 592, in 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, 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, Owners of the property subdivided in the above foregoing map of THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 12, 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.

FURTHER, Owners have dedicated and by these presents do 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 seven feet, six inches (7'6") for fourteen feet (14'0") 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, Owners have dedicated and by these presents do dedicate to the use of 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 eight feet (8'0") for fourteen feet (14'0") 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, Owners do hereby dedicate forever to the public a strip, a minimum of land 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 any 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, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family 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, 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 28th day of August, 2001.

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

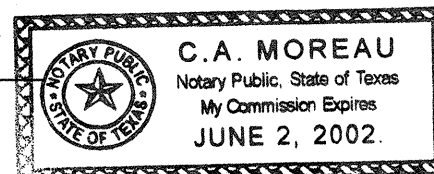
STATE OF TEXAS
COUNTY OF MONTGOMERY

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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of August, 2001.

C. A. Moreau
Notary Public in and for the State of Texas.

My Commission expires:



I, Mark J. Maoney, 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 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 J. Maoney
Mark J. Maoney, P.E.
Montgomery County Engineer

I, Stephen P. Matovich, am authorized 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.

Stephen P. Matovich 8-24-01
Stephen P. Matovich
Registered Professional Land Surveyor
Texas Registration No. 5347



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 STERLING RIDGE, SEC. 12, 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 (or instrument when appropriate) this 17th day of September, 2001.

By: M. Marvin Katz By: Robert M. Litke
M. Marvin Katz, Chairman Robert M. Litke, Secretary

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 1 day of October, 2001.

Mike Meador
Mike Meador
Commissioner, Precinct 1

Craig Dayal
Craig Dayal
Commissioner, Precinct 2

Ed Chance
Ed Chance
Commissioner, Precinct 3

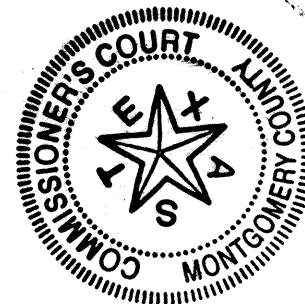
Ed Rinehart
Ed Rinehart
Commissioner, Precinct 4

I, Mark Turnbull, Clerk of the County Court of Montgomery County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 10-1-01, at 11:32 o'clock A.M. and duly recorded on 10-4-01, at 11:32 o'clock A.M., in Cabinet Q, Sheets 177-180, of record of _____ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Canro, Montgomery County, Texas, the day and date last above written.

Mark Turnbull
Mark Turnbull, Clerk of the County Court
Montgomery County, Texas.

By: Oliver Drake
Deputy



FILED FOR RECORD

2001 OCT -4 AM 11:32

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

- NOTES:
1. B.L. indicates a building line
U.E. indicates a utility easement
STM. SWR. ESM'T. indicates a storm sewer easement
W.L.E. indicates a water line easement
S.S.E. indicates a sanitary sewer easement
VOL. PG. indicates Volume, Page
M.C.M.R. indicates Montgomery County Map Records
M.C.R.P.R. indicates Montgomery County Real Property Records
M.C.O.P.R.R.P. indicates Montgomery County Official Public Records of Real Property

1. Esm't. indicates easement
F.H.E. indicates a fire hydrant easement
R.O.S.R. indicates a Restricted Open Space Reserve
D.E. indicates a drainage easement

2. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-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 re-vest in the dedicator, his heirs, assigns, or successors.

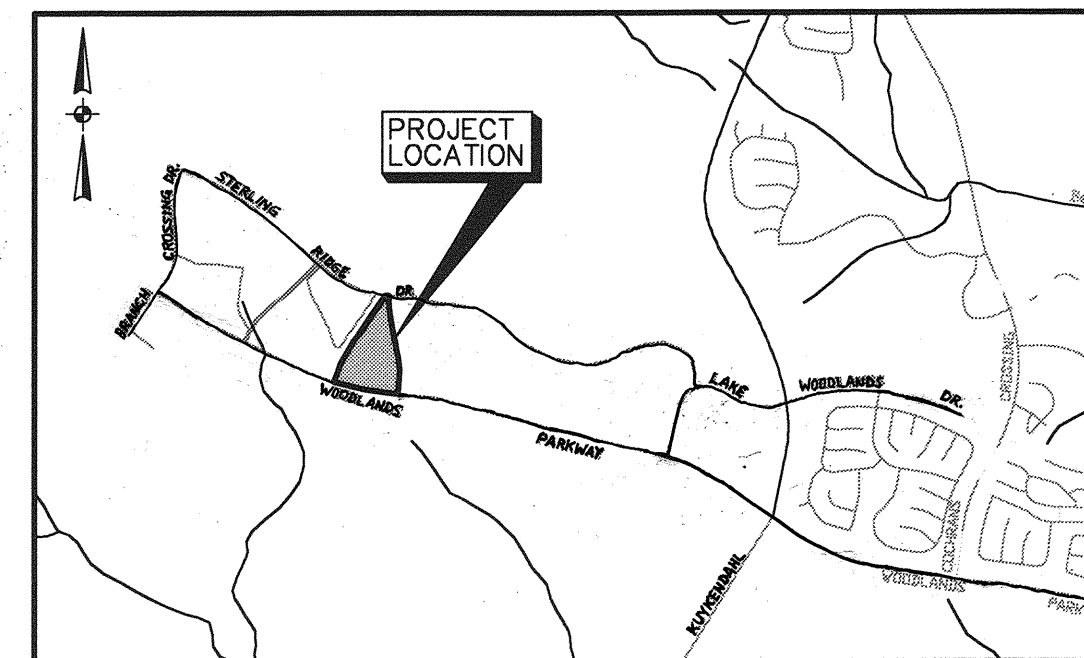
3. All non-perimeter easements on property lines are centered unless otherwise noted.

4. All bearings are based on the Texas State Plane Coordinate System, South Central Zone.

5. This survey has not been tied to the official City of Houston Survey monumentation system in accordance with Ordinance No. 69-1978, because a City survey marker has not been established within 2,000'.

6. Unless otherwise indicated, the building lines [B.L.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

7. Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.



VICINITY MAP
1" = 1/2 mile

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21.37 AC. OUT OF THE A. SMITH SURVEY, A-499 &
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MONTGOMERY COUNTY, TEXAS

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13333 N.W. FRWY., SUITE 300 - HOUSTON, TEXAS 77040
FEBRUARY 2001 JOB No. 319-072-00

SHEET 2 OF 4

PATE ENGINEERS
3131 BAYVIEW BLVD., SUITE 100, HOUSTON, TEXAS 77057

File # 2001-088761

Tab. Q Sheet 178

The Woodlands Village of Sterling Ridge Sec. 12

ACREAGE
THE WOODLANDS LAND
DEVELOPMENT COMPANY, L.P.
M.C.R.P.R. FILE NO. 9747722

CARLTON WOODS AT
STERLING RIDGE
SECTION 1
CAB. O SHEET. 14
M.C.M.R.

STERLING RIDGE DR.
(WIDTH VARIES)
CAB. N SHT. 169, M.C.M.R.

VILLAGE OF 6
STERLING RIDGE
SECTION 4
CAB. N SHEET. 159
M.C.M.R.

RESTRICTED RESERVE A
(RESTRICTED TO COMMERCIAL USE)
2.04 AC.
89,014 S.F.

R.O.S.R. "D"
0.04 AC.
1,912 S.F.

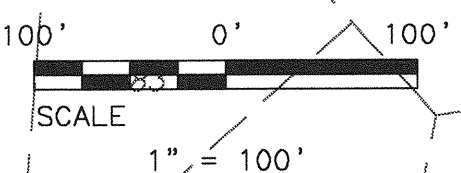
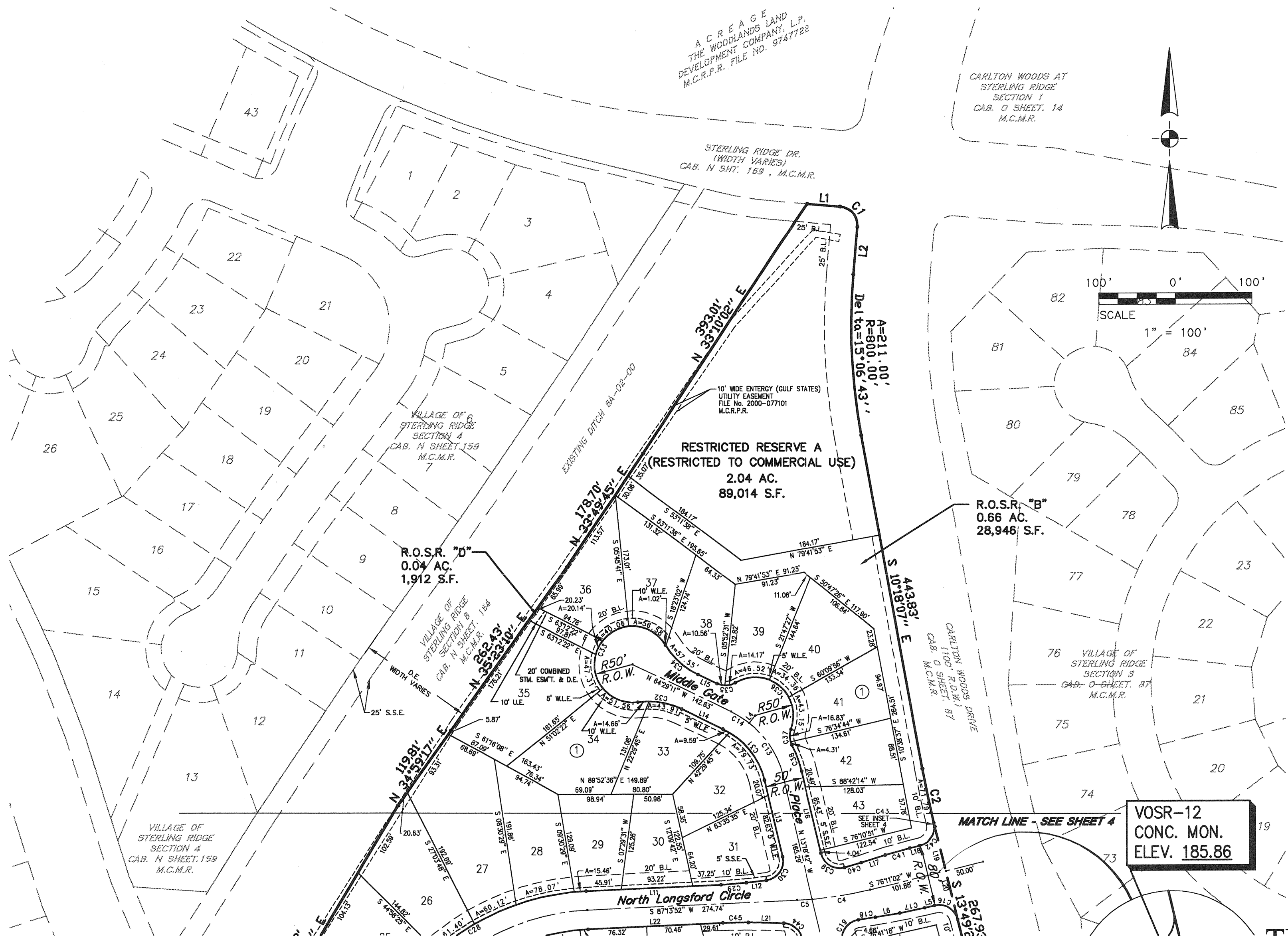
R.O.S.R. "B"
0.66 AC.
28,946 S.F.

VILLAGE OF
STERLING RIDGE
SECTION 4
CAB. N SHEET. 159
M.C.M.R.

VOSR-12
CONC. MON.
ELEV. 185.86

NUMBER	DELTA	ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	25.00	25.00		39.27
C2	03°31'22"	1250.00	38.44		78.86
C3	91°03'02"	40.00	40.74		63.57
C4	08°48'06"	500.00	38.33		76.52
C5	02°16'45"	500.00	9.95		19.89
C6	56°23'25"	295.00	158.15		290.34
C7	107°34'12"	180.00	218.49		300.39
C8	02°08'41"	4750.00	88.91		171.80
C9	02°40'13"	4750.00	110.70		221.37
C10	47°44'54"	145.00	64.18		120.84
C11	46°55'21"	145.00	62.93		118.75
C12	17°05'48"	550.00	82.67		164.12
C13	38°19'27"	125.00	43.44		83.61
C14	12°51'02"	125.00	14.08		28.04
C15	12°02'20"	300.00	31.63		63.04
C16	89°58'29"	25.00	25.00		39.27
C17	03°48'51"	500.00	16.85		33.28
C18	02°22'22"	540.00	11.18		22.36
C19	95°40'56"	25.00	27.61		41.75
C20	17°05'48"	575.00	86.43		171.58
C21	24°18'09"	170.00	36.80		72.11
C22	67°22'48"	25.00	16.67		28.40
C23	180°00'00"	50.00	-		157.08
C24	67°22'48"	25.00	16.67		28.40
C25	25°07'43"	170.00	37.89		74.56
C26	04°48'54"	4775.00	200.75		401.27
C27	107°34'12"	185.00	252.63		347.33
C28	56°23'25"	320.00	171.55		314.84
C29	03°48'51"	500.00	16.85		33.28
C30	98°43'43"	25.00	28.12		42.21
C31	51°10'26"	100.00	47.88		89.32
C32	33°33'28"	100.00	30.15		58.57
C33	24°18'09"	50.00	75.38		125.85
C34	33°33'28"	100.00	30.15		58.57
C35	58°41'27"	25.00	13.49		24.74
C36	142°07'29"	50.00	145.73		124.03
C37	48°28'47"	25.00	11.25		21.14
C38	141°11'13"	150.00	18.67		37.14
C39	91°31'19"	25.00	25.67		39.63
C40	02°47'48"	480.00	11.23		22.45
C41	03°48'51"	500.00	16.85		33.28
C42	89°46'35"	25.00	24.90		39.17
C43	00°33'56"	1250.00	2.53		5.07
C44	75°38'35"	25.00	19.41		33.01
C45	03°48'51"	500.00	16.85		33.28
C46	56°23'25"	270.00	144.74		265.73
C47	107°34'12"	135.00	154.35		253.46
C48	01°32'06"	4725.00	63.30		126.60
C49	90°36'34"	25.00	25.27		39.54
C50	10°30'56"	325.00	29.91		59.65
C51	32°08'15"	100.00	28.80		56.09
C52	246°58'46"	50.00	75.35		125.54
C53	36°48'13"	100.00	33.27		64.23
C54	08°34'14"	275.00	20.61		41.14
C55	90°36'34"	25.00	25.27		39.54
C56	02°03'38"	4725.00	84.98		169.94
C57	84°40'15"	120.00	130.20		198.28
C58	17°05'48"	525.00	78.91		156.66

NUMBER	DIRECTION	DISTANCE
L1	S 85°11'24" E	42.93'
L2	S 04°48'36" W	63.98'
L3	S 39°17'33" E	38.02'
L4	N 38°21'51" E	12.25'
L5	S 76°11'02" W	13.36'
L6	S 79°59'52" W	32.16'
L7	S 03°47'06" W	71.95'
L8	S 39°17'33" E	3.02'
L9	N 39°17'33" W	3.02'
L10	N 30°50'27" E	128.80'
L11	N 87°13'52" E	176.38'
L12	N 83°25'02" E	28.09'
L13	N 13°18'42" W	102.70'
L14	N 64°29'11" E	59.71'
L15	S 64°29'11" E	27.56'
L16	S 13°18'42" E	109.96'
L17	N 72°22'11" E	33.20'
L18	N 76°11'02" E	13.35'
L19	S 13°49'29" E	59.84'
L20	S 13°49'29" E	65.00'
L21	N 88°57'17" W	46.03'
L22	S 87°13'52" W	176.38'
L23	S 30°50'27" W	128.80'
L24	N 11°07'34" W	30.56'
L25	S 11°07'34" W	30.56'
L26	N 03°47'06" E	71.95'



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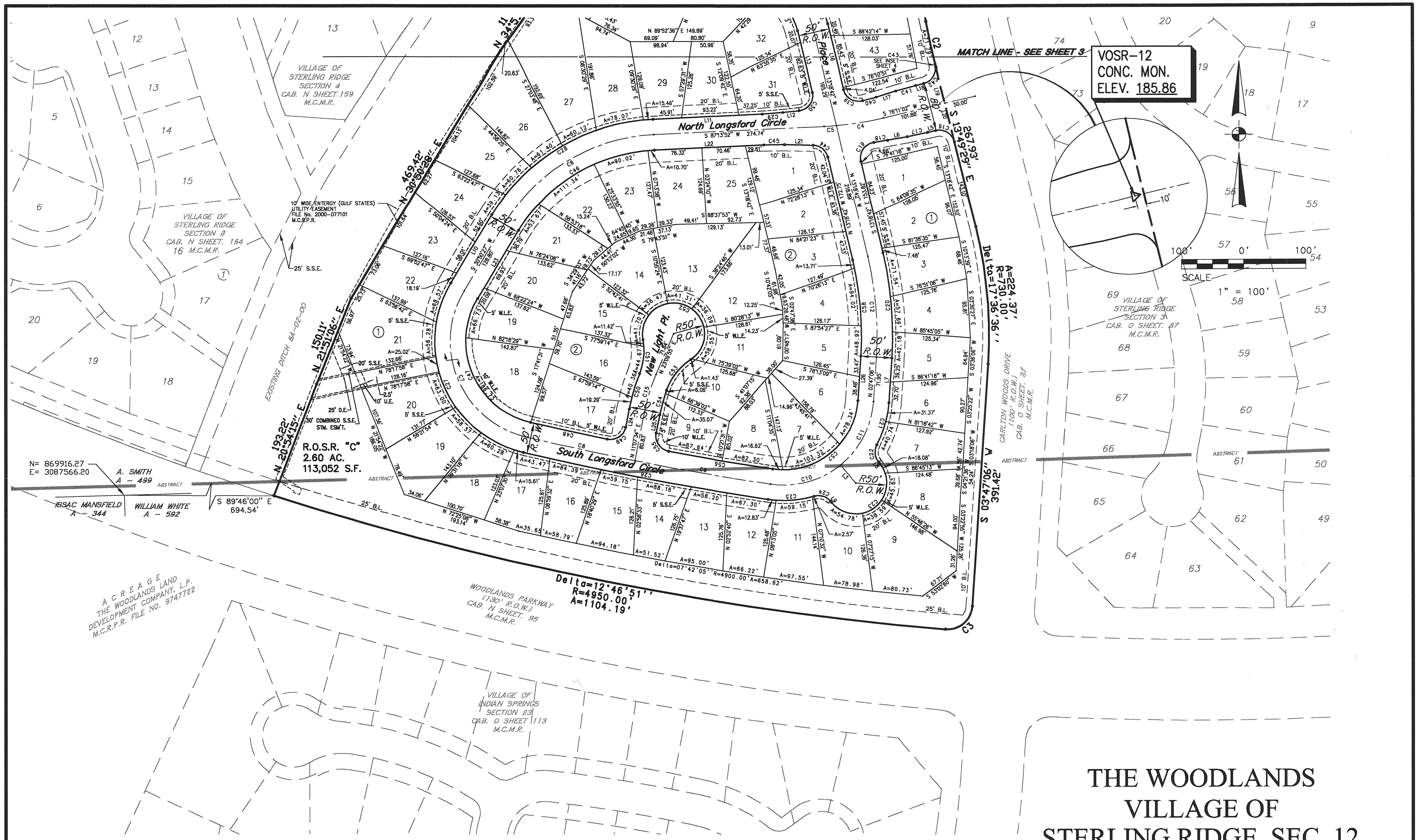
SHEET 3 OF 4

PATE ENGINEERS
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File # 2001-08761

Cab. O Sheet 179

The Woodlands Village of
Sterling Ridge Sec. 12



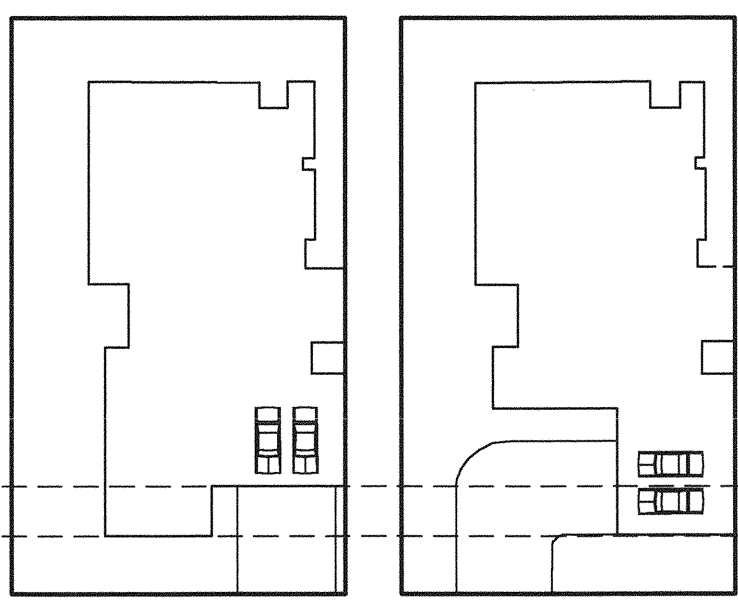
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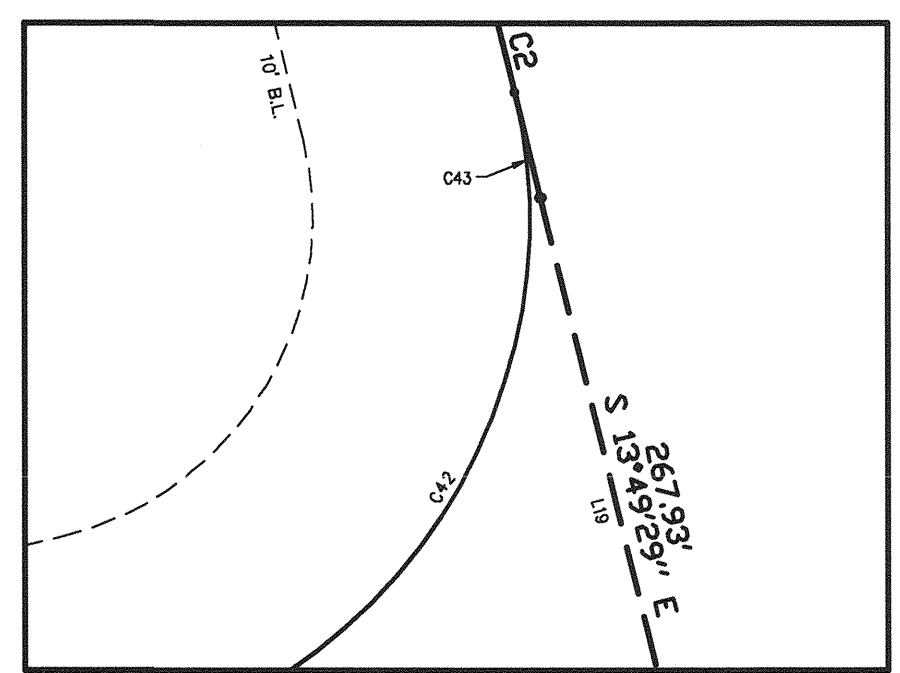
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 13333 N.W. FRWY., SUITE 300 - HOUSTON, TEXAS 77040
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- 1) LOT 18, BLOCK 2 IS:
 - (a) RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE AS DEFINED BY CHAPTER 42,
 - (b) RESTRICTED TO A 10 FOOT FRONT BUILDING LINE WHEN THE FACE OF ANY CARPORT OR GARAGE IS PERPENDICULAR TO THE STREET, AND
 - (c) RESTRICTED TO A 20 FOOT CARPORT OR GARAGE SETBACK WHEN THE CARPORT OR GARAGE FACE IS PARALLEL TO THE STREET. THE REMAINDER OF THE STRUCTURE SHALL BE RESTRICTED TO 10 FOOT BUILDING LINE.
- 2) REFERENCE BUILDING LINE DIAGRAM.

GARAGE/CARPORT SETBACK LINE - 20'
 DWELLING UNIT SETBACK LINE - 10'
 STREET R.O.W.

DWELLING UNIT SETBACK LINE - 20'
 GARAGE/CARPORT SETBACK LINE - 10'
 STREET R.O.W.



File # 2001-088761 Cab. 9 Sheet 180