

**THE WOODLANDS  
VILLAGE OF  
STERLING RIDGE SEC. 13**

A SUBDIVISION OF

**28.11 ACRES**

CONTAINING

**2 BLOCKS - 111 LOTS  
& 2.68 AC. IN 3 RESERVES**

OUT OF THE ISSAC MANSFIELD SURVEY, A-344  
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. 319-074-00

SHEET 1 OF 4

File # 2001-097007 Cal. R. Sheet 20

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. 13, 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. 13. Located in the ISSAC MANSFIELD Survey, Abstract 344, 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. 13, 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 does 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 does 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

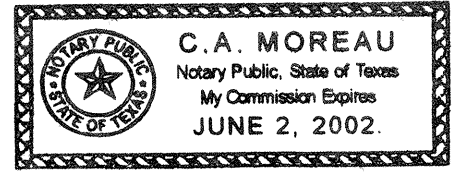
By: *Michael H. Richmond*  
Name: Michael H. Richmond  
Title: President and Chief Executive Officer

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. 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 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. Mooney*  
Mark J. Mooney, P.E.  
Montgomery County Engineer

I, Stephen P. Matovich, an 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. 13, 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 10th day of Oct, 2001.

By: *M. Marvyn Katz* M. Marvyn Katz, Chairman  
By: *Robert M. Litke* Robert M. Litke, Secretary

APPROVED by the Commissioners Court of Montgomery County, Texas, this 29 day of October, 2001.

*Mike Meador* Mike Meador, Commissioner, Precinct 1  
*Craig Doval* CRAIG DOVAL, 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

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 October 29, 2001, at 10:22 o'clock A.M., and duly recorded on November 1, 2001, at 10:22 o'clock A.M., in Cabinet A, Sheets 20-23, 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.

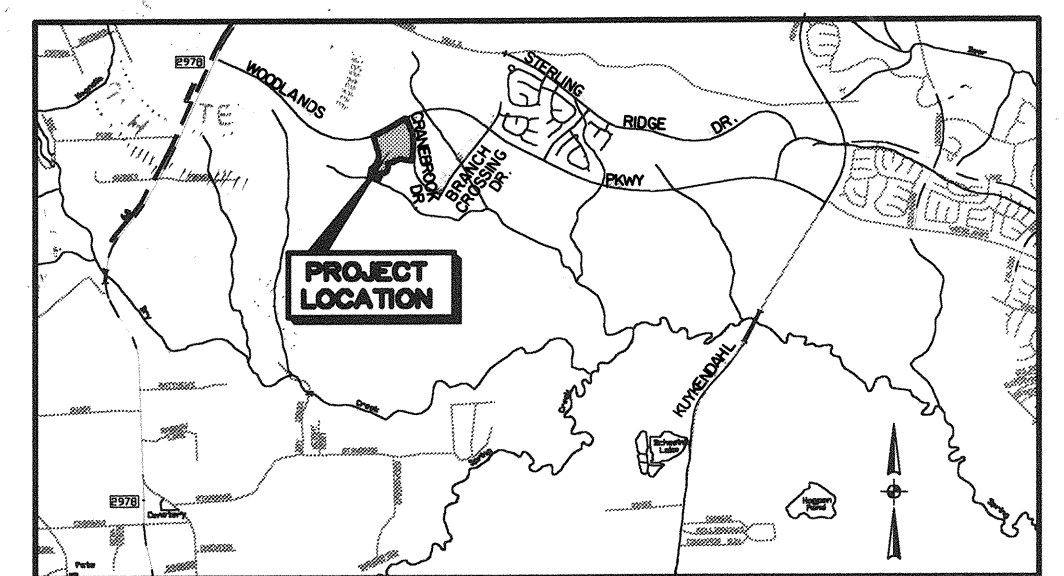
*Mark Turnbull*  
Mark Turnbull, Clerk of the County Court  
Montgomery County, Texas.

By: *Nemsi Johnson*  
Nemsi Johnson, Deputy



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  
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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FEBRUARY 2001 JOB No. 319-074-00

PATE ENGINEERS  
X:\31907400\PLAT1.DWG 02/27/01 07:56:12 Moran (PS)

File # 2001-097007 Cab. R Sheet 21

THE WOODLANDS  
VILLAGE OF STERLING  
RIDGE SEC. 13



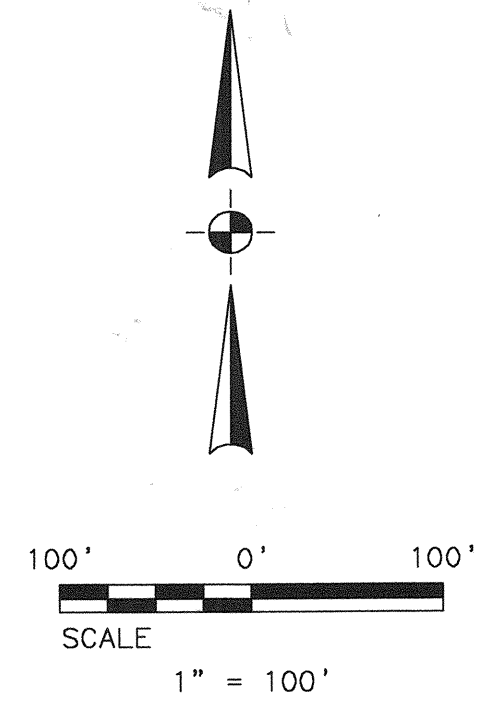
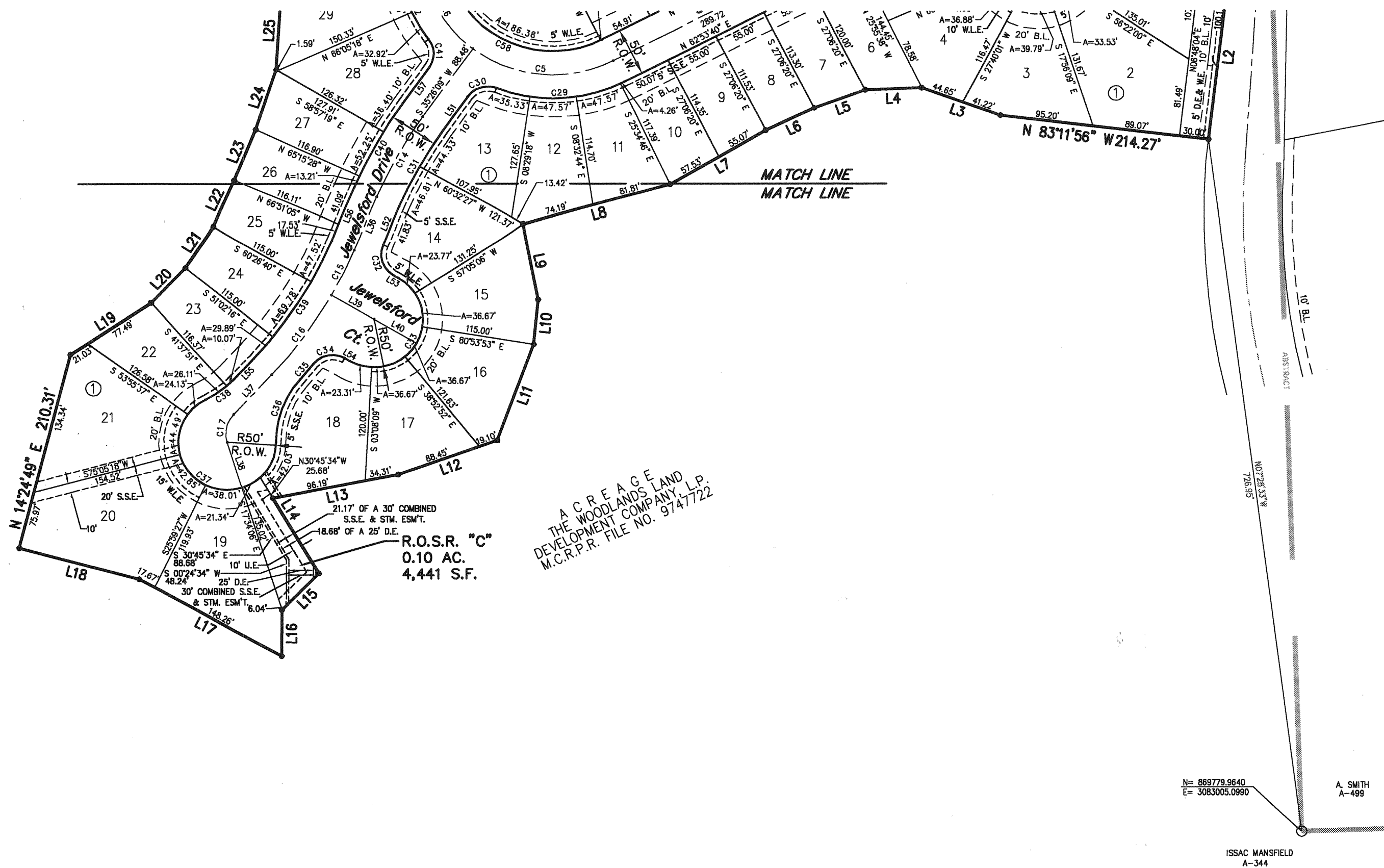
LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT
L1	135.53'	S28°20'56"E	C1	92°25'10"	40.00'	64.52'	41.73'
L2	177.35'	S06°48'04"W	C2	3°51'15"	450.00'	30.27'	15.14'
L3	85.86'	N69°56'28"W	C3	10°25'41"	450.00'	81.90'	41.06'
L4	57.94'	S87°49'08"W	C4	16°45'44"	450.00'	131.65'	66.30'
L5	55.41'	S89°50'32"W	C5	64°22'28"	135.00'	151.68'	84.97'
L6	55.03'	S64°43'52"W	C6	40°29'22"	135.00'	95.40'	49.79'
L7	112.61'	S59°57'59"W	C7	3°25'21"	500.00'	29.87'	14.94'
L8	156.00'	S74°47'54"W	C8	34°35'51"	500.00'	32.56'	16.28'
L9	79.73'	S11°04'38"E	C9	78°21'19"	95.00'	129.92'	77.42'
L10	46.57'	S05°36'17"W	C10	47°32'51"	300.00'	248.96'	132.15'
L11	107.73'	S20°11'35"W	C11	79°18'37"	300.00'	415.27'	248.67'
L12	107.55'	S70°27'30"W	C12	2°57'07"	2000.00'	103.04'	51.53'
L13	130.50'	S78°59'01"W	C13	15°70'35"	25.00'	68.53'	123.21'
L14	92.02'	S30°45'34"E	C14	12°17'14"	450.00'	96.50'	48.44'
L15	53.69'	S44°47'18"W	C15	6°41'55"	450.00'	52.61'	26.34'
L16	47.69'	S00°24'34"W	C16	13°08'41"	450.00'	103.24'	51.85'
L17	165.94'	N61°14'33"W	C17	60°33'38"	30.07'	31.78'	17.55'
L18	127.09'	N74°55'47"W	C18	22°41'41"	300.00'	118.83'	60.20'
L19	98.52'	N56°54'33"E	C19	15°07'24"	300.00'	79.19'	39.82'
L20	50.84'	N43°39'57"E	C20	25°39'41"	62.01'	27.77'	14.12'
L21	50.84'	N34°15'32"E	C21	50°16'22"	200.00'	175.49'	93.84'
L22	52.13'	N24°03'33"E	C22	90°00'00"	25.00'	39.27'	25.00'
L23	57.55'	N22°35'32"E	C23	3°48'51"	500.00'	33.28'	16.65'
L24	66.59'	N18°23'29"E	C24	94°53'11"	25.00'	41.40'	27.23'
L25	82.04'	N03°42'40"E	C25	157°03'35"	50.00'	137.06'	246.42'
L26	55.37'	N05°34'26"W	C26	84°58'54"	25.00'	37.08'	22.90'
L27	53.47'	N13°55'05"W	C27	4°06'05"	300.00'	21.47'	10.74'
L28	108.66'	N18°30'51"W	C28	7°56'55"	425.00'	58.96'	29.53'
L29	55.00'	N19°23'41"W	C29	48°14'44"	160.00'	134.73'	71.65'
L30	63.58'	N14°07'30"W	C30	75°42'15"	25.00'	33.03'	19.43'
L31	30.00'	N86°03'40"W	C31	12°17'14"	425.00'	91.14'	45.75'
L32	67.78'	S05°49'06"W	C32	83°18'05"	25.00'	36.35'	22.24'
L33	61.54'	S02°51'59"W	C33	180°00'00"	50.00'	157.08'	INFINITE'
L34	79.53'	S02°51'59"W	C34	81°22'23"	25.00'	35.51'	21.49'
L35	84.59'	N20°04'26"W	C35	2°33'32"	475.00'	21.21'	10.61'
L36	58.62'	S23°08'55"W	C36	41°13'26"	100.00'	71.95'	37.61'
L37	56.81'	N42°59'32"E	C37	24°35'49"	50.00'	212.85'	80.15'
L38	50.00'	N17°34'06"W	C38	20°43'51"	100.00'	36.18'	18.29'
L39	50.45'	N60°09'09"W	C39	19°50'36"	425.00'	147.19'	74.34'
L40	50.00'	N60°09'09"W	C40	12°17'14"	475.00'	101.86'	51.13'
L41	15.38'	N74°20'10"E	C41	72°55'32"	25.00'	31.82'	18.47'
L42	99.55'	S66°45'53"W	C42	25°14'54"	160.00'	70.51'	35.83'
L43	50.00'	N87°34'26"W	C43	7°09'12"	475.00'	59.30'	29.69'
L44	43.90'	N16°30'29"E	C44	78°21'19"	120.00'	164.11'	97.79'
L45	56.57'	S66°46'51"W	C45	39°20'11"	325.00'	223.13'	116.16'
L46	50.00'	S66°46'51"W	C46	81°12'48"	25.00'	35.44'	21.43'
L47	18.17'	N86°03'40"W	C47	44°43'35"	225.00'	175.64'	92.57'
L48	42.83'	S82°14'50"E	C48	29°25'19"	100.00'	51.35'	26.26'
L49	18.61'	N02°51'59"E	C49	24°45'26"	50.00'	214.43'	77.40'
L50	39.99'	N20°04'26"W	C50	47°55'58"	100.00'	83.66'	44.45'
L51	44.14'	S35°26'09"W	C51	32°42'50"	175.00'	99.92'	51.36'
L52	41.83'	S23°08'55"W	C52	82°44'27"	25.00'	36.10'	22.02'
L53	5.82'	N60°09'09"W	C53	2°57'07"	1975.00'	101.75'	50.89'
L54	6.10'	N60°09'09"W	C54	92°44'30"	25.00'	40.47'	26.23'
L55	29.90'	N42°59'32"E	C55	3°48'51"	500.00'	33.28'	16.65'
L56	58.62'	S23°08'55"W	C56	90°00'00"	25.00'	39.27'	25.00'
L57	46.56'	S35°26'09"W	C57	19°43'43"	484.00'	166.66'	84.16'
L58	67.78'	S05°49'06"W	C58	104°51'50"	110.00'	201.32'	143.00'
L59	44.84'	S89°52'31"E	C59	81°12'55"	25.00'	35.44'	21.43'
L60	18.45'	N86°03'40"W	C60	17°19'56"	325.00'	98.31'	49.54'
L61	65.00'	S03°56'20"W	C61	15°07'24"	275.00'	72.59'	36.51'
L62	65.00'	S03°56'20"W	C62	37°34'30"	100.00'	65.58'	34.02'
L63	34.93'	S66°45'53"W	C63	246°38'06"	50.00'	215.23'	76.07'
L64	53.54'	S66°45'53"W	C64	29°03'37"	100.00'	50.72'	25.92'
L65	67.78'	S05°49'06"W	C65	15°07'24"	325.00'	85.78'	43.14'
L66	9.75'	N02°51'59"E	C66	15°14'58"	275.00'	73.19'	36.81'
L67	30.79'	N64°08'20"E	C67	93°42'52"	25.00'	40.89'	26.68'
L68	30.20'	N64°08'20"E	C68	78°21'19"	70.00'	95.73'	57.05'
L69	0.60'	N02°51'59"E	C69	2°57'07"	2025.00'	104.33'	52.18'
L70			C70	79°45'25"	25.00'	34.80'	20.89'
L71			C71	0°16'16"	1935.00'	9.16'	4.58'

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**SHEET 3 OF 4**

File # 2001-097007 Cab. R. Sheet 22

PATE ENGINEERS  
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THE WOODLANDS VILLAGE OF STERLING RIDGE SEC. 13



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

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

R.O.S.R. "C"  
0.10 AC.  
4,441 S.F.

N= 869779.9840  
E= 3083005.0990  
A. SMITH  
A-499  
ISSAC MANSFIELD  
A-344

# THE WOODLANDS VILLAGE OF STERLING RIDGE SEC. 13

A SUBDIVISION OF  
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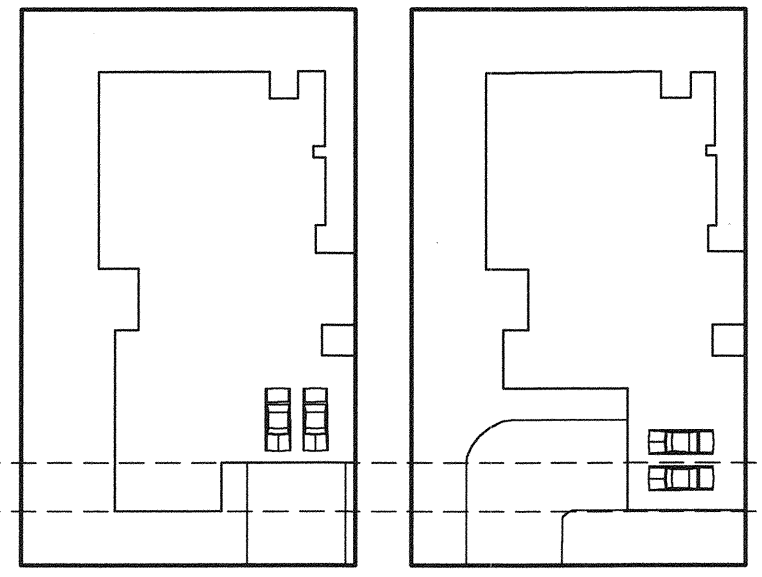
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FEBRUARY 2001 JOB No. 319-074-00

SHEET 4 OF 4



BUILDING LINE DIAGRAMS  
FOR LOTS 8 & 28, BLOCK 2

NOTE:  
When garage or carport faces the public street, it shall be set back a minimum of 20 feet from the public street right-of-way line and the dwelling unit shall be set back a minimum of 10 feet from the public street right-of-way.

NOTE:  
When the garage or carport entrance is perpendicular to the street, garage/carport shall be set back a minimum of 10 feet from the public right-of-way line.

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 # 2001-097007 Cab. R Sheet 23

PATE ENGINEERS  
K. A. 11802/1400/PLATTI.DWG. 02/27/01.07:56:12 MchN. (PS)

THE WOODLANDS  
VILLAGE OF STERLING  
RIDGE SEC. 13