

**THE WOODLANDS  
VILLAGE OF  
STERLING RIDGE, SEC. 14**

A SUBDIVISION OF  
**22.16 ACRES**  
CONTAINING  
**4 BLOCKS - 138 LOTS  
& 5.90 AC. IN 9 RESERVES**

22.16 AC. OUT OF THE A. SMITH SURVEY, A-499  
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  
MARCH 2001 JOB No. 319-076-00

SHEET 1 OF 4

*File # 2001-107789 Cabinet "L" Sheet 57*

Mark J. Mooney  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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. 14, 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. 14. Located in the A. Smith Survey, Abstract A-499, 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. 14, 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, 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 2nd day of November, 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

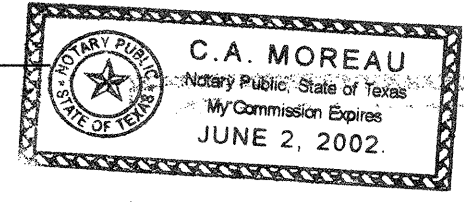
By: Michael H. Richmond  
Name: Michael H. Richmond  
Title: President and Chief Executive Officer

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 2nd day of November, 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 plot 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, 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 10.24.01  
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. 14, 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 or appropriate) this 15th day of Nov, 2001.

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

APPROVED by the Commissioners Court of Montgomery County, Texas, this 2nd day of December, 2001.

Mike Meador, Commissioner, Precinct 1  
Craig Doyel, Commissioner, Precinct 2

Alan B. Sadler  
County Judge

Ed Chance, Commissioner, Precinct 3  
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 December 6, 2001, at 11:00 o'clock A.M. and duly recorded on Dec 6, 2001, at 2:47 o'clock P.M. in Cabinet 57-60, of record of 2001 for said County.

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

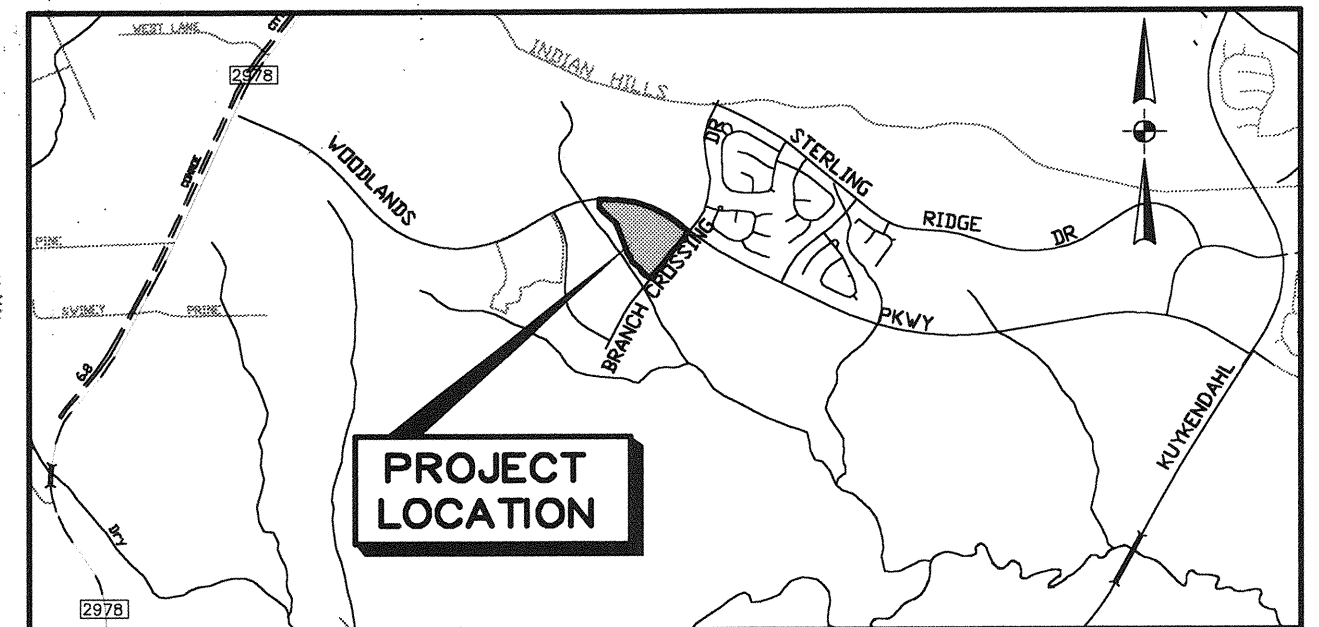
Mark Turnbull  
Mark Turnbull, Clerk of the County Court  
Montgomery County, Texas.

By: Debbie Johnson  
Deputy



NOTES:

1. B.L. indicates a building line  
U.E. indicates a utility easement  
STM. SWR. ESMT. 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  
R.C.O.S.R. indicates a Restricted Compensating 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. A) 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.  
B) 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.

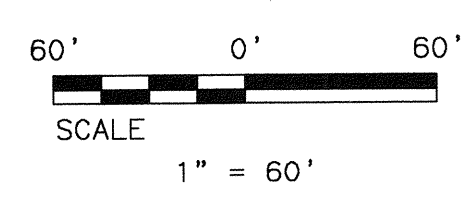
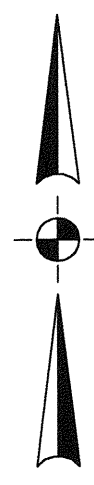


VICINITY MAP  
1" = 1/2 mile

# THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 14

A SUBDIVISION OF  
**22.16 ACRES**  
CONTAINING  
**4 BLOCKS - 138 LOTS**  
**& 5.90 AC. IN 9 RESERVES**  
22.16 AC. OUT OF THE A. SMITH SURVEY, A-499  
MONTGOMERY COUNTY, TEXAS

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ENGINEER: PATE ENGINEERS, INC.  
13333 N.W. FRWY., SUITE 300 - HOUSTON, TEXAS 77040  
MARCH 2001 JOB No. 319-076-00  
SHEET 2 OF 4



VOSR-14  
CONC. MON.  
ELEV. 167.63

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

ACREAGE  
THE WOODLANDS LAND  
DEVELOPMENT COMPANY, L.P.  
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MATCH LINE

# THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 14

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SHEET 3 OF 4

COMPENSATING OPEN SPACE ANALYSIS

LOT SIZE IN S.F.	TOTAL LOTS	COMPENSATING OPEN SPACE PER LOT IN S.F.	COMPENSATING OPEN SPACE REQUIRED IN S.F.
5,000 and greater	12	0	0
4,999 - 4,500	8	100	800
4,499 - 4,000	21	200	4,200
3,999 - 3,500	29	300	8,700
3,499 - 3,000	30	400	12,000
2,999 - 2,500	38	500	19,000
2,499 - 2,000	0	600	0
1,999 - 1,400	0	720	0
<b>TOTAL</b>	<b>138</b>		<b>44,700</b>

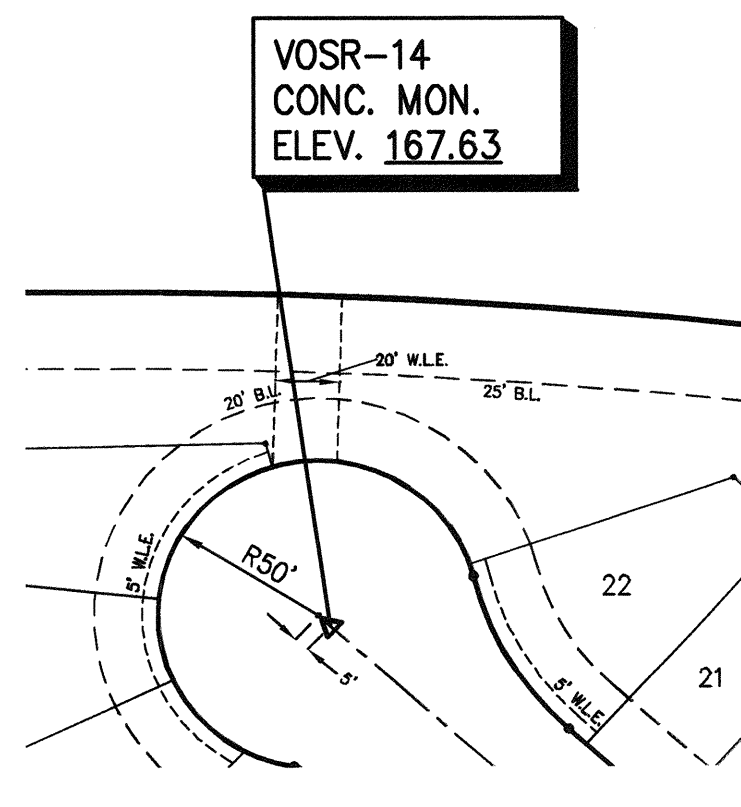
Total compensating open space provided = 126,760 s.f. (2.91 ac.)  
Total area of lots = 511,546 s.f. (11.74 ac.)  
Total area for public R.O.W. & other reserves = 326,903 s.f. (7.51 ac.)  
Dwelling unit density = 6.23 units/acre  
Total area of plot = 22.16 ac.

LINE TABLE

LINE	LENGTH	BEARING
L1	36.82	S 85° 17' 12" W
L2	20.00	N 40° 36' 40" W
L3	31.91	N 29° 31' 20" W
L4	31.85	N 28° 59' 46" W
L5	31.85	N 28° 03' 09" W
L6	31.85	N 27° 06' 32" W
L7	28.43	N 20° 32' 45" W
L8	50.00	N 51° 29' 13" W
L9	39.30	N 51° 29' 13" W
L10	40.26	S 43° 27' 56" E
L11	170.46	S 43° 27' 56" E
L12	12.24	S 20° 32' 45" E
L13	416.93	S 20° 32' 45" E
L14	31.23	S 20° 32' 45" E
L15	137.92	S 47° 45' 59" E
L16	213.19	N 45° 12' 25" E
L17	100.40	N 42° 38' 52" W
L18	83.18	N 42° 38' 52" W
L19	4.42	S 69° 27' 15" W
L20	44.08	S 27° 20' 06" W
L21	42.44	S 27° 20' 06" W
L22	56.28	N 47° 21' 08" E
L23	36.73	N 47° 21' 08" E
L24	50.85	N 47° 21' 08" E
L25	50.85	N 47° 21' 08" E
L26	50.85	N 47° 21' 08" E
L27	23.86	N 82° 22' 57" E
L28	30.32	S 31° 25' 38" W
L29	1.33	S 64° 34' 22" E
L30	95.78	N 62° 39' 54" W
L31	103.18	N 48° 57' 10" W
L32	7.98	N 66° 15' 11" E
L33	28.17	N 60° 45' 28" W
L34	6.07	S 41° 02' 50" W
L35	50.62	N 42° 38' 52" W
L36	51.60	S 47° 08' 46" E
L37	28.55	N 51° 29' 13" W
L38	31.86	N 51° 29' 13" W
L39	33.51	N 62° 39' 54" W
L40	63.92	N 48° 57' 10" W
L41	5.28	N 47° 21' 08" E
L42	19.38	N 60° 45' 28" W
L43	5.62	S 41° 02' 50" W
L44	8.06	N 42° 38' 52" W
L45	0.10	N 47° 21' 08" E
L46	3.17	S 27° 20' 06" W

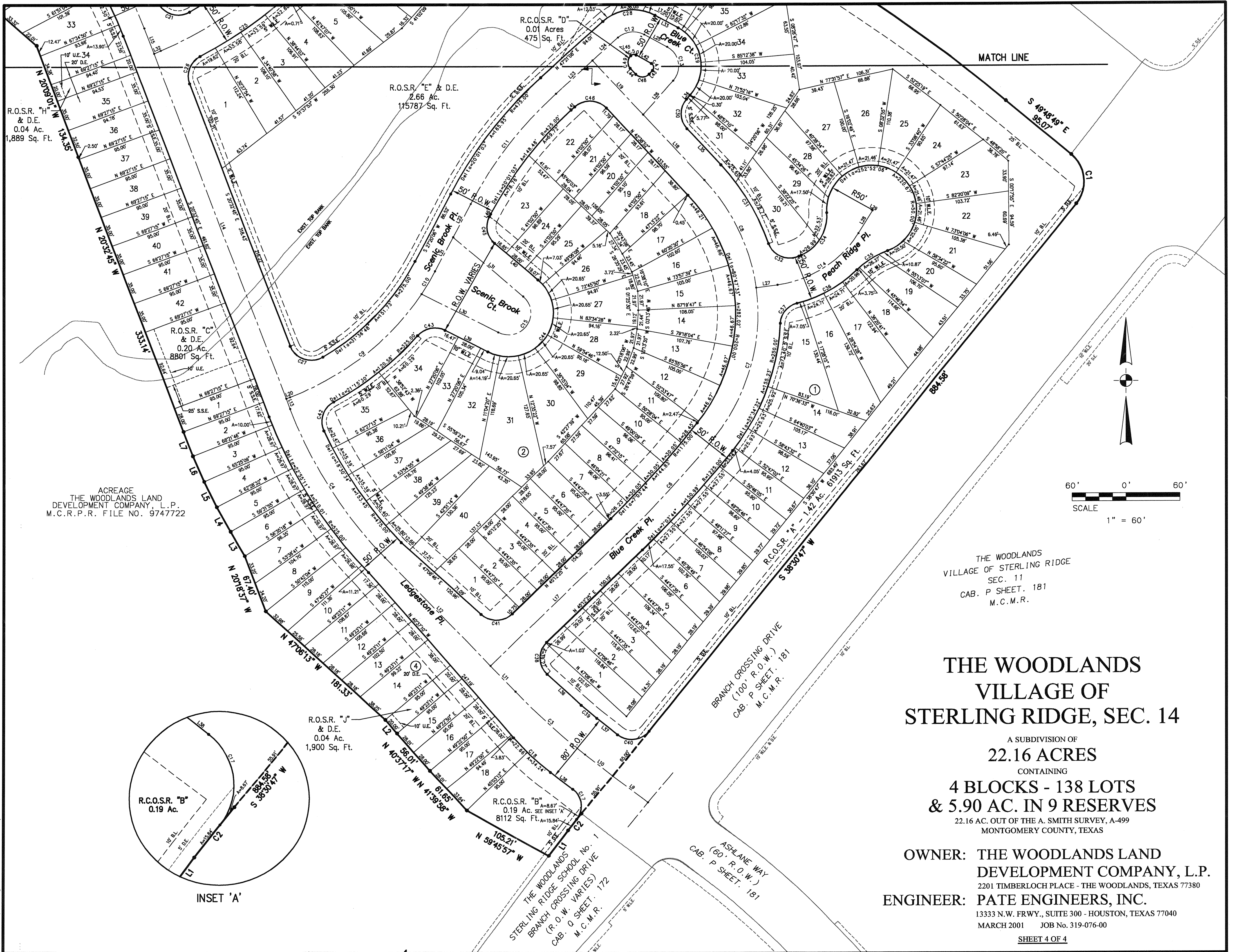
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	88° 19' 36"	40.00	61.86	38.85	N 83° 30' 01" W	53.74
C2	2° 43' 36"	515.00	24.91	12.95	S 37° 08' 00" W	24.50
C3	8° 01' 17"	750.00	105.00	52.50	S 47° 28' 36" E	104.91
C4	22° 55' 11"	500.00	200.01	101.36	S 32° 00' 21" E	198.68
C5	27° 13' 14"	450.00	213.79	108.95	N 34° 02' 22" W	211.78
C6	7° 03' 44"	1200.00	147.91	74.05	N 41° 40' 33" E	147.82
C7	4° 54' 45"	225.00	178.71	89.36	N 15° 14' 49" E	174.97
C8	35° 01' 48"	225.00	137.56	71.01	N 22° 07' 58" W	135.43
C9	36° 26' 36"	300.00	190.82	98.76	N 51° 13' 57" E	187.62
C10	5° 40' 33"	300.00	28.72	14.87	N 30° 10' 22" E	29.71
C11	20° 01' 03"	450.00	157.22	79.42	S 37° 20' 37" W	156.42
C12	12° 24' 12"	25.00	31.37	16.13	S 83° 17' 50" W	29.35
C13	101° 48' 18"	28.00	44.42	30.77	N 08° 51' 19" W	38.80
C14	50° 57' 19"	125.00	111.17	56.56	N 56° 54' 17" E	107.54
C15	168° 17' 16"	25.00	72.56	207.92	N 34° 11' 28" E	49.84
C16	28° 18' 11"	450.00	222.29	113.48	N 52° 06' 06" E	220.04
C17	89° 02' 08"	25.00	38.85	24.58	N 08° 38' 09" W	35.08
C18	10° 32' 04"	300.00	56.90	28.94	S 40° 11' 11" E	56.82
C19	33° 33' 26"	100.00	58.57	30.15	N 64° 32' 42" W	57.74
C20	33° 33' 26"	100.00	58.57	30.15	S 30° 58' 19" E	57.74
C21	86° 48' 11"	25.00	42.25	28.17	S 71° 43' 03" E	37.40
C22	92° 28' 33"	425.00	70.29	35.22	N 55° 08' 08" E	70.21
C23	40° 17' 11"	100.00	70.31	36.68	N 30° 15' 13" E	68.67
C24	29° 10' 07"	100.00	50.91	26.02	S 15° 53' 03" W	50.36
C25	142° 06' 06"	475.00	119.67	60.15	N 54° 31' 02" E	119.36
C26	82° 16' 50"	25.00	35.80	21.84	S 20° 36' 40" E	32.90
C27	100° 30' 21"	25.00	43.85	30.06	S 70° 47' 55" E	38.44
C28	71° 53' 24"	50.00	62.74	36.25	S 83° 17' 50" W	58.70
C29	101° 48' 18"	50.00	88.94	61.53	N 08° 51' 19" W	77.61
C30	83° 41' 42"	25.00	36.52	22.39	S 00° 48' 01" E	33.36
C31	23° 55' 08"	250.00	104.37	52.85	N 30° 41' 18" W	103.81
C32	90° 08' 20"	25.00	41.51	27.35	S 66° 17' 54" E	36.90
C33	138° 37' 12"	100.00	24.90	14.61	N 85° 18' 08" E	24.90
C34	86° 12' 24"	100.00	59.52	33.96	N 30° 22' 09" E	56.07
C35	232° 28' 05"	100.00	40.89	20.79	S 57° 23' 23" W	40.70
C36	28° 34' 30"	150.00	77.43	38.60	N 60° 26' 12" E	75.57
C37	72° 39' 11"	25.00	31.70	18.36	S 38° 51' 48" W	29.82
C38	92° 21' 11"	25.00	40.30	26.65	S 30° 58' 19" E	36.07
C39	42° 02' 27"	300.00	22.73	11.37	S 69° 10' 00" E	22.72
C40	90° 00' 00"	25.00	36.27	25.00	N 83° 30' 47" E	35.36
C41	87° 38' 49"	25.00	36.24	23.89	N 89° 01' 49" E	34.62
C42	86° 42' 25"	25.00	37.83	23.60	S 16° 27' 50" W	34.32
C43	78° 50' 33"	25.00	33.53	19.63	S 76° 54' 48" W	31.07
C44	168° 17' 16"	50.00	145.12	415.85	N 34° 11' 28" E	98.28
C45	78° 17' 16"	25.00	33.29	19.63	S 10° 48' 32" E	30.88
C46	90° 00' 00"	25.00	36.27	25.00	N 87° 38' 52" W	35.36
C47	101° 48' 18"	5.00	8.88	6.15	N 08° 51' 19" W	7.76
C48	96° 18' 18"	10.00	16.91	11.17	N 89° 15' 58" E	14.80
C49	90° 00' 00"	10.00	18.71	10.00	S 02° 22' 08" W	14.14
C50	71° 53' 24"	5.00	6.27	3.63	S 83° 17' 50" W	5.87



File# 2001-107789 Cabinet "R" Sheet 59

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

THE WOODLANDS  
 VILLAGE OF STERLING RIDGE  
 SEC. 11  
 CAB. P SHEET. 181  
 M.C.M.R.

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SHEET 4 OF 4

PATE ENGINEERS  
 X: 31907600\PLAT.dwg Nov 27, 2001 - 2:07:28pm MarkH

*File# 2001-107789 Cabinet "R" Sheet 60*