

FILED FOR RECORD

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STATE OF TEXAS  
COUNTY OF MONTGOMERY

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., acting herein by and through 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. 20, 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. 20. Located in the A. Smith Survey, Abstract 499, and in the Isaac 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. 20, 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 9th day of January, 2002

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

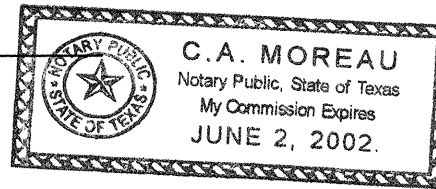
By: Michael H. Richmond  
Name: Michael H. Richmond  
Title: President and Chief Executive Officer

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 9th day of January, 2002.

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 here given as to the effect of drainage from this subdivision on the intersecting drainage artery or parent stream or on any other area of subdivision within a watershed.

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

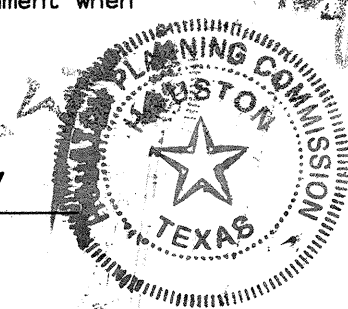
I, Stephen P. Matovich, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark 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 1-09-02  
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. 20, 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 25th day of January, 2002.

By: M. Marvitz M. Marvitz, Chairman  
By: Robert M. Litke Robert M. Litke, Secretary



APPROVED in the Commissioners Court of Montgomery County, Texas, this 1st day of February, 2002.

Mike Meador Mike Meador, Commissioner, Precinct 1  
Craig Doyat Craig Doyat, 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 Feb 11, 2002, at 10:05 o'clock P.M., in Cabinet R, and duly recorded on Feb 12, 2002 at 10:05 o'clock P.M., in Cabinet R, Sheets 103-104, 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.

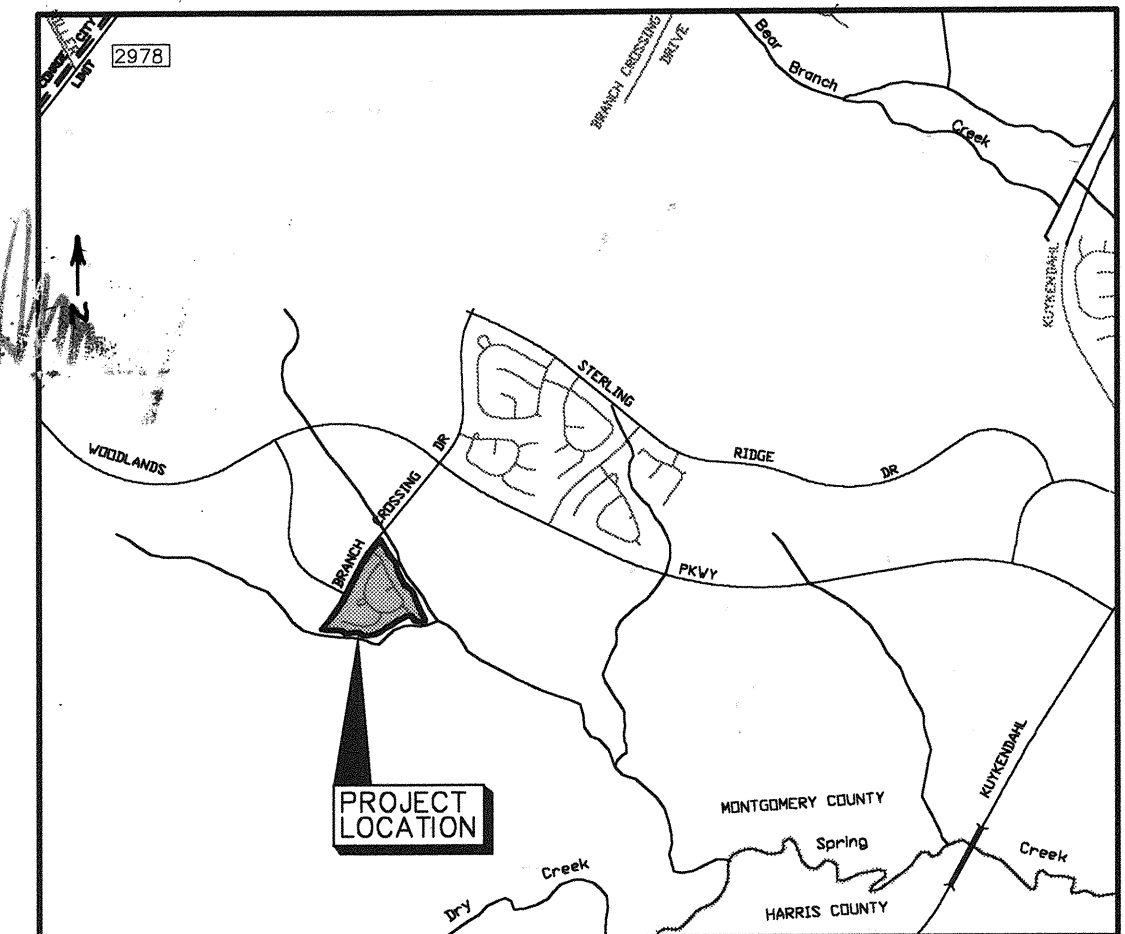
Mark Turnbull  
Mark Turnbull, Clerk of the County Court  
Montgomery County, Texas.  
By: Denise Johnson Deputy



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  
R.C.O.S.R. indicates a Restricted Compensating Open Space Reserve  
D.E. indicates a drainage easement
2. All non-perimeter easements on property lines are centered unless otherwise noted.
3. All bearings are based on the 1927 Texas State Plane Coordinate System, South Central Zone.
4. 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'.
5. 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.

B. See one-foot reserve note at the bottom of this page \*\*.



VICINITY MAP  
1" = 1/2 mile

# THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 20

A SUBDIVISION OF  
**23.01 ACRES**  
CONTAINING  
**3 BLOCKS - 62 LOTS  
& 2.54 AC. IN 4 RESERVES**

4.03 AC. OUT OF THE A. SMITH SURVEY, A-499 AND  
18.98 AC. 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  
NOVEMBER 2001 JOB No. 319-077-00

SHEET 1 OF 2

File # 2002014082 Cabinet R Sheet 103

PATE ENGINEERS  
X:\31907700\p1.dwg Oct 30, 2001 - 8:23:41am MarkK

The Woodlands  
Village of Sterling Ridge  
Sec. 20

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

VOSR-20  
CONC. MON.  
ELEV. 159.45

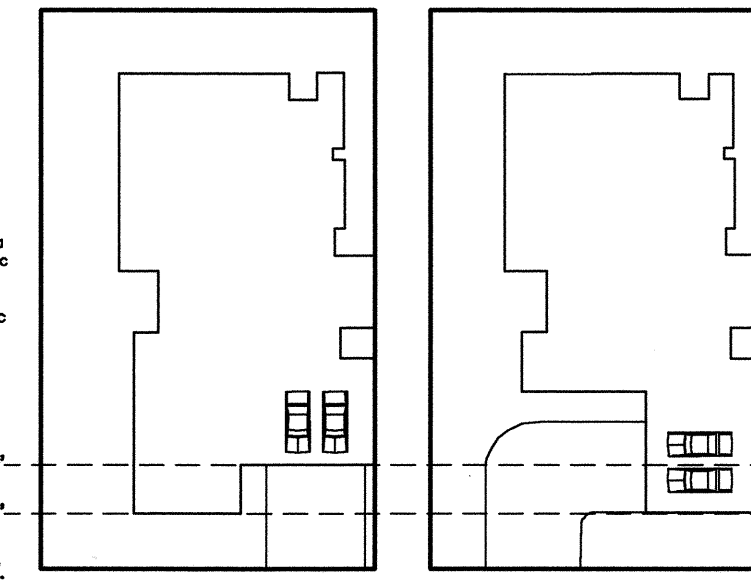
THE WOODLANDS  
STERLING RIDGE  
SCHOOL No. 1  
CAB. G. SHEET. 172  
M.C.M.R.

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

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.

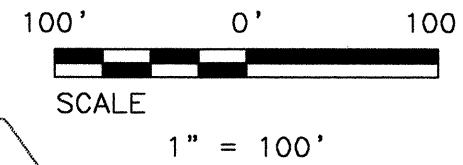
GARAGE/CARPORT SETBACK LINE - 20'  
DWELLING UNIT SETBACK LINE - 10'  
STREET R.O.W.



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.

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

BUILDING LINE DIAGRAMS  
FOR LOT 13, BLOCK 1 AND LOT 7, BLOCK 2



CURVE TABLE						LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	LINE LENGTH	BEARING
C1	93°37'51"	575.00	96.65	48.44	S 33°24'30" E	96.54	L1	88.74' S38°13'25" E
C2	63°56'06"	500.00	95.78	31.19	N 87°24'04" E	52.83	L2	70.00' S23°01'57" E
C3	25°20'22"	300.00	132.68	67.44	N 39°38'15" W	131.80	L3	67.28' S30°28'50" E
C4	33°53'04"	300.00	20.91	10.28	N 25°00'32" W	20.51	L4	67.43' S28°05'02" E
C5	82°7'08"	300.00	33.78	16.91	S 28°18'34" E	33.77	L5	70.95' S31°49'59" E
C6	72°8'43"	800.00	103.86	52.92	S 33°12'22" E	103.88	L6	78.57' S44°33'01" E
C7	71°38'50"	100.00	125.08	72.21	N 01°06'58" W	117.08	L7	85.75' S24°42'52" E
C8	19°15'01"	100.00	33.80	16.96	N 44°20'28" E	33.44	L8	72.40' S24°58'08" E
C9	46°49'06"	305.00	249.23	132.04	N 77°22'32" E	242.35	L9	39.40' S19°13'19" W
C10	48°36'55"	305.00	258.70	137.71	S 54°34'57" E	251.02	L10	94.79' N54°33'29" W
C11	15°04'19"	305.00	80.23	40.85	S 23°04'50" E	80.00	L11	97.22' S36°37'27" W
C12	44°00'08"	305.00	234.23	123.23	S 82°72'22" E	228.52	L12	78.28' S22°10'26" W
C13	30°38'02"	450.00	240.80	123.25	S 43°46'28" W	237.74	L13	94.58' S22°10'28" W
C14	23°17'48"	250.00	101.65	51.54	N 43°38'07" W	100.95	L14	26.91' N63°26'44" W
C15	71°56'38"	200.00	291.13	145.16	N 46°45'24" E	234.96	L15	55.83' N61°43'06" W
C16	27°40'53"	450.00	217.41	110.87	S 83°25'50" E	215.30	L16	116.30' N59°16'51" W
C17	43°08'27"	75.00	5.38	2.89	N 71°36'37" W	5.36	L17	61.09' N84°35'26" W
C18	180°00'00"	40.00	125.86	INFINITE	S 23°04'50" E	80.00	L18	78.51' S22°45'22" W
C19	90°48'13"	25.00	39.63	25.38	S 08°53'55" E	35.61	L19	48.33' S84°06'13" W
C20	44°02'28"	500.00	40.80	20.41	S 20°42'46" E	40.78	L20	68.28' N59°39'12" W
C21	62°27'08"	275.00	30.97	15.50	S 28°16'34" E	30.95	L21	70.38' S89°46'15" W
C22	72°8'43"	775.00	100.71	50.43	S 33°12'28" E	100.84	L22	30.80' N82°05'47" W
C23	52°32'06"	125.00	114.61	61.89	N 10°40'48" W	110.64	L23	80.88' N84°19'56" W
C24	86°34'01"	25.00	29.05	16.41	S 17°44'51" E	27.44	L24	18.12' N72°05'29" W
C25	11°08'41"	275.00	53.57	28.87	N 45°23'55" E	53.49	L25	59.37' N28°02'17" E
C26	28°04'16"	100.00	48.99	25.00	S 53°51'13" E	48.50	L26	40.00' S21°18'26" E
C27	245°22'43"	50.00	214.13	77.92	N 54°48'00" E	84.16	L27	98.83' S22°18'26" E
C28	46°15'35"	100.00	80.74	42.72	N 25°38'26" W	78.56	L28	282.32' S23°03'00" E
C29	77°15'47"	25.00	33.71	19.98	N 87°24'07" W	31.22	L29	56.55' S29°30'08" E
C30	38°43'52"	330.00	220.27	116.10	N 75°25'25" W	219.03	L30	4.28' S29°30'08" E
C31	79°18'07"	25.00	34.61	20.73	S 53°04'18" W	31.91	L31	90.21' S36°58'51" E
C32	37°17'17"	100.00	85.08	33.74	N 88°14'02" W	63.94	L32	49.28' S53°57'59" W
C33	248°42'18"	50.00	215.28	75.97	S 18°28'28" W	83.53	L33	144.35' N28°27'25" E
C34	29°25'02"	100.00	51.34	26.25	S 54°25'53" E	50.78	L34	127.58' N60°48'17" E
C35	86°10'38"	25.00	37.80	23.39	N 27°37'35" W	34.16	L35	18.20' S53°57'59" W
C36	75°18'50"	25.00	32.88	19.99	N 75°25'25" W	30.55	L36	38.00' S31°59'13" E
C37	75°18'50"	25.00	32.88	19.99	N 28°15'44" E	30.55	L37	35.04' S10°47'05" W
C38	20°59'59"	425.00	155.77	78.77	S 38°57'25" W	154.90	L38	23.98' S82°43'43" W
C39	101°44'44"	25.00	44.38	30.73	N 78°40'13" W	38.79	L39	24.02' N69°35'24" W
C40	54°42'52"	500.00	50.16	25.10	N 25°56'26" W	50.14	L40	76.33' N74°41'51" W
C41	32°31'37"	325.00	19.21	9.81	N 17°15'51" E	19.21	L41	94.33' S89°35'10" W
C42	87°43'30"	25.00	38.07	23.82	N 17°11'00" E	34.49	L42	94.33' N69°55'10" E
C43	180°00'00"	50.00	157.08	INFINITE	S 99°11'43" E	100.00	L43	72.90' S22°18'26" E
C44	84°56'16"	25.00	37.08	22.88	N 76°43'35" W	33.76	L44	64.54' S23°03'00" E
C45	2°41'28"	825.00	38.74	19.37	S 35°36'09" E	38.73	L45	60.89' S29°30'08" E
C46	80°54'50"	75.00	119.01	78.21	N 08°20'34" E	106.91	L46	90.21' S36°58'51" E
C47	86°34'40"	25.00	38.93	24.39	N 17°15'51" E	34.91	L47	47.45' S53°57'59" W
C48	15°16'11"	760.00	69.33	34.87	N 44°00'08" W	68.12	L48	23.98' S82°43'43" W
C49	92°20'14"	25.00	40.29	26.04	S 81°31'27" W	36.07	L49	14.65' N69°35'24" W
C50	180°00'00"	15.00	47.12	INFINITE	N 23°04'50" W	30.00	L50	31.85' S69°35'24" E
C51	180°00'00"	15.00	47.12	INFINITE	S 23°04'50" E	30.00	L51	28.87' S24°43'43" W
C52	23°06'30"	475.00	191.44	97.04	S 40°00'10" W	190.14	L52	53.29' S85°55'10" W
C53	36°51'06"	330.00	212.25	109.94	S 10°01'52" W	208.61	L53	33.29' N66°55'10" E
C54	180°00'00"	65.00	204.20	INFINITE	S 23°04'50" E	130.00	L54	70.08' S24°42'52" E
C55	33°16'54"	330.00	191.89	98.63	S 54°24'27" E	190.00	L55	77.66' S80°48'17" E
C56	67°35'59"	175.00	206.47	117.15	N 48°55'44" E	194.70	L56	80.89' N60°48'17" E
C57	27°40'53"	425.00	205.33	104.71	S 83°25'50" E	203.34	L57	90.21' S36°58'51" E
C58	27°40'53"	475.00	229.49	117.03	S 83°25'50" E	227.28	L58	49.29' S53°57'59" W
C59	89°18'59"	225.00	272.20	155.55	N 48°41'44" E	256.91	L59	73.03' S21°18'26" E
C60	33°55'55"	340.00	201.38	103.73	N 35°29'27" W	198.43	L60	91.70' N69°35'10" E
C61	154°29'28"	280.00	754.98	1238.95	S 48°47'18" E	546.18	L61	51.70' S85°55'10" W

# THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 20

A SUBDIVISION OF  
**23.01 ACRES**  
CONTAINING  
**3 BLOCKS - 62 LOTS**  
& **2.54 AC. IN 4 RESERVES**

4.03 AC. OUT OF THE A. SMITH SURVEY, A-499 AND  
18.98 AC. 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  
NOVEMBER 2001 JOB No. 319-077-00

SHEET 2 OF 2

File # 2002 014082

Cabinet R

Sheet 104

The Woodlands  
Village of Sterling Ridge  
Sec. 20