



**THE WOODLANDS  
HARPER'S LANDING AT  
COLLEGE PARK, SECTION 11**

A SUBDIVISION OF  
**50.36 ACRES**

CONTAINING  
**3 BLOCKS - 192 LOTS  
& 4.02 AC. IN 6 RESERVES**

OUT OF THE RICHARD VINCE SURVEY, A-583

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  
OCTOBER 2000 JOB No. 319-069-00

SHEET 1 OF 4

PATE ENGINEERS  
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*File # 2002022098*

*Cabinet R*

*Sheet 114*

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 HARPER'S LANDING AT COLLEGE PARK, SECTION 11, 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 HARPER'S LANDING AT COLLEGE PARK, SECTION 11 Located in the Richard Vince Survey, Abstract 583, 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, Owner of the property subdivided in the above foregoing map of THE WOODLANDS HARPER'S LANDING AT COLLEGE PARK, SECTION 11, 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, 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 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 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, 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, Owner does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

FURTHER, Owner does hereby certify that it is the owner of all property immediately adjacent to the boundaries of the above and foregoing plat of THE WOODLANDS HARPER'S LANDING AT COLLEGE PARK, SECTION 11 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and does hereby make and establish all building setback lines and dedicates to the use of the public forever all public utility easements shown in said adjacent acreage.

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 8<sup>th</sup> 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

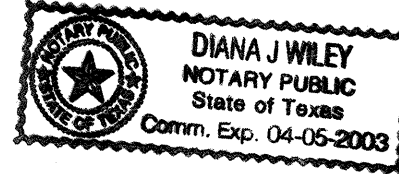
STATE OF TEXAS  
COUNTY OF MONTGOMERY

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 8<sup>th</sup> day of November, 2001

Diana J. Wiley  
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, 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 10-30-01  
Stephen P. Matovich  
Registered Professional Land Surveyor  
Texas Registration No. 5347  
2201 TIMBERLOCH PLACE  
THE WOODLANDS, TEXAS 77380

APPROVED by the Commissioners Court of Montgomery County, Texas, this 25 day of February, 2002

Mike Meador  
Mike Meador  
Commissioner, Precinct 1

Craig Doyl  
Craig Doyl  
Commissioner, Precinct 2

Alan B. Sadler  
Alan B. Sadler  
County Judge

Ed Chance  
Ed Chance  
Commissioner, Precinct 3

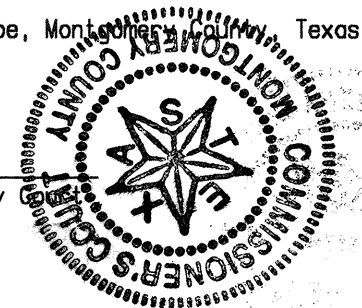
Ed Rinehart  
Ed Rinehart  
Commissioner, Precinct 4

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 February 25, 2002 at 9:00 o'clock A.M. and duly recorded on March 6, 2002 at 10:36 o'clock A.M. in Cabinet R, Sheets 114-117, 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  
Montgomery County, Texas.

Issued \_\_\_\_\_ By: \_\_\_\_\_ Deputy



On the 20 day of December, 2001, this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

WITNESS the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas, this 1 day of February, 2002.

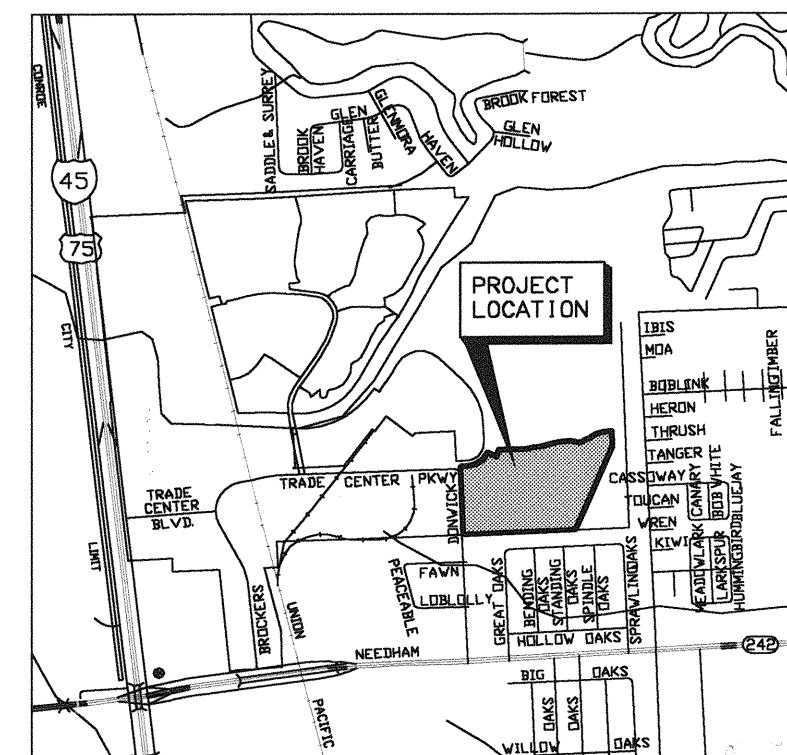
[Signature]  
Chairman

Dusty Norman  
Secretary

FILED FOR RECORD  
2002 MAR -6 AM 8:36  
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  
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 revert 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. A 5-foot side lot building setback and 10-foot rear lot building setback is hereby established for all lots and buildable reserves included in the plat boundary, unless otherwise indicated.
6. All plat boundary corners are marked by set 5/8-inch iron rods.
7. Curves are tangent to adjoining lines, unless otherwise indicated by chord bearing call.
8. Concrete benchmark consists of a three-inch brass disk set in a concrete column six inches in diameter, three feet deep, and buried flush with the ground inside dedicated right-of-way but not within pavement.



VICINITY MAP  
1" = 1/2 mile

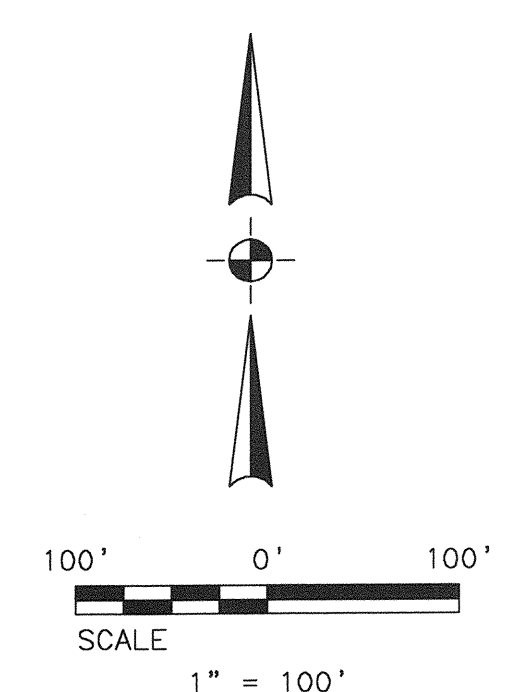
OWNER : THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.  
2201 TIMBERLOCH PLACE  
THE WOODLANDS, TEXAS 77380

THE WOODLANDS  
HARPER'S LANDING  
AT COLLEGE PARK  
SECTION 11  
SHEET 2 OF 4

File # 2002022098

Cabinet R

Sheet 115



ABSTRACT

ABSTRACT

ABSTRACT

TRADE CENTER PARKWAY (80' R.O.W.)  
F.N. 8037250  
M.C.R.P.R.

MICHELIN TIRE CORPORATION  
F.N. 8103539

JAMES McCAMBRIDGE  
A-390

GEORGE TAYLOR  
A-555

N= 881807.64  
E= 3121398.43

Reserve 'E'  
109,173 Sq. Ft.  
2.51 Ac.  
Restricted for  
Open Space

Reserve 'F'  
29,246 Sq. Ft.  
0.67 Ac.  
Restricted to  
Water Plant

Reserve 'E'  
109,173 Sq. Ft.  
2.51 Ac.  
Restricted for  
Open Space

Reserve 'A'  
6,147 Sq. Ft.  
0.14 Ac.  
Restricted for  
Open Space

Reserve 'B'  
25,242 Sq. Ft.  
0.58 Ac.  
Restricted for  
Open Space and  
D.E.

**FLOODPLAIN NOTE:**

ACCORDING TO FIRM PANEL NO. 48339C0529, 48339C0530,  
48339C0533, 48339C0535, DECEMBER 19, 1996.  
THIS SUBDIVISION IS OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

TALL TIMBERS SUBDIVISION  
SECTION 11, PAGE 129

MATCH LINE

BLOCK 2

File # 2002 22098

Cabinet R Sheet 116

PATE ENGINEERS  
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