

# FELLOWSHIP DRIVE STREET DEDICATION 2.7883 ACRES OUT OF THE F.D. MAY SURVEY, A-388 MONTGOMERY COUNTY, TEXAS

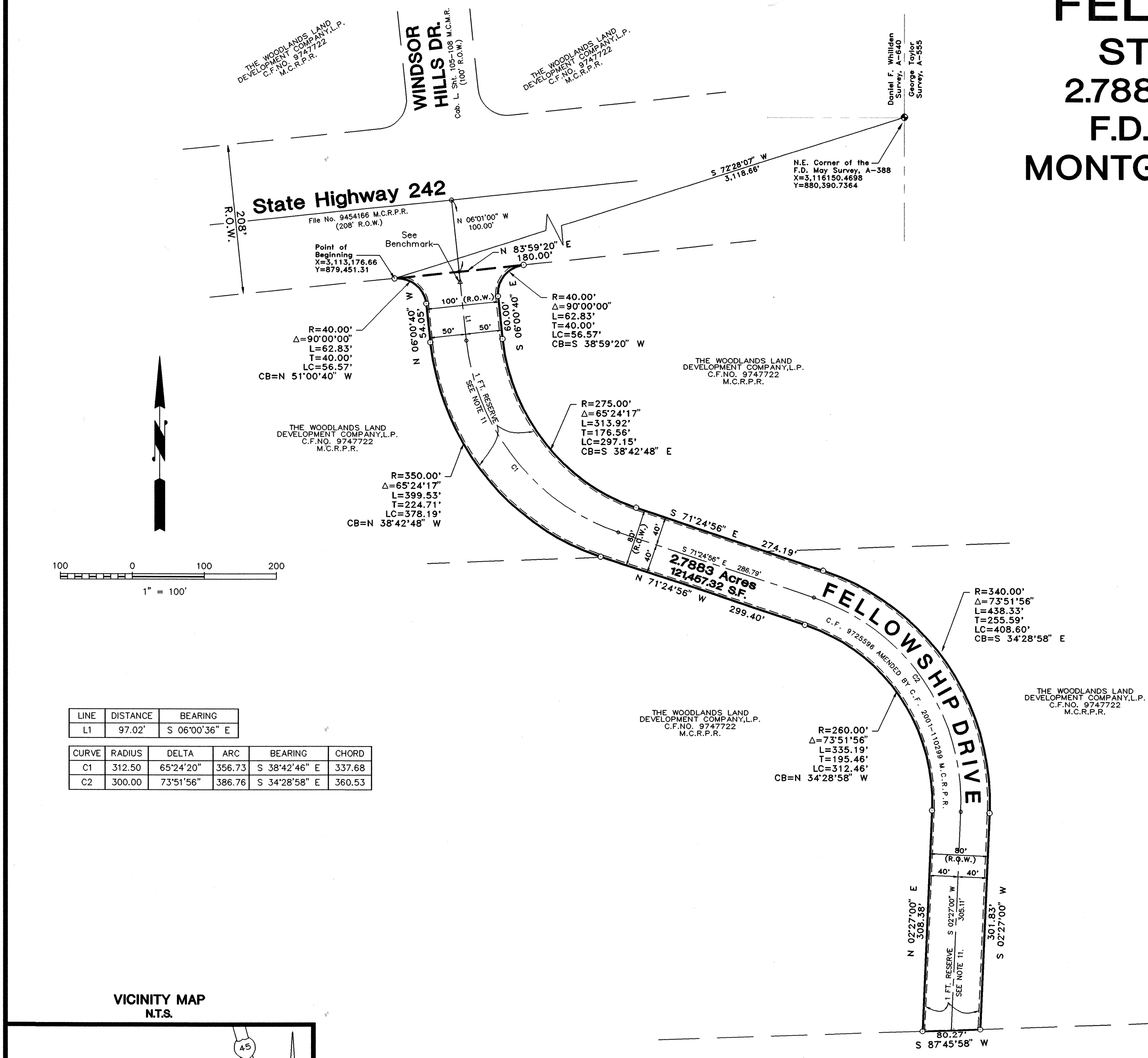
MARCH 2002

### NOTES

1. THIS SUBDIVISION IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978 BECAUSE A CITY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2,000 FEET OF THE PROPERTY.
2. M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS.
3. R.O.S.R. INDICATES RESTRICTED OPEN SPACE RESERVE.
4. B.L. INDICATES BUILDING LINE
5. W.L.E. INDICATES WATER LINE EASEMENT
6. U.E. INDICATES UTILITY EASEMENT
7. S.S.E. INDICATES SANITARY SEWER EASEMENT
8. S.E. INDICATES STORM SEWER EASEMENT
9. DIMENSIONS SHOWN ALONG CURVES ARE ARC LENGTHS
10. ALL COORDINATES AND BEARINGS REFER TO TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.
11. ONE (1) FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC 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 (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

### LEGEND

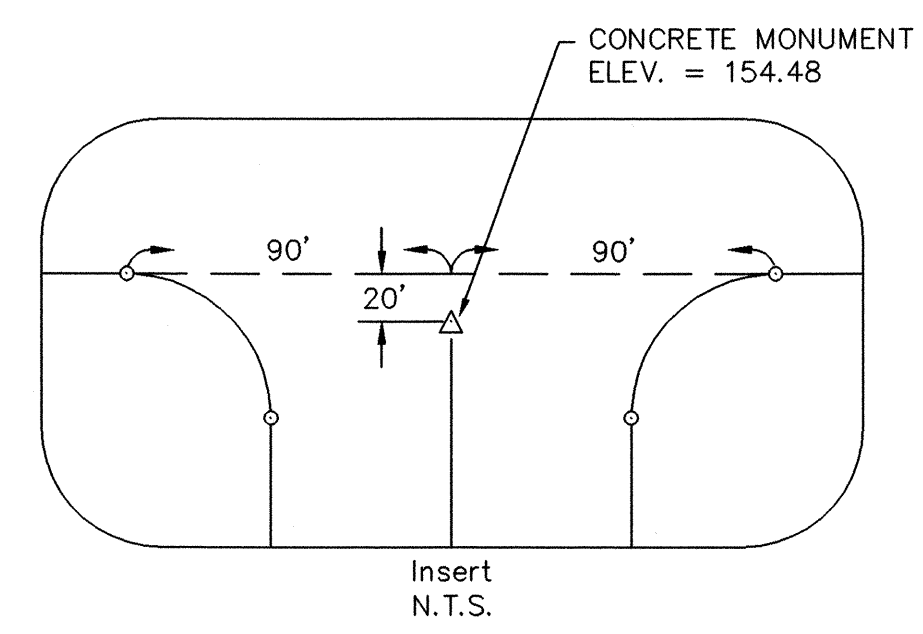
- INDICATES PROPERTY CORNER.



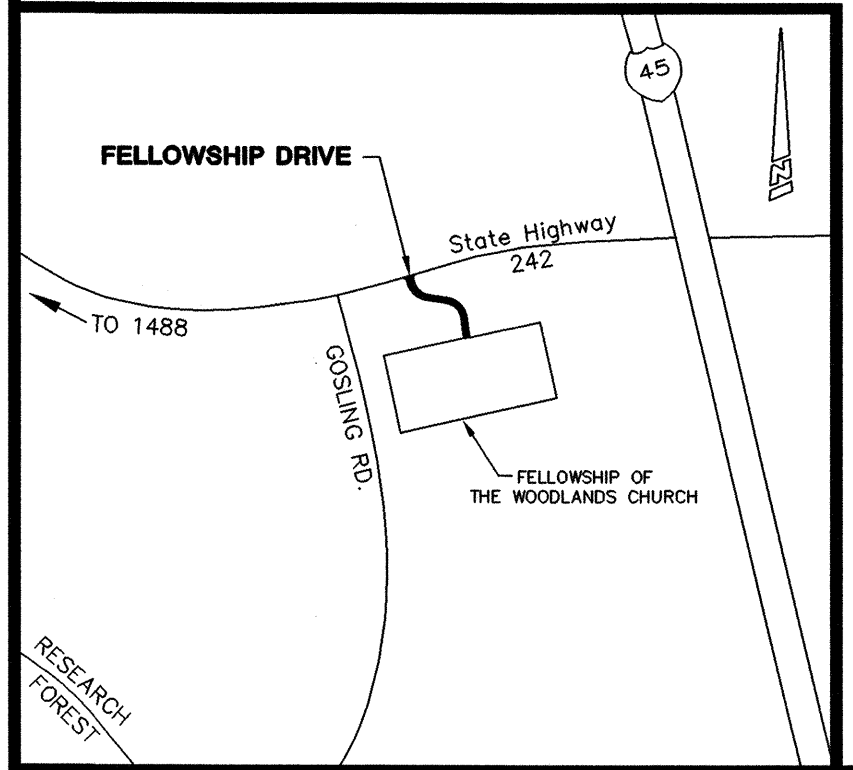
LINE	DISTANCE	BEARING
L1	97.02'	S 06°00'36" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	312.50	65°24'20"	356.73	S 38°42'46" E	337.68
C2	300.00	73°51'56"	386.76	S 34°28'58" E	360.53



### VICINITY MAP N.T.S.



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

**D.A. VOGT ENGINEERING**  
1544 Sawdust Road, Suite 180 The Woodlands, Texas 77380  
Tel 281-367-0947 Fax 281-367-0948  
E-mail: dav@main.com

File # 2002056628 Cabinet S Sheet 51

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 FELLOWSHIP DRIVE STREET DEDICATION, do hereby make and establish said 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, dedications, and easements thereon shown, and designate said subdivision as FELLOWSHIP DRIVE STREET DEDICATION located in the F.D. May Survey, A-388, Montgomery County, Texas, for 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 ourselves, 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., acting herein by and through its President and Chief Executive Officer, Michael H. Richmond, owner of the property subdivided in the above and foregoing map of FELLOWSHIP DRIVE STREET DEDICATION, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adpted 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 ten feet (10' 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 (15) feet wide on each side of the center line 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 road, street, ally 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, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of FELLOWSHIP DRIVE STREET DEDICATION where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate 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 15th day of April, 2002.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.  
A Texas Limited Partnership  
By: Michael H. Richmond  
Its Authorized Agent  
By: Michael H. Richmond  
Michael H. Richmond  
President and Chief Executive Officer

FILED FOR RECORD

2002 JUN -6 AM 10:43

Mark Turnbull  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

# FELLOWSHIP DRIVE STREET DEDICATION 2.7883 ACRES OUT OF THE F.D. MAY SURVEY, A-388 MONTGOMERY COUNTY, TEXAS

## MARCH 2002

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'), unless indicated otherwise; and that the plat boundary corners have been tied to the nearest survey corner.



Stephen P. Matovich 4/03/02  
Stephen P. Matovich  
Registered Professional Land Surveyor  
Texas Registration No. 5347

I, Mark J. Mooney, 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 Montgomery County Commissioners' Court.

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by 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.  
County Engineer

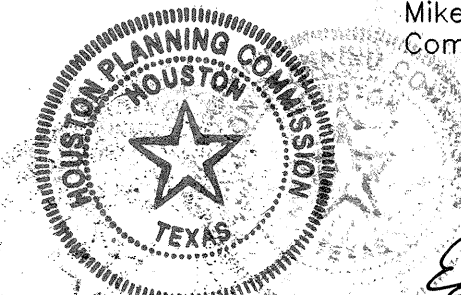
APPROVED by the Commissioners' Court of Montgomery County, Texas this 20 day of May, 2002.

Mike Meador Commissioner, Precinct No. 1  
Craig Doyal Commissioner, Precinct No. 2  
Alan B. Sadler County Judge  
Ed Chance Commissioner, Precinct No. 3  
Ed Rinehart Commissioner, Precinct No. 4

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FELLOWSHIP DRIVE STREET DEDICATION, 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 this 14th day of April, 2002.

By: M. Marvin Katz  
M. Marvin Katz  
Chairman

By: Robert M. Litke  
Robert M. Litke  
Secretary

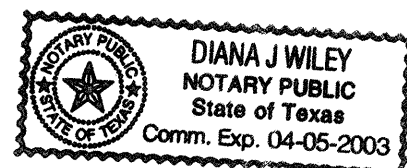


STATE OF TEXAS  
COUNTY OF MONTGOMERY

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 the act and deed of said Limited Partnership.

Given under my hand and seal of office this 15 day of April, 2002.

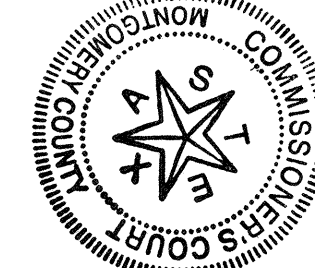
Diana J. Wiley  
Notary Public in and for  
The State of Texas  
My Commission Expires: \_\_\_\_\_



THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on May 20, 2002, at 9:30 o'clock A.M., and duly recorded on June 6, 2002 at 10:43 o'clock A.M., in Cabinet 5, Sheet 57-52, of record of maps 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, County Court  
Montgomery County, Texas  
By: Heusei Johnson

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

**D.A. VOGT ENGINEERING**  
1544 Sawdust Road, Suite 180 The Woodlands, Texas 77380  
Tel 281-367-0947 Fax 281-367-0948  
E-mail: dav@main.com

File # 2002056628

Cabinet 5

Sheet 52