

**THE WOODLANDS
VILLAGE OF
ALDEN BRIDGE, SEC. 92**

A SUBDIVISION OF

11.56 ACRES

CONTAINING

**2 BLOCKS - 76 LOTS
& 4.44 AC. IN 4 RESERVES**

OUT OF THE A.W. SPRINGER SURVEY, A-490
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

MAY 2002 JOB No. 319-085-00

SHEET 1 OF 4

Sheet 186

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 Vice President, Residential, Tim Welbes, owner (hereinafter referred to as "Owners") of the property subdivided in the above and foregoing map of THE WOODLANDS VILLAGE OF ALDEN BRIDGE, SEC. 92, 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 ALDEN BRIDGE, SEC. 92. Located in the A.W. SPRINGER Survey, Abstract 490, 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 Vice President, Residential, Tim Welbes, Owners of the property subdivided in above foregoing map of THE WOODLANDS VILLAGE OF ALDEN BRIDGE, SEC. 92, 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 on 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 Tim Welbes, its Vice President, Residential, thereunto authorized, this the 29th day of August, 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: Tim Welbes
Name: Tim Welbes
Title: Vice President, Residential

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Tim Welbes, Vice President, Residential 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 29th day of August, 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 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 8-29-02
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 ALDEN BRIDGE SEC. 92, 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 12th day of Sept., 2002.

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

APPROVED by the Commissioners Court of Montgomery County, Texas, this 28 day of September, 2002.

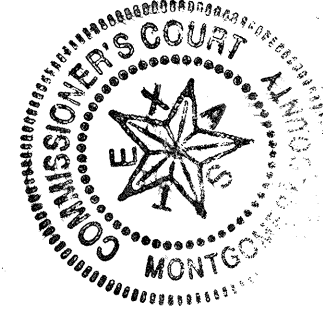
Mike Meador Mike Meador, Precinct 1
Craig Doyle Craig Doyle, Precinct 2
Alan B. Sadler Alan B. Sadler, County Judge
Ed Chance Ed Chance, Precinct 3
Ed Rinehart Ed Rinehart, Precinct 4

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 Sept 23, 2002 at 2:30 o'clock P.M., and duly recorded on Sept 24, 2002 at 10:30 o'clock A.M., in Cabinet 5, Sheet 5180-189, 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: Deputy
Deputy



FILED FOR RECORD

2002 SEP 27 AM 10:26

- 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.

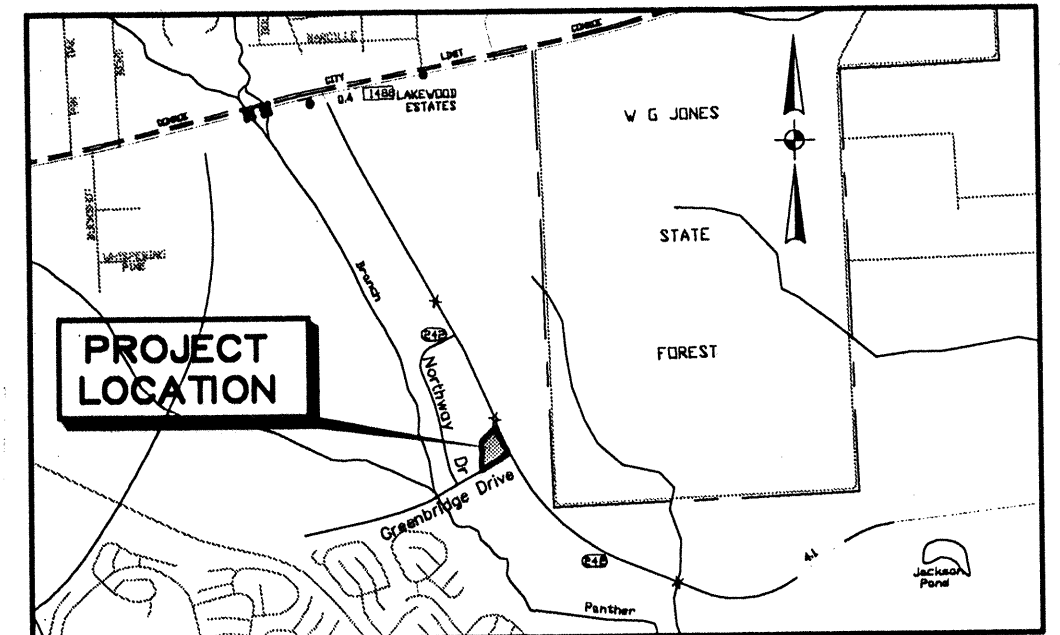
4. All bearings are based on the Texas State Plane Coordinate System, South Central Zone.

5. 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 800 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 ALDEN BRIDGE, SEC. 92

A SUBDIVISION OF
11.56 ACRES
CONTAINING
2 BLOCKS - 76 LOTS
& 4.44 AC. IN 4 RESERVES
OUT OF THE A.W. SPRINGER SURVEY, A-490
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
MAY 2002 JOB No. 319-085-00

PATE ENGINEERS
X:\319085\00\PLAT\SEC92.DWG 09/25/01 14:40:22 KristiH (PS)

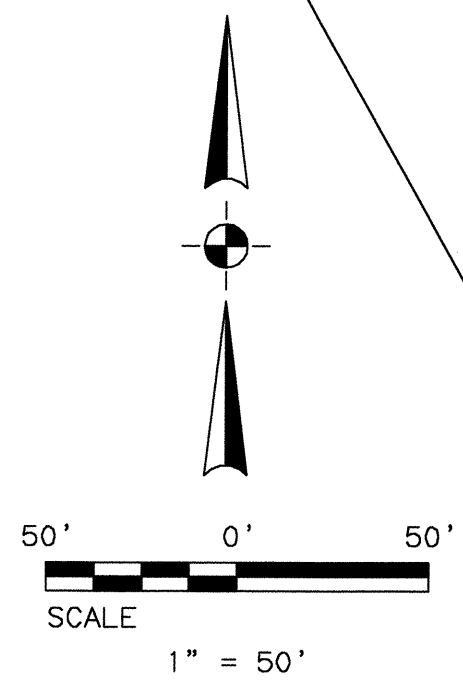
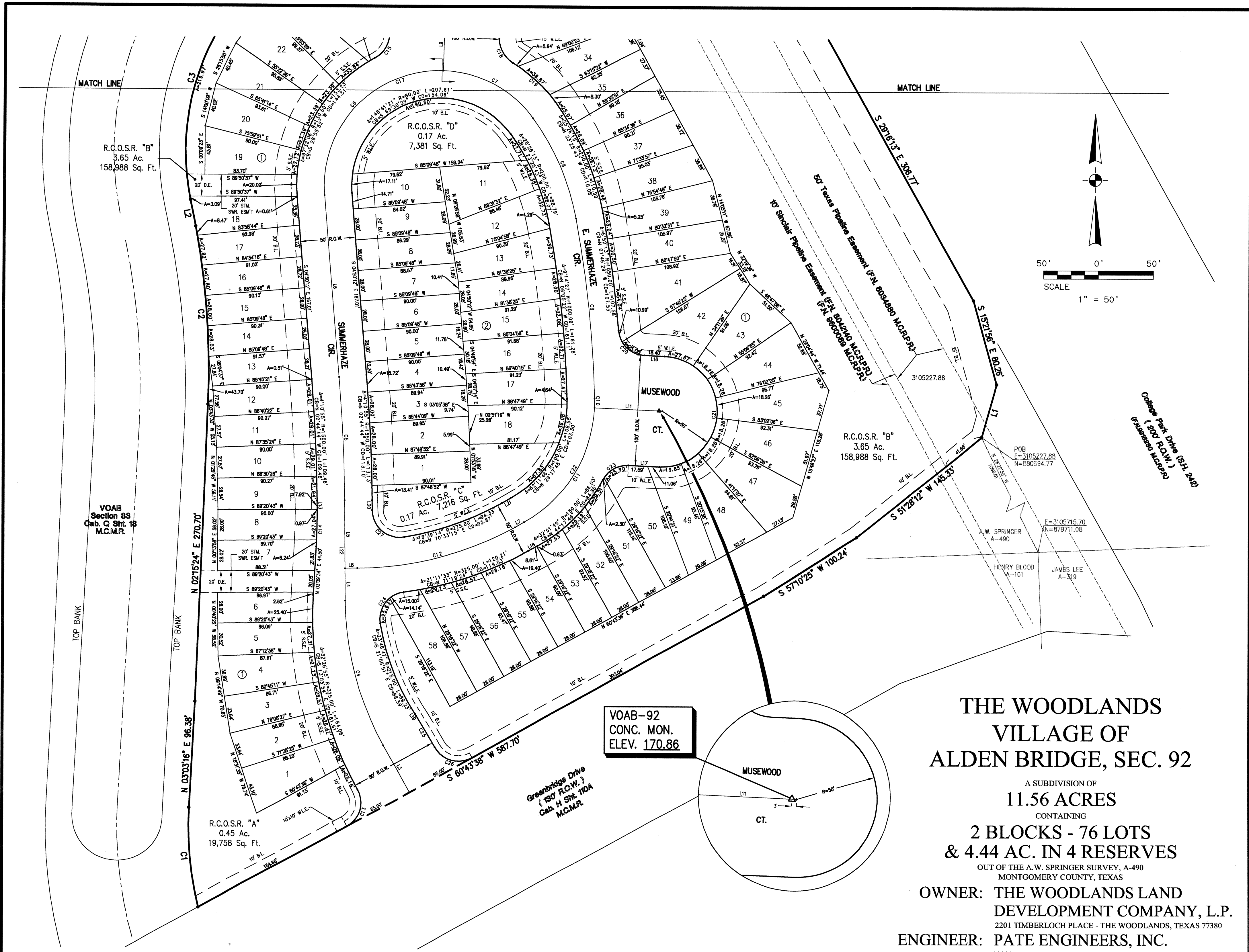
File # 2002101186

Cabinet 5

Sheet 187

THE WOODLANDS VILLAGE OF ALDEN BRIDGE SEC. 92

PATE ENGINEERS
X:\31906500\VOAB-92-PLAT.dwg Sep 05, 2002 - 8:12am MarkH



File# 2002101186

Cabinet S

Sheet 188

THE WOODLANDS VILLAGE OF ALDEN BRIDGE, SEC. 92

A SUBDIVISION OF
11.56 ACRES

CONTAINING
**2 BLOCKS - 76 LOTS
& 4.44 AC. IN 4 RESERVES**

OUT OF THE A.W. SPRINGER SURVEY, A-490
MONTGOMERY COUNTY, TEXAS

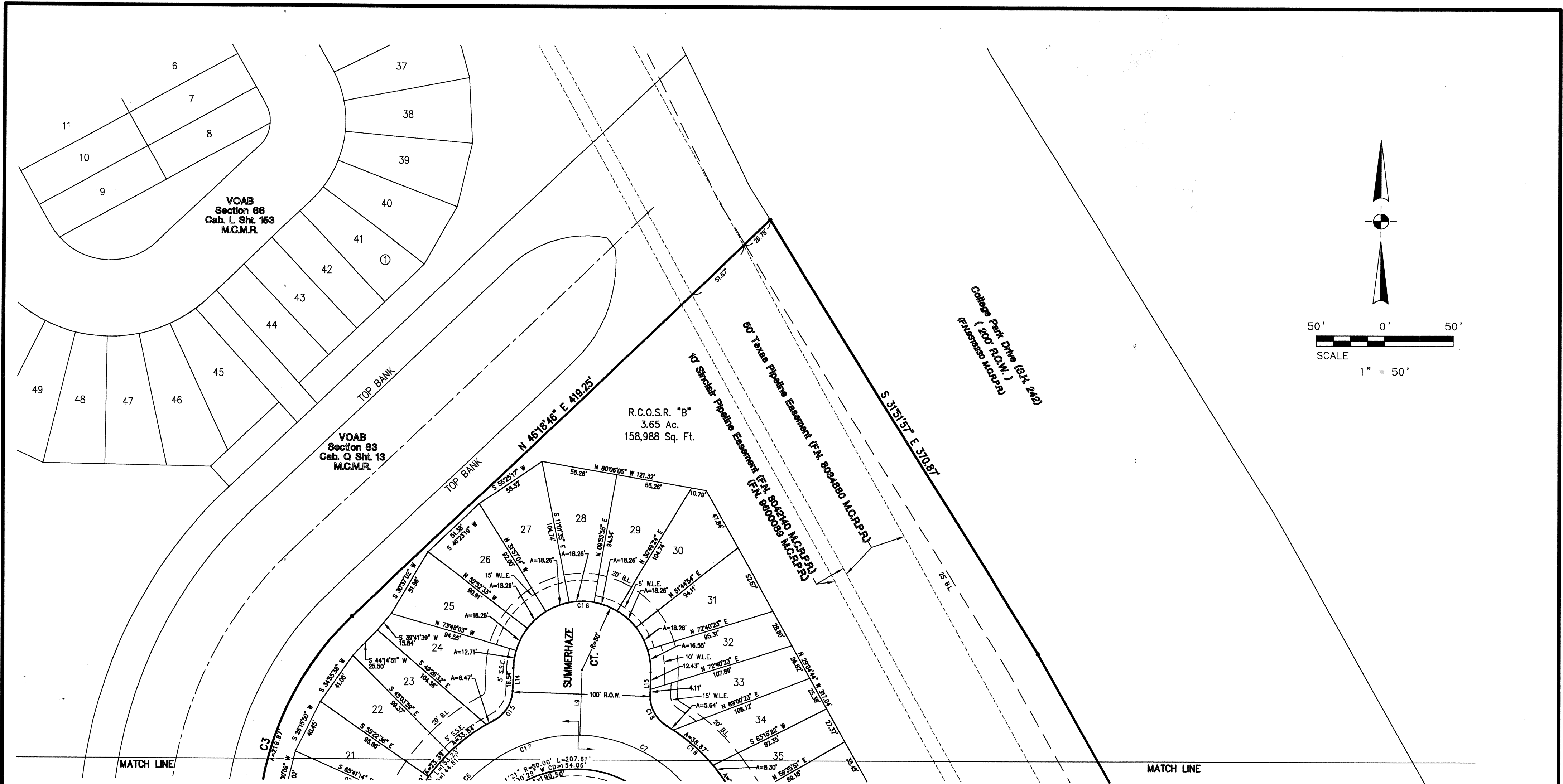
**OWNER: THE WOODLANDS LAND
DEVELOPMENT COMPANY, L.P.**
2201 TIMBERLOCH PLACE - THE WOODLANDS, TEXAS 77380

ENGINEER: PATE ENGINEERS, INC.
13333 N.W. FRWY., SUITE 300 - HOUSTON, TEXAS 77040

MAY 2002 JOB No. 319-085-00

SHEET 3 OF 4

THE WOODLANDS
VILLAGE OF ALDEN BRIDGE
SEC. 92



LINE	BEARING	LENGTH
L1	S 15°43'10" W	49.46
L2	N 11°46'50" W	24.50
L3	N 29°16'22" W	48.97
L4	N 00°39'17" W	30.06
L5	N 00°39'17" W	61.94
L6	N 04°50'12" W	167.01
L7	S 60°43'38" W	9.24
L8	S 89°20'43" E	11.05
L9	N 01°38'13" E	47.19
L11	S 87°30'44" E	61.76
L13	N 00°39'17" W	8.89
L14	S 01°38'13" W	16.54
L15	S 01°38'13" W	16.54
L16	N 87°30'44" W	18.40
L17	N 87°30'44" W	28.65
L18	N 60°43'38" E	9.24
L19	S 33°00'15" E	2.15
L20	S 00°39'17" E	8.89
L21	N 60°43'38" E	9.24
L22	N 00°39'17" W	92.00

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	16°40'59"	320.00'	93.18'	46.92'	N 05°17'13" W	92.85
C2	12°51'27"	730.00'	163.82'	82.25'	N 04°10'20" W	163.47
C3	58°05'36"	220.00'	223.06'	122.18'	N 17°15'58" E	213.63
C4	28°37'05"	275.00'	137.36'	70.14'	N 14°57'50" W	135.93
C5	4°10'55"	1525.00'	111.30'	55.68'	N 02°44'44" W	111.28
C6	96°28'25"	105.00'	176.80'	117.59'	N 43°24'01" E	156.64
C7	52°12'56"	105.00'	95.69'	51.46'	S 62°15'19" E	92.41
C8	25°26'15"	225.00'	99.89'	50.78'	S 23°25'43" E	99.07
C9	8°14'27"	1025.00'	165.31'	82.84'	S 06°05'22" E	165.14
C10	3°57'25"	125.00'	8.63'	4.32'	S 00°30'34" W	8.63
C11	58°14'22"	125.00'	127.06'	69.63'	S 31°36'27" W	121.66
C12	28°37'05"	300.00'	149.84'	76.52'	S 75°02'10" W	148.29
C13	90°01'00"	25.00'	39.28'	25.01'	N 15°43'08" E	35.36
C14	3°48'51"	500.00'	33.28'	16.65'	N 01°15'08" E	33.28
C15	61°03'41"	25.00'	26.64'	14.74'	N 32°10'04" E	25.40
C16	180°00'02"	50.00'	157.08'	INFINITE'	N 88°21'47" W	100.00
C17	148°41'21"	105.00'	272.48'	374.67'	N 69°30'29" E	202.21
C18	61°03'41"	25.00'	26.64'	14.74'	S 28°53'37" E	25.40
C19	23°16'37"	130.00'	52.81'	26.78'	N 47°47'09" W	52.45
C20	82°40'21"	25.00'	36.07'	21.99'	S 46°10'33" E	33.02
C21	180°00'00"	50.00'	157.08'	INFINITE'	S 02°28'16" W	100.00
C22	62°11'46"	125.00'	135.69'	75.40'	S 29°37'45" W	129.13
C23	64°37'23"	25.00'	28.20'	15.81'	S 60°10'35" W	26.73
C24	91°08'38"	25.00'	39.77'	25.50'	S 36°20'51" W	35.71
C25	3°43'53"	500.00'	32.56'	16.29'	S 31°08'18" E	32.56
C26	90°00'00"	25.00'	39.27'	25.00'	S 74°16'22" E	35.36
C27	98°57'51"	25.00'	43.18'	29.25'	S 50°08'13" E	38.01

COMPENSATING OPEN SPACE ANALYSIS		
A. TOTAL NUMBER OF LOTS LESS THAN 5,000 S.F.	76 LOTS	
B. TOTAL AREA OF LOTS	5.11 Ac.	222,430 S.F.
C. AVERAGE LOT AREA (B÷A)	2,927 S.F.	
D. TYPICAL LOT SIZE	28' X 95' (MIN.)	
E. TOTAL AREA OF COMPENSATING OPEN SPACE	4.44 Ac.	193,343 S.F.
F. AVE. COMPENSATING OPEN SPACE PER LOT (E÷A)	2,544 S.F.	
G. AVE. LOT + AVE. COMPENSATING OPEN SPACE (C+F)	5,471 S.F.	
H. TOTAL AREA FOR ROW	2.02 Ac.	87,953 S.F.
I. DWELLING UNIT DENSITY (76 LOTS÷11.56 Ac.)	6.57 DU/AC.	

THE WOODLANDS VILLAGE OF ALDEN BRIDGE, SEC. 92

A SUBDIVISION OF
11.56 ACRES
CONTAINING

**2 BLOCKS - 76 LOTS
& 4.44 AC. IN 4 RESERVES**

OUT OF THE A.W. SPRINGER SURVEY, A-490
MONTGOMERY COUNTY, TEXAS

**OWNER: THE WOODLANDS LAND
DEVELOPMENT COMPANY, L.P.**

ENGINEER: PATE ENGINEERS, INC.

13333 N.W. FRWY., SUITE 300 - HOUSTON, TEXAS 77040
MAY 2002 JOB No. 319-085-00

SHEET 4 OF 4

File # 2002101186

Cabinet S

Sheet 189