



**THE WOODLANDS  
VILLAGE OF  
STERLING RIDGE, SEC. 25**

A SUBDIVISION OF  
**31.44 ACRES**  
CONTAINING

**2 BLOCKS - 76 LOTS  
& 9.0534 AC. IN 6 RESERVES**

30.84 ACRES OUT OF THE ISAAC MANSFIELD SURVEY, A-344.  
AND 0.60 ACRES 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  
AUGUST 2002 JOB No. 319-082-00

*File # 2003046708*

*Cal. 2 Sheet 22*

**SHEET 1 OF 4**

STATE OF TEXAS  
COUNTY OF MONTGOMERY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

FILED FOR RECORD

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NOTES:

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 Development, Tim Welbes, owner, (hereinafter referred to as "Owners") of the property subdivided in the above and foregoing map of THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 25, 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. 25. Located in the ISSAC MANSFIELD Survey, Abstract 344, and in the A. SMITH Survey, Abstract 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 Vice President-Residential Development, Tim Welbes, Owners of the property subdivided in the above foregoing map of THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 25, 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 Tim Welbes, its Vice President, Residential Development thereunto authorized, this the 6th day of Dec, 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

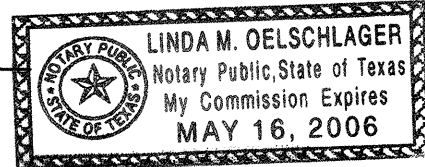
*Tim Welbes*

Name: Tim Welbes  
Title: Vice President-Residential Development

BEFORE ME, the undersigned authority, on this day personally appeared Vice President-Residential Development, Tim Welbes 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 6th day of Dec, 2002

*Linda M. Oelschlager*  
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, 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* 11/23/02  
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. 25, 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 28th day of March, 2003

By: *M. Marvin Katz* M. Marvin Katz, Chairman  
By: *Robert M. Litke* Robert M. Litke, Secretary  
By: *L. S. Brown* L. S. Brown, Vice Chairman

APPROVED by the Commissioners Court of Montgomery County, Texas, this 7th day of April, 2003

*Mike Meador*  
Mike Meador  
Commissioner, Precinct 1

*Craig Doyal*  
Craig Doyal  
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 4-7-03, at 4:25 o'clock P.M. and duly recorded on 4-25, 2003, at 4:21 o'clock P.M. in Cabinet 44, Sheets 22-25, of record of 2003 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: *Chris Drab*  
Deputy



- 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.R.P.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
- 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.

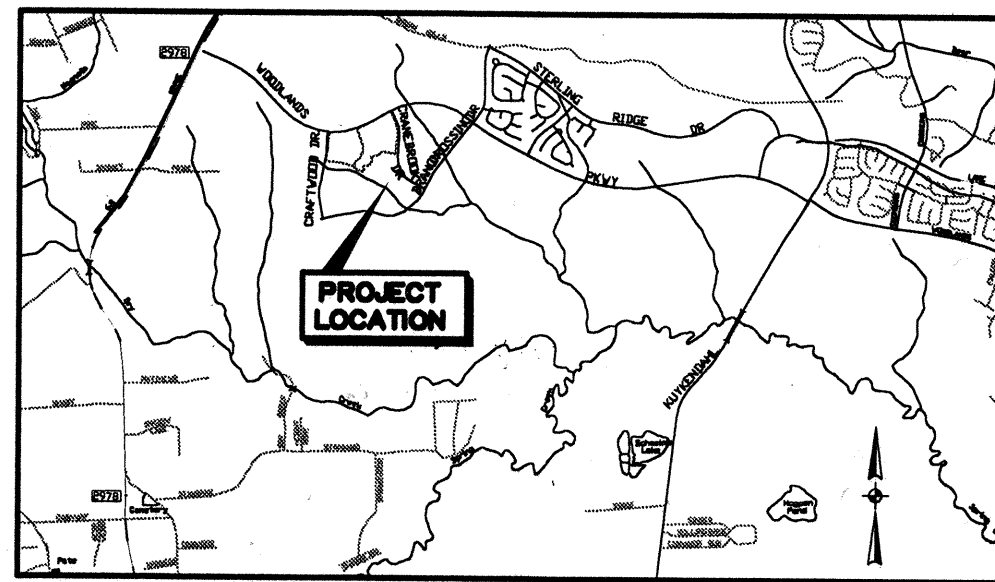
3. All non-perimeter easements on property lines are centered unless otherwise noted.

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

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A SUBDIVISION OF  
31.44 ACRES

CONTAINING  
2 BLOCKS - 76 LOTS  
& 9.0534 AC. IN 6 RESERVES

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AND 0.60 ACRES OUT OF THE A. SMITH SURVEY, A-499  
MONTGOMERY COUNTY, TEXAS

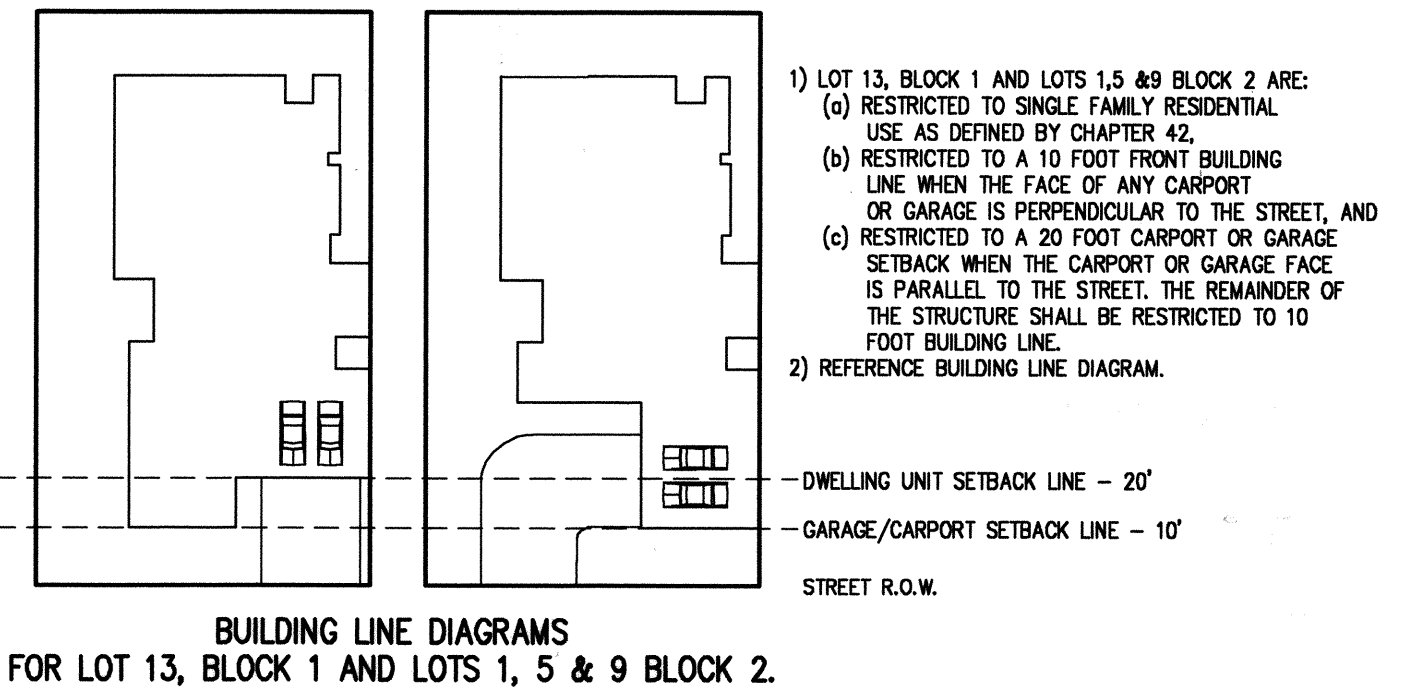
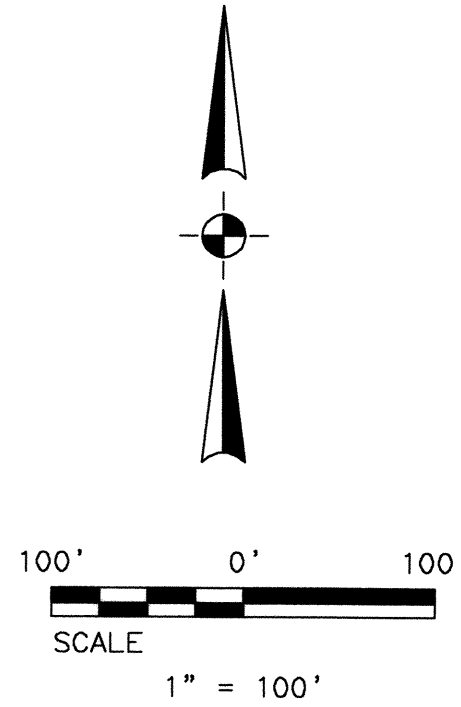
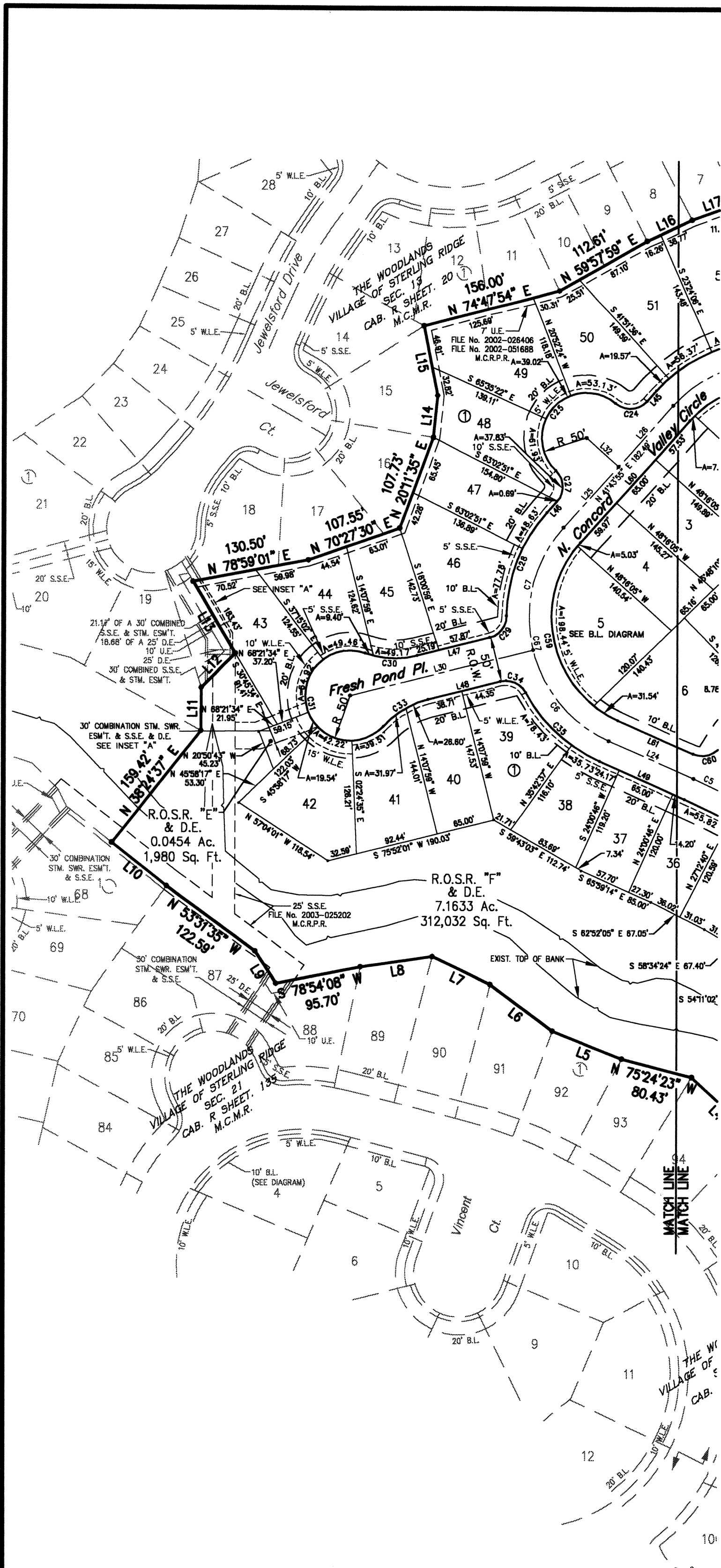
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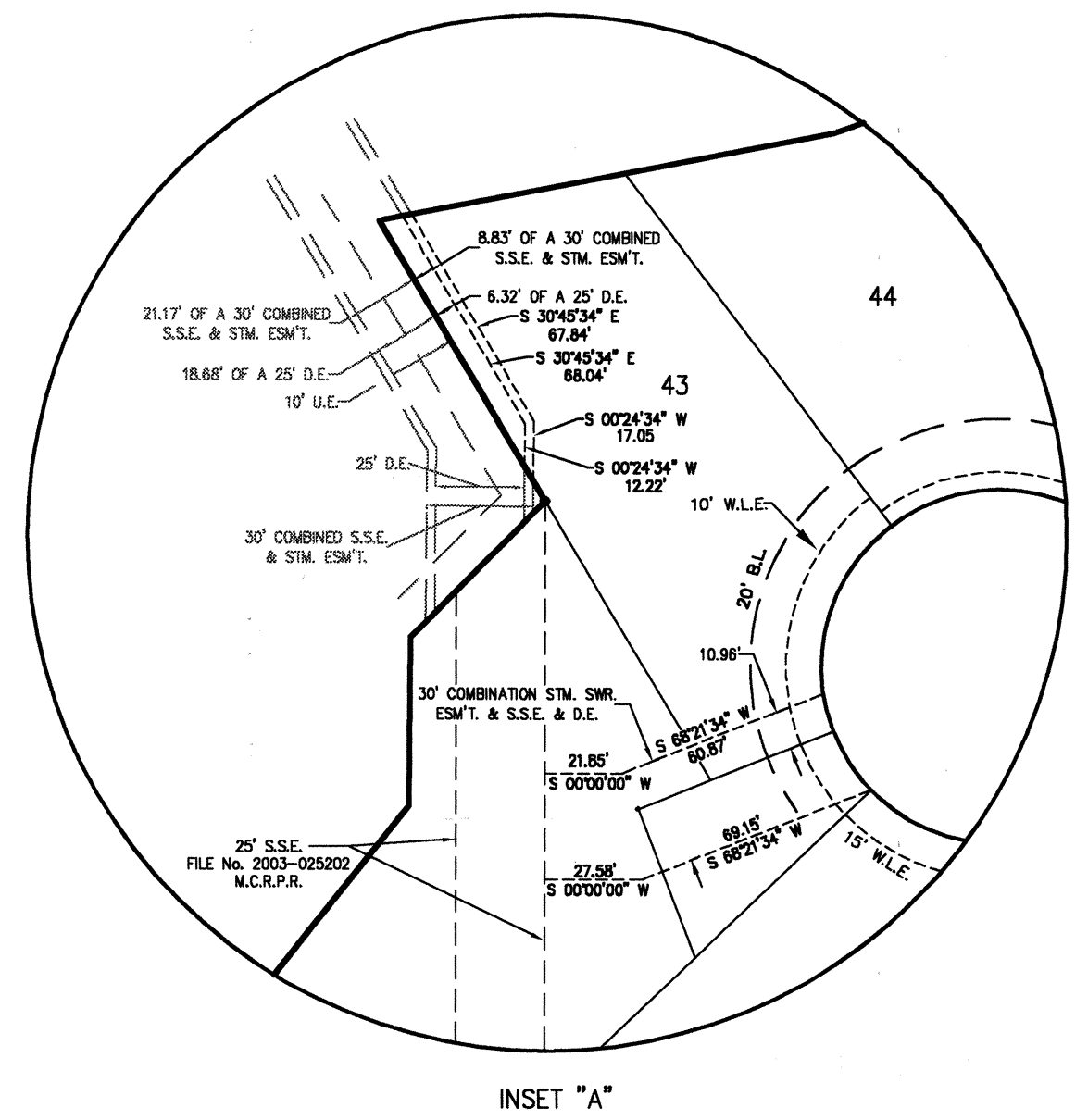
Cal-2

Sheet 23



LINE	LENGTH	BEARING
L1	60.39'	N36°17'42"W
L2	74.91'	N55°08'28"W
L3	29.85'	S84°43'11"W
L4	94.45'	N47°32'45"W
L5	82.79'	N68°46'21"W
L6	86.43'	N53°15'12"W
L7	71.30'	N64°29'12"W
L8	80.89'	S81°48'18"W
L9	42.50'	N33°19'14"W
L10	77.99'	N51°35'23"E
L11	47.69'	N00°24'34"E
L12	53.69'	N44°47'18"E
L13	92.02'	N30°45'34"W
L14	46.57'	N05°36'17"E
L15	79.73'	N11°04'38"W
L16	55.03'	N64°43'52"E
L17	55.41'	N69°50'32"E
L18	57.94'	N87°49'08"E
L19	85.86'	S89°58'28"E
L20	22.90'	S06°48'04"W
L21	37.86'	S55°09'51"W
L22	253.04'	N42°29'17"E
L23	13.46'	S47°30'43"E
L24	103.37'	S65°59'14"E
L25	91.72'	N41°43'55"E
L26	90.78'	N41°43'55"E
L27	31.56'	S12°22'49"E
L28	125.85'	S49°52'24"W
L29	31.45'	N28°18'30"E
L30	209.63'	N75°52'01"E
L32	47.75'	S48°16'05"E
L34	211.09'	S47°30'43"E
L35	139.22'	N34°21'52"W
L36	119.01'	S30°40'07"W
L38	38.12'	N50°45'17"E
L39	64.39'	N34°47'48"E
L41	15.46'	S55°09'51"W
L42	74.62'	N42°29'17"E
L43	125.85'	S49°52'24"W
L44	31.56'	S12°22'49"E
L45	15.81'	S41°43'55"W
L46	16.75'	S41°43'55"W
L47	83.06'	N75°52'01"E
L48	83.06'	N75°52'01"E
L49	103.37'	S65°59'14"E
L50	224.55'	N47°30'43"W
L51	139.22'	N34°21'52"W
L52	36.09'	S30°40'07"W
L53	36.09'	S30°40'07"W
L54	139.22'	N34°21'52"W
L55	156.09'	S47°30'43"E
L56	104.16'	N42°29'17"E
L57	6.60'	S55°09'51"W
L58	125.85'	S49°52'24"W
L59	31.56'	S12°22'49"E
L60	182.50'	S41°43'55"W
L61	91.53'	S65°59'14"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	13°04'51"	1240.00'	283.10'	142.17'	S 34°34'42" W	282.48
C2	90°00'00"	25.00'	39.27'	25.00'	S 16°57'43" E	35.36
C3	12°40'34"	300.00'	66.37'	33.32'	S 48°49'34" W	66.24
C4	16°34'34"	1025.00'	296.54'	149.31'	N 55°48'00" W	295.51
C5	1°53'57"	1025.00'	33.97'	16.99'	N 65°02'15" W	33.97
C6	51°51'15"	150.00'	135.75'	72.92'	S 40°33'37" E	131.17
C7	55°51'54"	150.00'	146.26'	79.53'	S 13°47'58" W	140.53
C8	125°53'16"	150.00'	329.57'	293.68'	N 75°19'27" W	267.17
C9	62°15'13"	175.00'	190.14'	105.68'	N 18°44'48" E	180.93
C10	21°33'55"	175.00'	65.87'	33.33'	S 39°05'27" W	65.48
C11	8°16'00"	750.00'	108.21'	54.20'	N 43°22'43" W	108.12
C12	4°52'51"	750.00'	63.89'	31.96'	N 36°48'17" W	63.87
C13	114°58'01"	125.00'	250.82'	196.09'	N 88°09'07" E	210.81
C14	15°57'29"	200.00'	55.70'	28.03'	N 42°46'33" E	55.52
C15	85°25'32"	25.00'	37.27'	23.08'	N 12°27'05" E	33.92
C16	21°31'33"	340.00'	127.74'	64.63'	S 44°24'04" W	126.99
C17	8°50'59"	500.00'	77.23'	38.69'	N 38°03'47" E	77.15
C18	87°47'08"	25.00'	38.30'	24.05'	N 86°22'51" E	34.67
C19	11°30'13"	1050.00'	210.82'	105.76'	N 55°28'42" W	210.46
C20	98°28'22"	25.00'	42.97'	29.00'	S 11°59'38" E	37.87
C21	12°37'51"	150.00'	33.07'	16.80'	S 43°33'29" W	33.00
C22	62°15'13"	200.00'	217.31'	120.78'	N 18°44'48" E	206.77
C23	125°53'16"	175.00'	384.50'	342.63'	N 75°19'27" W	311.70
C24	88°17'01"	25.00'	38.52'	24.26'	N 85°52'25" E	34.82
C25	176°34'02"	50.00'	154.08'	166.83'	N 41°43'55" E	99.96
C27	88°17'01"	25.00'	38.52'	24.26'	N 02°24'36" W	34.82
C28	41°23'15"	175.00'	126.41'	66.11'	S 21°02'17" W	123.68
C29	75°31'21"	25.00'	32.95'	19.36'	N 38°06'20" E	30.62
C30	33°33'26"	100.00'	58.57'	30.15'	S 87°21'16" E	57.74
C31	247°06'53"	50.00'	215.65'	75.38'	N 14°07'59" W	83.33
C33	33°33'26"	100.00'	58.57'	30.15'	S 59°05'17" W	57.74
C34	75°31'21"	25.00'	32.95'	19.36'	N 66°22'19" W	30.62
C35	37°22'36"	175.00'	114.16'	59.19'	S 47°17'56" E	112.15
C36	18°28'31"	1000.00'	322.45'	162.64'	N 56°44'59" W	321.06
C37	13°08'51"	725.00'	166.37'	83.55'	N 40°56'18" W	166.00
C38	114°58'01"	150.00'	300.98'	235.30'	N 88°09'07" E	252.97
C39	33°33'26"	100.00'	58.57'	30.15'	S 47°26'50" W	57.74
C40	247°06'53"	50.00'	215.65'	75.38'	S 59°19'53" E	83.33
C42	33°33'26"	100.00'	58.57'	30.15'	N 13°53'24" E	57.74
C43	114°58'01"	100.00'	200.66'	156.87'	N 88°09'07" E	168.65
C44	1°18'46"	775.00'	17.76'	8.88'	N 35°01'15" W	17.76
C45	84°03'51"	25.00'	36.88'	22.54'	S 06°21'17" W	33.48
C46	10°10'06"	225.00'	39.93'	20.02'	N 43°18'09" E	39.88
C47	30°32'02"	100.00'	53.29'	27.29'	S 53°29'07" W	52.66
C48	246°18'57"	50.00'	214.95'	76.53'	S 54°24'20" E	83.72
C50	44°09'58"	100.00'	77.08'	40.57'	N 24°31'10" E	75.19
C51	90°32'36"	25.00'	39.51'	25.24'	S 88°07'33" E	35.52
C52	4°39'29"	775.00'	63.00'	31.52'	N 45°10'59" W	62.99
C53	90°00'00"	25.00'	39.27'	25.00'	S 02°30'43" E	35.36
C54	12°40'34"	750.00'	165.93'	83.31'	S 48°49'34" W	165.59
C55	85°25'32"	25.00'	37.27'	23.08'	N 12°27'05" E	33.92
C56	17°36'16"	200.00'	61.45'	30.97'	S 41°04'16" W	61.21
C57	62°15'13"	150.00'	162.98'	90.58'	N 18°44'48" E	155.08
C58	125°53'16"	125.00'	274.64'	244.73'	N 75°19'27" W	222.84
C59	107°43'09"	125.00'	235.01'	171.16'	S 12°07'40" E	201.89
C60	81°44'37"	25.00'	35.67'	21.63'	N 73°08'27" E	32.72
C61	4°34'28"	790.00'	63.07'	31.55'	S 37°07'23" E	63.06
C62	4°34'28"	790.00'	63.07'	31.55'	S 32°32'55" E	63.06
C63	12°35'10"	765.00'	168.05'	84.36'	S 47°24'43" W	167.71
C64	142°43'21"	50.00'	124.55'	148.24'	N 73°46'47" W	94.76
C65	13°08'51"	750.00'	172.10'	86.43'	N 40°56'18" W	171.72
C66	18°28'31"	1025.00'	330.51'	166.70'	N 56°44'59" W	329.08
C67	107°43'09"	150.00'	282.01'	205.40'	S 12°07'40" E	242.27



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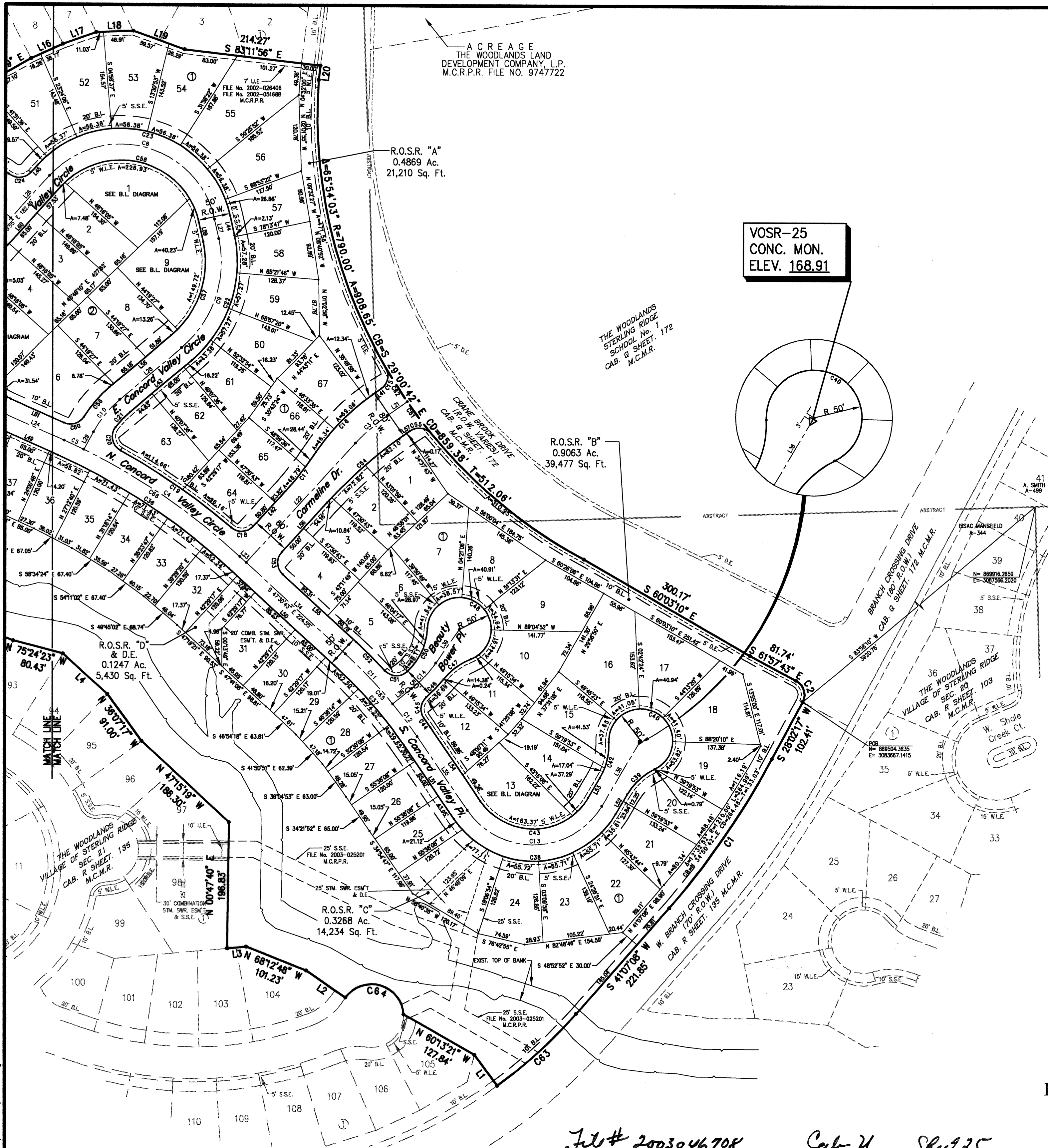
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PATE ENGINEERS  
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*Job # 2003046708 Cab 71 Sheet 24*

THE WOODLANDS VILLAGE OF STERLING RIDGE SEC. 25



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

R.O.S.R. "A"  
0.4869 Ac.  
21,210 Sq. Ft.

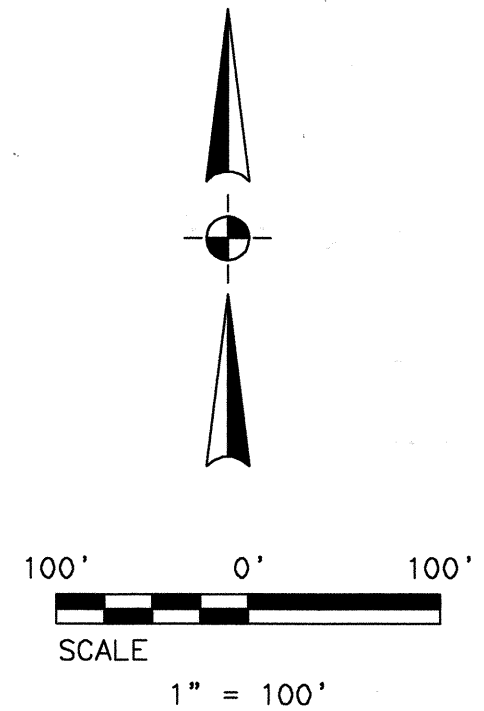
VOSR-25  
CONC. MON.  
ELEV. 168.91

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

R.O.S.R. "B"  
0.9063 Ac.  
39,477 Sq. Ft.

R.O.S.R. "D"  
& D.E.  
0.1247 Ac.  
5,430 Sq. Ft.

R.O.S.R. "C"  
0.3268 Ac.  
14,234 Sq. Ft.



# THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 25

A SUBDIVISION OF  
**31.44 ACRES**  
CONTAINING  
**2 BLOCKS - 76 LOTS**  
**& 9.0534 AC. IN 6 RESERVES**

30.84 ACRES OUT OF THE ISAAC MANSFIELD SURVEY, A-344  
AND 0.60 ACRES 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  
AUGUST 2002 JOB No. 319-082-00

SHEET 4 OF 4

*Lot # 2003046708 Cab-4 Sheet 25*

PATE ENGINEERS  
X:\31908200\VOSR25.dwg Mar 27, 2003 5:58am MarkK

THE WOODLANDS  
VILLAGE OF STERLING RIDGE  
SEC. 25