

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, Thomas J. D'Alesandro, IV, 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, SEC. 16, 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, SEC. 16 Located in the Richard Vince Survey, Abstract 583, and in the James McCambridge Survey, Abstract 390 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, Thomas J. D'Alesandro, IV, Owner of the property subdivided in the above foregoing map of THE WOODLANDS HARPER'S LANDING AT COLLEGE PARK, SEC. 16, 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, SEC. 16 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 Thomas J. D'Alesandro, IV, its President and Chief Executive Officer, thereunto authorized, this the 19<sup>th</sup> day of January, 2004.

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

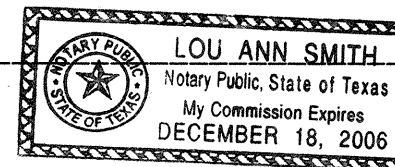
By: Thomas J. D'Alesandro  
Name: Thomas J. D'Alesandro, IV  
Title: President and Chief Executive Officer

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Thomas J. D'Alesandro, IV, 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 19<sup>th</sup> day of January, 2004.

Lou Ann Smith  
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 intersecting 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 1-12-04  
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 10<sup>th</sup> day of May, 2004.

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 5-10-2004 at 9:22 o'clock A.M., and duly recorded on 5-13-2004 at 9:22 o'clock A.M., in Cabinet W Sheet 40-41 of record of 40-41 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.

Issued \_\_\_\_\_ By: Alise Drake  
Deputy

On the 15<sup>th</sup> day of April, 2004  
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 15<sup>th</sup> day of April, 2004.

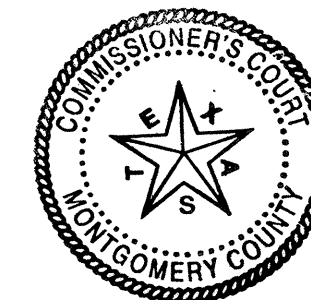
[Signature]  
Chairman

[Signature]  
Secretary

FILED FOR RECORD  
2004 MAY 13 AM 9:22  
COUNTY CLERK  
MONTGOMERY COUNTY TEXAS

NOTES:

1. B.L. indicates a building line  
P.A.E. & U.E. indicates a Private Access Easement and Utility Easement  
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  
P.V.T. indicates Private
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 revest 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 1927 Texas State Plane Coordinate System Lambert Projection, 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 bulidable 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.

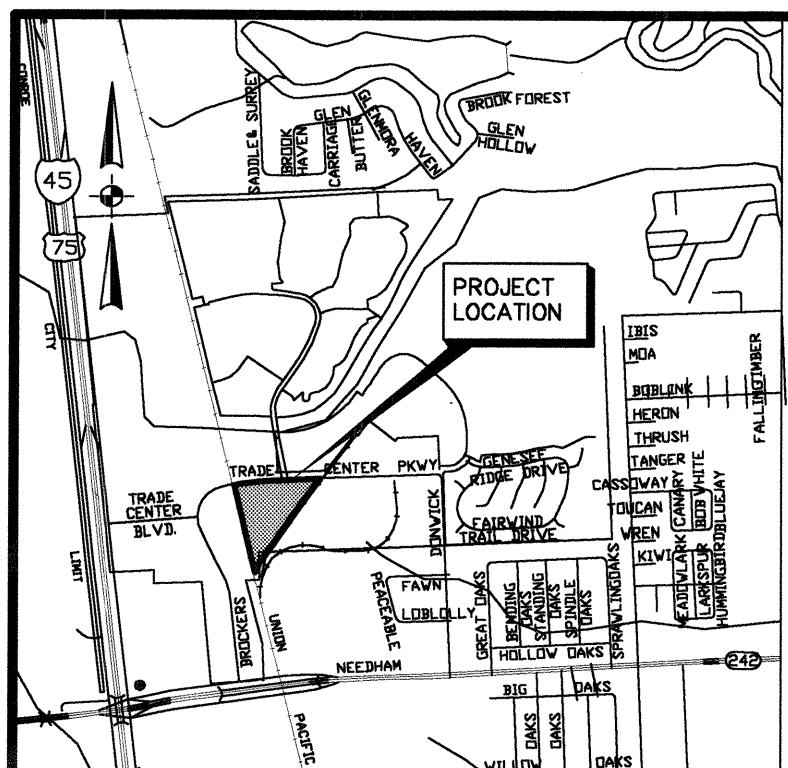


OWNER : THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.  
2201 TIMBERLOCH PLACE  
THE WOODLANDS, TEXAS 77380

THE WOODLANDS  
HARPER'S LANDING  
AT COLLEGE PARK  
SEC. 16  
SHEET 1 OF 2

File # 2004-051439

Sub. W Sheet 40



VICINITY MAP  
1" = 1/2 mile

LINE	BEARING	LENGTH
L1	N 76°42'17" E	84.97
L2	S 36°45'30" W	81.09
L3	S 02°29'27" E	165.00
L4	N 29°35'38" W	137.69
L5	N 13°57'29" W	237.91
L6	N 78°26'58" E	40.70
L7	N 87°30'33" E	89.30
L8	N 87°30'33" E	126.04
L9	N 87°30'33" E	73.93
L10	S 28°57'25" E	109.38
L11	N 53°20'48" W	12.01
L12	S 02°29'27" E	19.75
L13	S 30°25'07" E	10.65
L14	N 57°42'21" E	43.42
L15	S 02°29'27" E	90.00
L16	N 87°30'33" E	8.93
L17	N 28°57'25" W	26.47
L18	S 87°30'33" W	149.36
L19	S 87°30'33" W	39.84
L20	S 78°26'58" W	40.70
L21	S 13°57'29" E	237.91
L22	S 29°35'38" E	54.77
L23	N 29°35'38" W	54.77
L24	N 13°57'29" W	237.91
L25	N 78°26'58" E	40.70
L26	N 87°30'33" E	150.34
L27	N 02°29'27" W	90.00
L28	S 26°21'22" E	28.48
L29	N 53°14'29" W	20.13
L30	S 38°45'50" E	31.80
L31	N 67°43'08" W	31.80
L32	S 25°22'58" E	26.26
L33	S 85°52'41" W	39.17
L34	N 18°51'27" E	20.08

POINT OF BEGINNING  
SET 5/8" I.R. W/CAP  
X = 3,120,994.46  
Y = 883,084.61  
W.D.C. to  
M.C.M.U.D. No. 39  
Vol. 1037 Page 912

Sealy Woodlands, L.P.  
F.N. 2002-126535

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	10°48'16"	2010.00'	379.03'	190.08'	N 82°06'25" E	378.47
C2	21°29'06"	562.92'	211.09'	106.80'	S 26°00'57" W	209.85
C3	15°38'09"	750.00'	204.67'	102.98'	N 21°46'33" W	204.04
C4	50°36'41"	85.00'	75.08'	40.19'	N 11°20'52" E	72.67
C5	41°47'45"	85.00'	62.01'	32.45'	N 57°33'05" E	60.64
C6	9°03'35"	500.00'	79.06'	39.61'	N 82°58'45" E	78.98
C7	60°11'48"	85.00'	89.30'	49.27'	S 62°23'33" E	85.25
C8	3°20'14"	85.00'	4.95'	2.48'	S 30°37'32" W	4.95
C9	27°55'40"	800.00'	389.94'	198.93'	N 16°27'17" W	386.10
C10	90°00'00"	25.00'	39.27'	25.00'	S 42°30'33" W	35.36
C11	90°00'00"	25.00'	39.27'	25.00'	S 47°29'27" E	35.36
C12	27°13'59"	110.00'	52.28'	26.65'	S 78°52'27" E	51.79
C13	68°41'22"	25.00'	29.97'	17.08'	N 80°23'51" E	28.21
C14	181°20'20"	50.00'	158.25'	4279.17'	S 43°16'40" E	99.99
C15	107°37'28"	25.00'	46.96'	34.17'	S 06°25'14" E	40.35
C16	2°16'53"	100.00'	3.98'	1.99'	S 61°22'24" E	3.98
C17	247°06'53"	50.00'	215.65'	75.38'	S 61°02'35" W	83.33
C18	33°33'26"	100.00'	58.57'	30.15'	N 12°10'42" W	57.74
C19	63°32'02"	60.00'	66.53'	37.15'	N 60°43'28" W	63.18
C20	92°18'42"	25.00'	40.28'	26.03'	S 41°21'12" W	36.06
C21	19°55'07"	775.00'	269.43'	136.09'	S 14°45'43" E	268.07
C22	36°52'31"	100.00'	64.36'	33.34'	S 43°09'32" E	63.25
C23	246°53'17"	50.00'	215.45'	75.70'	S 61°50'51" W	83.44
C24	30°56'27"	100.00'	54.00'	27.68'	N 10°10'44" W	53.35
C25	21°07'08"	825.00'	304.09'	153.79'	N 15°05'24" W	302.37
C26	87°57'37"	25.00'	38.38'	24.13'	N 48°30'38" W	34.72
C27	9°03'35"	475.00'	75.11'	37.63'	S 82°58'45" W	75.03
C28	92°24'27"	60.00'	96.77'	62.58'	S 32°14'44" W	86.62
C29	15°38'09"	725.00'	197.85'	99.54'	S 21°46'33" E	197.24
C30	33°33'26"	100.00'	58.57'	30.15'	S 46°22'21" E	57.74
C31	247°06'53"	50.00'	215.65'	75.38'	S 60°24'22" W	83.33
C32	33°33'26"	100.00'	58.57'	30.15'	N 12°48'55" W	57.74
C33	15°38'09"	775.00'	211.49'	106.41'	N 21°46'33" W	210.84
C34	17°47'16"	110.00'	34.15'	17.21'	N 05°03'51" W	34.01
C35	44°31'11"	25.00'	19.43'	10.23'	N 18°25'49" W	18.94
C36	154°41'13"	50.00'	134.99'	222.63'	N 36°39'12" E	97.57
C37	44°31'11"	25.00'	19.43'	10.23'	S 88°15'47" E	18.94
C38	8°58'20"	110.00'	17.23'	8.63'	N 73°57'48" E	17.21
C39	9°03'35"	525.00'	83.02'	41.59'	N 82°58'45" E	82.93
C40	90°00'00"	25.00'	39.27'	25.00'	N 42°30'33" E	35.36
C41	90°00'00"	25.00'	39.27'	25.00'	N 47°29'27" W	35.36

Sealy Woodlands, L.P.  
F.N. 2002-126535

JAMES MCCAMBRIDGE SURVEY, A-390  
GEORGE TAYLOR SURVEY, A-555

W.D.C. to  
Schlegel Area Sealing Systems, Inc.  
Vol. 1169 Page 53



Reserve A  
54,0770 Sq. Ft.  
12.41 Ac.  
Restricted for  
Open Space  
W.L.D.C. to  
T.W.A., Inc.  
F.N. 2000-045685

TRADE CENTER PARKWAY (80' R.O.W.)  
(C.C.F. NO. 8037250 O.P.R.R.P.M.C.)  
F.N. 8037250

R.O.S.R. "A"  
5.185 Ac.  
225,854 Sq. Ft.

R.O.S.R. "B"  
0.0665 Ac.  
2,896 Sq. Ft.

RESTRICTED RESERVE "A"  
THE WOODLANDS TRADE CENTER  
SECTION TWO  
CABINET E, SHEET 63-B  
M.C.M.R.  
W.D.C. to  
Burger King Corporation  
F.N. 8426367

HLCP-16  
CONC. MON.  
ELEV. 126.95

# THE WOODLANDS HARPER'S LANDING AT COLLEGE PARK, SEC. 16

A SUBDIVISION OF  
**18.03 ACRES**

CONTAINING  
**1 BLOCK - 68 LOTS  
& 5.252 AC. IN 2 RESERVES**

10.82 ACRES OUT OF THE RICHARD VINCE SURVEY, A-583 AND  
7.21 ACRES OUT OF THE JAMES MCCAMBRIDGE SURVEY, A-390  
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

**FLOODPLAIN NOTE:**  
ACCORDING TO FIRM PANEL NO. 48339C0529,  
DECEMBER 19, 1996. THIS SUBDIVISION IS  
OUTSIDE THE 100-YEAR FLOOD PLAIN.

SHEET 2 OF 2

Job # 2004-051439

Cal. W Sheet 41