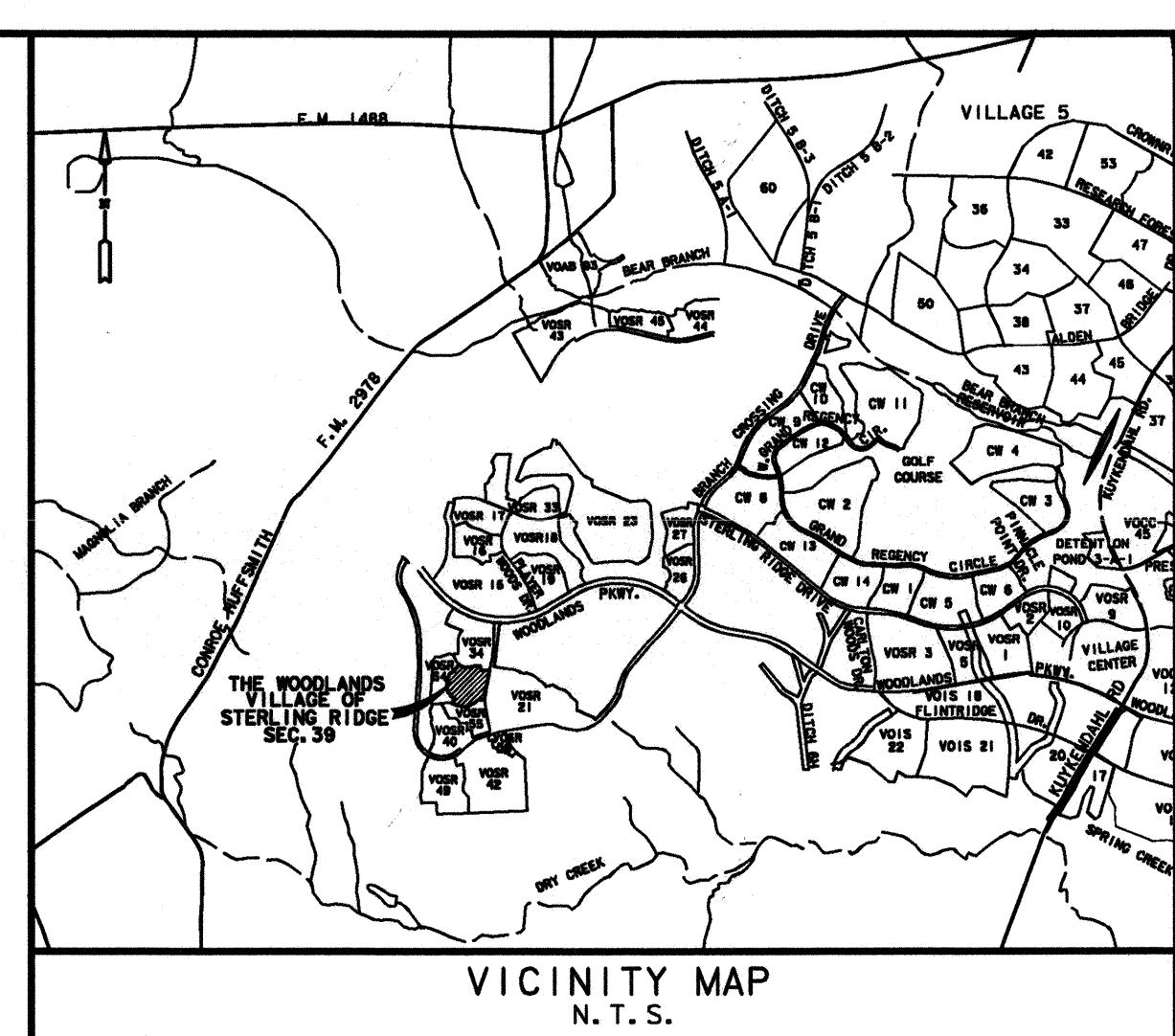
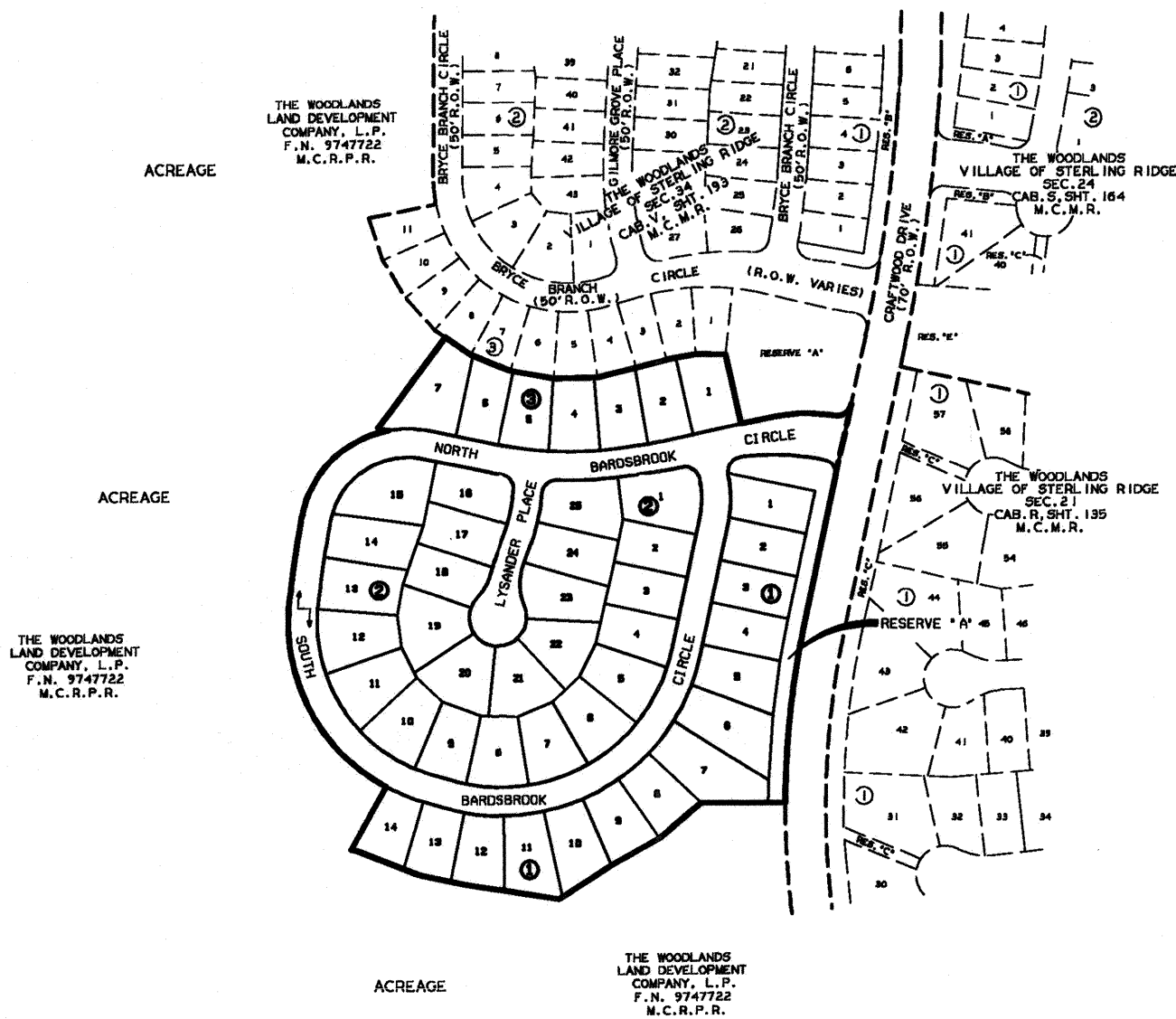




SCALE: 1" = 300'



THE WOODLANDS VILLAGE OF STERLING RIDGE SEC. 39

BEING 15.82 ACRES OUT OF THE
JAMES BROWN SURVEY, ABSTRACT 78,
MONTGOMERY COUNTY, TEXAS

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

3 BLOCKS 46 LOTS
1 RESERVE
0.57 ACRES IN RESERVE

ENGINEER:

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

DATE: JUNE 8, 2004

SHEET 1 OF 4

1 File# 2004090071

Cab W

Sheet 120

2004 AUG 11 PM 2:18

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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 CEO, THOMAS J. D'ALESSANDRO, IV, OWNER (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS, VILLAGE OF STERLING RIDGE, SEC. 39, 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. 39, LOCATED IN THE JAMES BROWN SURVEY, ABSTRACT 78, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P. AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS), 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., ITS AUTHORIZED AGENT, ACTING HEREIN BY AND THROUGH ITS PRESIDENT AND CEO, THOMAS J. D'ALESSANDRO, IV, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS, VILLAGE OF STERLING RIDGE, SEC. 39, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS 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, OWNERS DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM 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 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 DO 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 THOMAS J. D'ALESSANDRO, IV, ITS PRESIDENT AND CEO, THEREUNTO AUTHORIZED THIS THE 21 DAY OF JUNE, 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'Alessandro*
THOMAS J. D'ALESSANDRO, IV
PRESIDENT AND CEO

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. D'ALESSANDRO, IV, PRESIDENT AND CEO 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 21 DAY OF June, 2004.



Patricia B. Millsbaugh
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 4-30-05

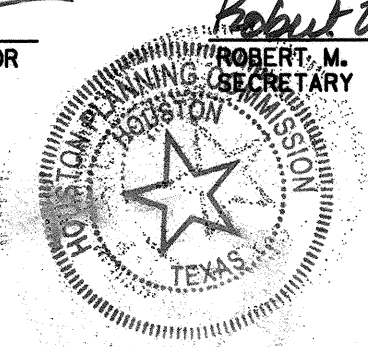
I, STEPHEN P. MATOVICH, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE ELEVATION BENCHMARK 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 6-17-04
STEPHEN P. MATOVICH
TEXAS REGISTRATION NO. 5347



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS, VILLAGE OF STERLING RIDGE, SEC. 39 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 23 DAY OF July, 2004.

M. Marvin Katz
M. MARVIN KATZ, CHAIRMAN OR
L.S. BROWN, VICE CHAIRMAN



Robert M. Litke
ROBERT M. LITKE
SECRETARY

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 MONTGOMERY COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION TO THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

MARK J. MOONEY, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS _____ DAY OF _____, 2004.

Mike Meador
MIKE MEADOR
COMMISSIONER, PRECINCT 1

Craig Doyle
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



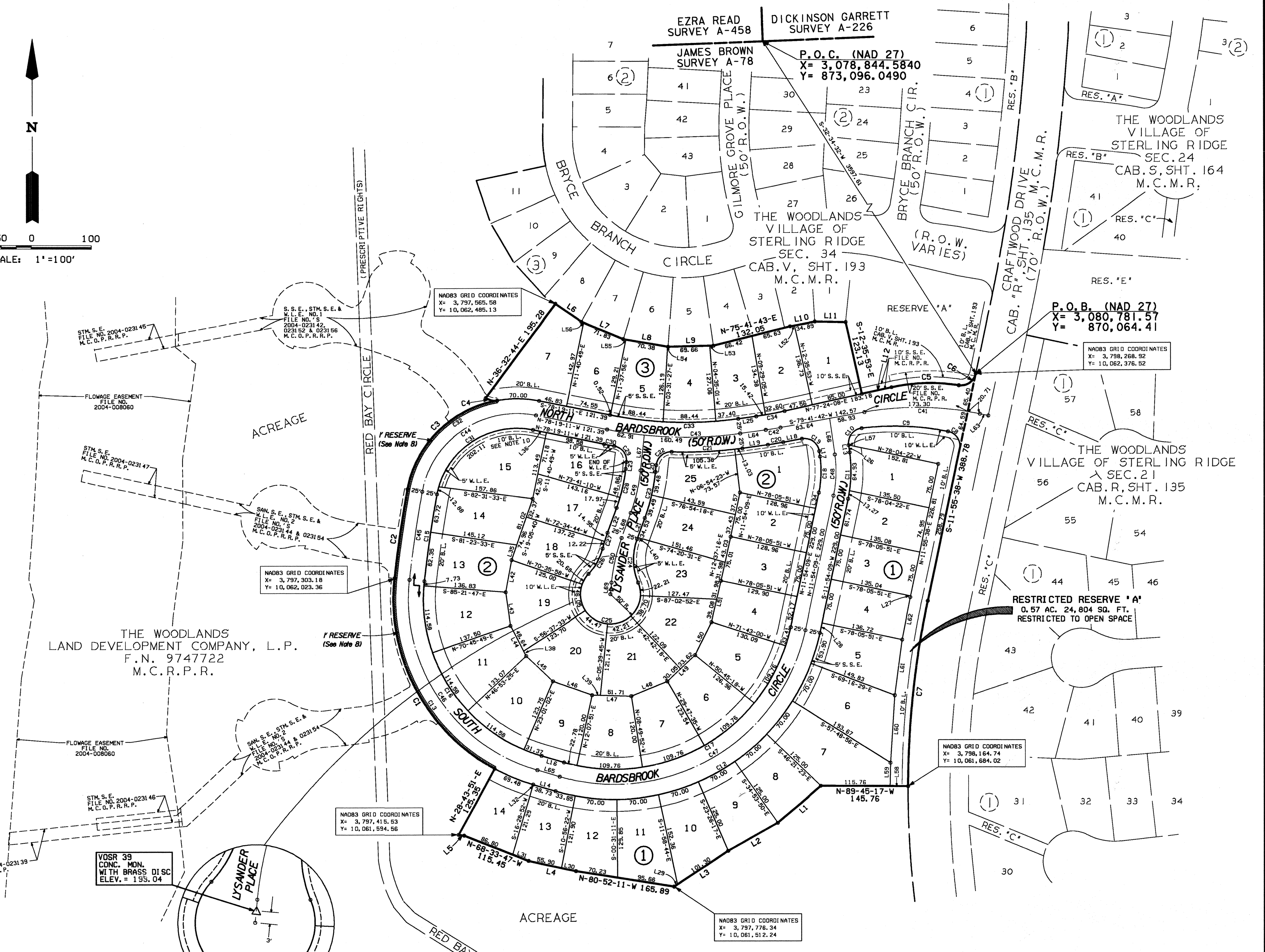
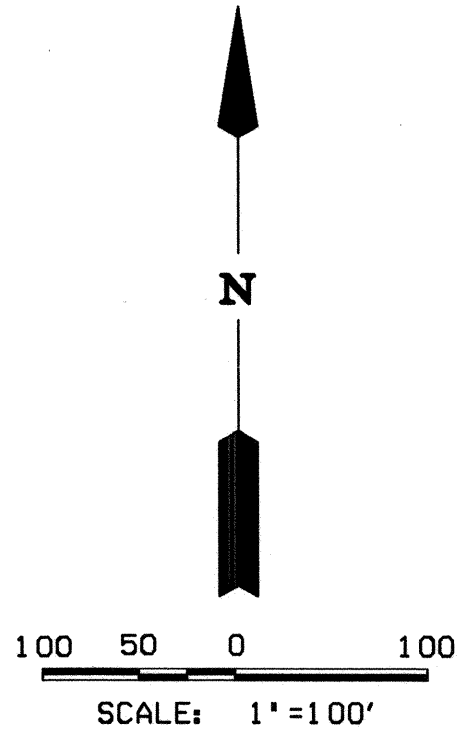
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

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 8-9 AT _____ O'CLOCK A M., AND DULY RECORDED ON 8-11, 2004 AT _____ O'CLOCK 2:18 P. IN CABINET W, SHEET 120-123. OF

RECORD OF MONTGOMERY 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: *Terrie Mericle*
DEPUTY



THE WOODLANDS
LAND DEVELOPMENT COMPANY, L.P.
F.N. 9747722
M.C.R.P.R.

THE WOODLANDS
LAND DEVELOPMENT COMPANY, L.P.
F.N. 9747722
M.C.R.P.R.

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

THE WOODLANDS
VILLAGE OF
STERLING RIDGE
SEC. 39
SHEET 3 OF 4

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - M.C.P.R. INDICATES MONTGOMERY COUNTY PLAT RECORDS
 - M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS

NOT TO SCALE

File# 2004090071

Cab W Sheet 122

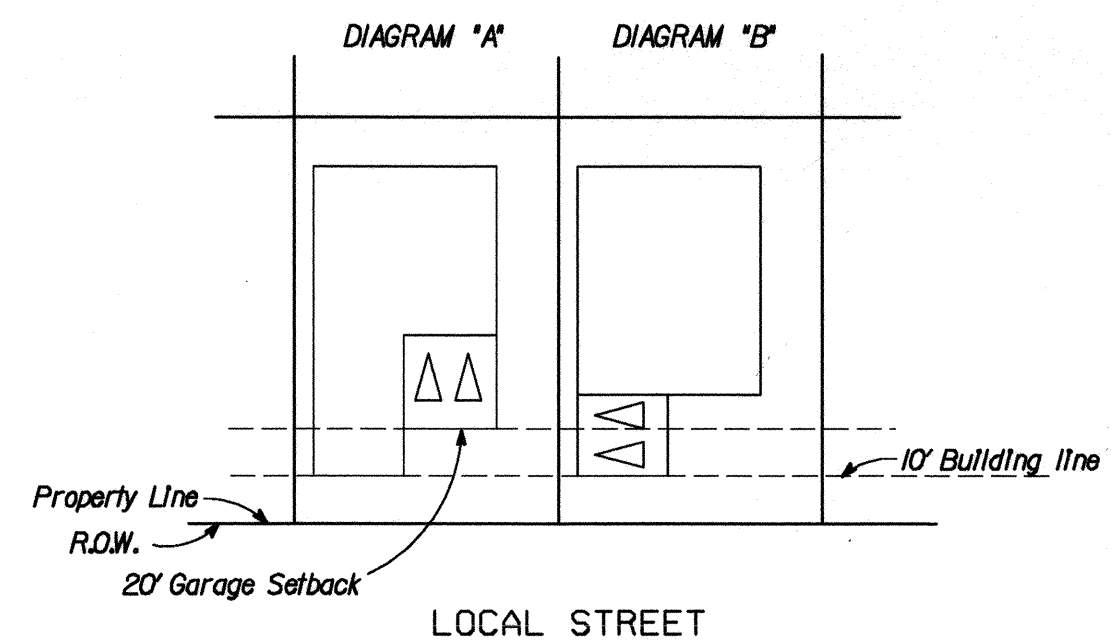
CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	325.00	217.23	361.20	382.98	67°31'03"	N-27-30-38-W
2	2050.00	74.89	149.68	149.72	04°11'04"	N-08-20-26-E
3	185.00	128.90	211.08	224.63	69°34'07"	N-45-13-01-E
4	25.00	10.75	19.76	20.31	46°32'40"	N-76-43-36-W
5	300.00	57.25	112.46	113.13	21°36'25"	N-88-12-20-E
6	25.00	23.76	34.44	38.00	87°04'55"	N-55-28-05-E
7	1536.00	157.03	312.43	312.97	11°40'56"	S-06-05-11-W
8	25.00	25.24	35.53	39.51	90°33'07"	N-33-20-55-W
9	450.00	73.16	144.42	145.04	18°28'04"	N-87-51-31-W
10	25.00	25.40	35.64	39.67	90°56'12"	S-37-26-52-W
11	225.00	39.50	77.81	78.21	19°54'53"	S-01-56-42-W
12	350.00	379.15	514.35	577.75	94°34'43"	S-59-11-30-W
13	325.00	271.58	416.80	452.46	79°46'02"	N-33-38-07-W
14	2050.00	74.89	149.68	149.72	04°11'04"	N-08-20-26-E
15	2000.00	73.06	146.03	146.06	04°11'04"	S-06-20-26-W
16	275.00	229.80	352.68	382.85	79°46'02"	S-33-38-07-E
17	300.00	324.98	440.87	495.21	94°34'43"	N-59-11-30-E
18	175.00	30.72	60.62	60.83	19°54'53"	N-01-56-42-E
19	25.00	26.02	36.06	40.27	92°17'34"	N-54-09-31-W
20	650.00	13.01	26.01	26.01	02°17'34"	S-80-50-29-W
21	675.00	59.36	118.26	118.41	10°03'02"	S-87-00-47-W
22	25.00	23.27	34.07	37.48	85°54'14"	S-49-05-11-W
23	325.00	39.68	78.78	78.98	13°55'23"	S-13-05-45-W
24	100.00	38.95	72.99	74.28	42°33'41"	S-01-13-24-E
25	50.00	*	84.06	214.33	245°36'12"	N-79-42-08-W
26	100.00	24.78	48.10	48.58	27°49'55"	N-29-11-01-E
27	325.00	13.99	27.16	27.17	04°42'24"	N-17-39-45-E
28	275.00	33.58	66.66	66.83	13°55'23"	N-13-05-45-E
29	25.00	23.27	34.07	37.48	85°54'14"	N-36-49-03-W
30	675.00	8.54	17.08	17.08	01°26'59"	N-79-02-41-W
31	135.00	137.97	192.99	215.00	91°14'51"	S-56-03-23-W
32	185.00	189.07	264.46	294.63	91°14'51"	N-56-03-23-E
33	625.00	108.46	213.76	214.81	19°41'33"	S-88-09-58-E
34	600.00	24.02	48.01	48.02	04°38'08"	N-79-41-42-E
35	300.00	57.25	112.46	113.13	21°36'25"	N-88-12-20-E
36	25.00	23.76	34.44	38.00	87°04'55"	N-55-28-05-E
37	25.00	25.40	35.64	39.67	90°56'12"	N-37-26-52-E
38	450.00	73.16	144.42	145.04	18°28'04"	S-87-51-31-E
39	25.00	25.24	35.53	39.51	90°33'07"	S-33-20-55-E
40	1536.00	157.03	312.43	312.97	11°40'56"	S-06-05-11-W
41	500.00	38.24	152.80	154.01	22°13'57"	N-89-11-20-W
42	625.00	12.51	25.01	25.01	02°17'34"	S-80-50-29-W
43	650.00	112.82	222.31	223.40	19°41'33"	N-88-09-58-W
44	160.00	163.52	228.72	254.81	91°14'51"	S-56-03-23-W
45	2025.00	73.98	147.86	147.89	04°11'04"	S-08-20-26-W
46	300.00	250.69	384.74	417.66	79°46'02"	S-33-38-07-E
47	325.00	352.07	477.61	536.48	94°34'43"	N-59-11-30-E
48	200.00	35.11	69.17	69.52	19°54'53"	N-01-56-42-E
49	300.00	36.63	72.72	72.90	13°55'23"	S-13-05-45-W
50	300.00	38.36	76.09	76.30	14°34'19"	S-12-46-17-W

LINE TABLE		
LINE	BEARING	DISTANCE
1	S-43-22-24-W	94.84
2	S-60-49-57-W	94.84
3	S-56-42-11-W	107.83
4	N-77-41-35-W	81.05
5	N-81-35-34-W	9.34
6	S-85-10-34-E	53.21
7	S-67-10-10-E	75.78
8	S-79-58-02-E	75.71
9	N-68-37-39-E	75.72
10	N-79-41-02-E	42.14
11	S-88-55-01-E	51.61
12	N-77-24-08-E	50.62
13	S-08-00-44-E	12.67
14	N-73-31-08-W	38.90
15	S-79-34-02-E	50.00
16	S-73-31-08-E	38.90
17	N-08-00-44-W	9.33
18	S-79-41-42-W	31.60
19	S-81-59-16-W	42.82
20	S-06-08-04-W	11.65
21	S-20-03-27-W	37.09
22	N-20-03-27-E	44.35
23	N-06-08-04-E	11.65
24	N-79-34-02-W	50.00
25	N-81-59-16-E	30.31
26	S-08-00-44-E	12.37
27	S-11-55-38-W	1.86
28	S-11-54-09-W	17.25
29	S-56-42-11-W	6.53
30	N-77-41-35-W	25.15
31	N-68-33-47-W	28.65
32	N-73-31-08-W	0.17
33	S-08-00-44-E	9.33
34	S-11-54-09-W	26.83
35	N-19-05-40-E	26.31
36	S-78-19-11-E	22.80
37	S-06-08-04-W	11.65
38	S-26-52-32-E	9.32
39	S-88-21-01-E	13.77
40	N-20-03-27-E	2.56
41	N-06-08-04-E	11.65
42	S-10-24-07-W	54.73
43	S-07-08-04-E	57.02
44	S-26-52-32-E	57.96
45	S-46-29-51-E	61.32
46	S-70-03-47-E	69.90
47	S-88-21-01-E	65.49
48	N-67-36-52-E	64.94
49	N-46-42-02-E	63.67
50	N-25-56-23-E	62.46
51	N-12-54-06-E	71.06
52	S-79-41-02-W	7.25
53	S-88-37-39-W	6.07
54	N-79-58-02-W	0.83
55	N-79-58-02-W	4.50
56	N-67-10-10-W	3.95
57	N-08-00-44-W	0.29
58	N-89-45-17-W	30.00
59	N-00-57-16-E	38.75
60	N-03-43-54-E	112.94
61	N-07-31-27-E	94.13
62	N-10-35-17-E	73.16
63	N-78-04-22-W	14.30
64	S-81-59-16-W	42.82
65	S-73-31-08-E	38.90
66	N-08-00-44-W	61.37
67	S-06-08-04-W	59.86
68	S-20-03-27-W	44.35
69	S-05-29-08-W	13.34

GENERAL NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS 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.
- 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.
- 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.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH ZONE NO. 4203 STATE PLAN GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99997853.
- ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
- LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- ONE-FOOT RESERVE DEDICATED 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 THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT:
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- LOT 15, BLOCK 2 WITHIN THIS SUBDIVISION IS:
 - RESTRICTED TO A 10-FOOT FRONT BUILDING LINE WHEN THE FACE OF ANY CARPORT OR GARAGE IS PERPENDICULAR TO THE STREET (SEE DIAGRAM "B") AND,
 - RESTRICTED TO A 20-FOOT CARPORT OR GARAGE SETBACK WHEN THE FACE IS PARALLEL TO THE STREET. THE REMAINDER OF THE STRUCTURE SHALL BE RESTRICTED TO A 10 FOOT BUILDING LINE (SEE DIAGRAM "A")

RESERVES			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.57	24,804	OPEN SPACE
TOTAL	0.57	24,804	



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

THE WOODLANDS
VILLAGE OF
STERLING RIDGE
SEC. 39
SHEET 4 OF 4

File # 2004090071

CAD W

Sheet 123

0472-2539-006