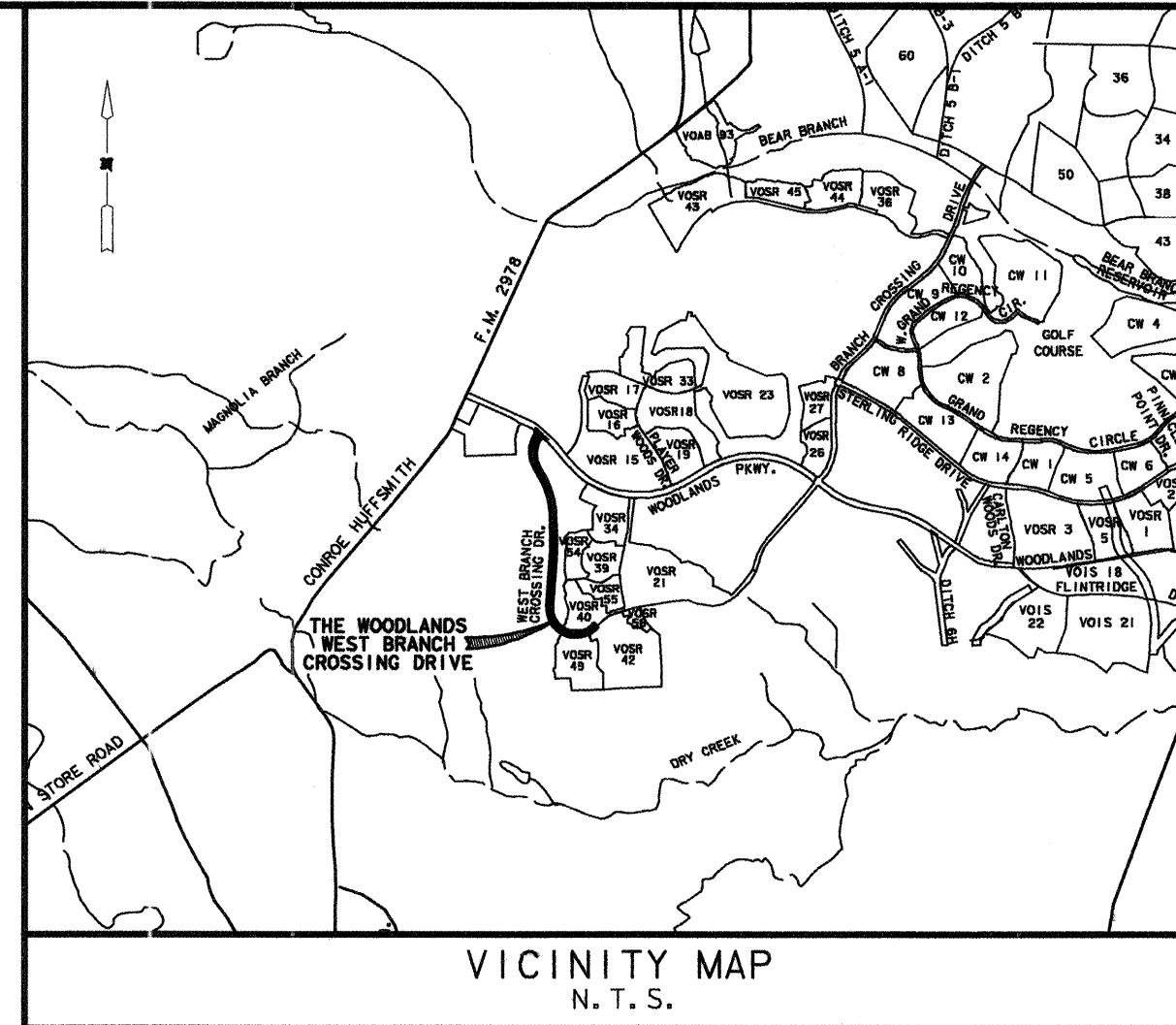
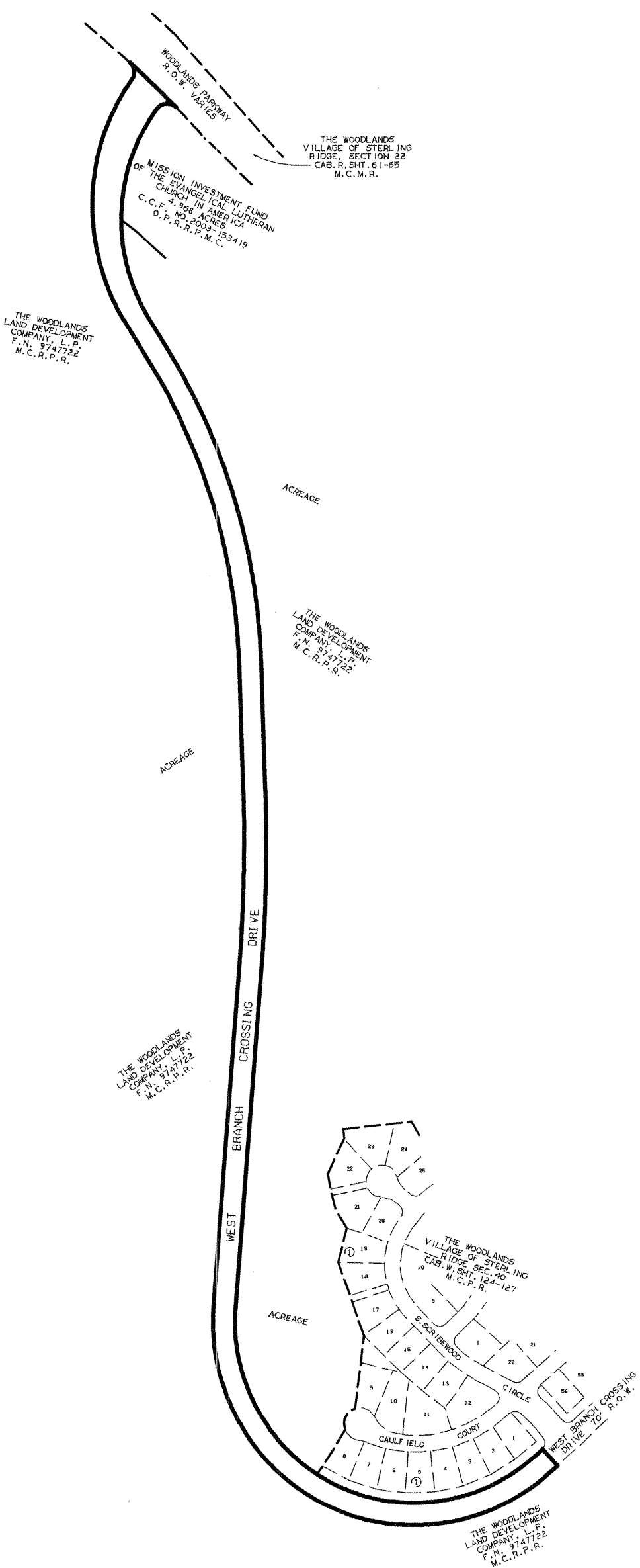




SCALE: 1" = 400'



VICINITY MAP  
N.T.S.

# THE WOODLANDS WEST BRANCH CROSSING DRIVE

BEING 9.21 ACRES OUT OF THE JAMES BROWN SURVEY,  
ABSTRACT 78, OF MONTGOMERY COUNTY, TEXAS

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

0 BLOCKS 0 LOTS  
0 RESERVES  
0.00 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: DECEMBER 13, 2004

\\P:\proj\10472\FINAL\PLA\FPBRANCHX.ING.dgn 12-13-2004 16:17:30

Mark Turnbull  
COUNTY CLERK  
MONTGOMERY COUNTY TEXAS

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 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, WEST BRANCH CROSSING DRIVE, 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, WEST BRANCH CROSSING DRIVE, 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, 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, WEST BRANCH CROSSING DRIVE, 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)

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 31 DAY OF August, 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

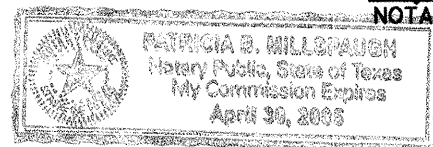
By: Thomas J. D'Alessandro, IV  
THOMAS J. D'ALESSANDRO, IV  
PRESIDENT AND CEO

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 31 DAY OF August, 2004.

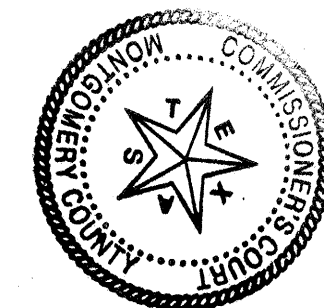
Patricia B. Millspaugh  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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



APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 20 DAY OF Dec., 2004.

Mike Meador  
MIKE MEADOR  
COMMISSIONER, PRECINCT 1

Craig Doyle  
CRAIG DOYLE  
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, 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.

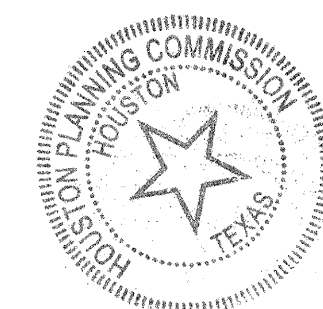
Stephen P. Matovich 8-30-04  
STEPHEN P. MATOVICH  
TEXAS REGISTRATION NO. 5347



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS, WEST BRANCH CROSSING DRIVE 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 31 DAY OF Nov, 2004.

M. Marvin Katz  
M. MARVIN KATZ, CHAIRMAN

Robert M. Litke  
ROBERT M. LITKE  
SECRETARY



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 12-20-04 AT 9:30 O'CLOCK A M., AND DULY RECORDED ON 1-5-05, 2004 AT 3:14 O'CLOCK P M., IN CABINET X, SHEET 89-92 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: Terrie Mervice  
DEPUTY

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

THE WOODLANDS  
WEST BRANCH  
CROSSING DRIVE  
SHEET 2 OF 4

\\01idsk\0472\FINAL\PLA\FPBRANCH\ING.dgn  
8-23-2004 10:04:45

THIS SHEET  
MATCH LINE



SCALE: 1" = 100'

P.O.B. (NAD 27)  
X= 3,078,934.2243  
Y= 872,479.1938

DICKINSON GARRETT  
SURVEY A-226

P.O.C. (NAD 27)  
X= 3,081,398.9880  
Y= 873,187.7970

THE WOODLANDS  
VILLAGE OF STERLING  
RIDGE, SECTION 22  
CAB. R. SHT. 61-65  
M.C.M.R.

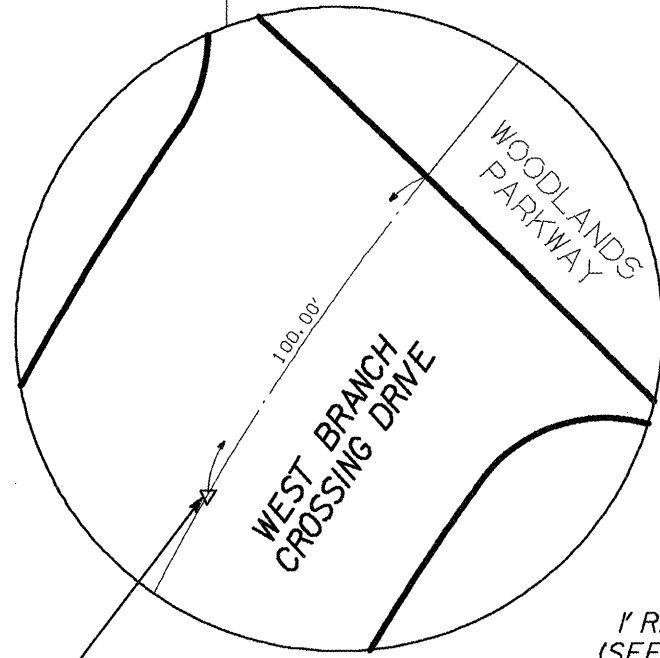
THE WOODLANDS  
LAND DEVELOPMENT  
COMPANY, L.P.  
F.N. 9747722  
M.C.R.P.R.

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	635.00	1583.39	1178.80	1510.69	136°18'34"	N-63-50-42-W
2	4965.00	272.37	543.92	544.20	08°16'48"	N-01-10-11-E
3	1965.00	517.04	1000.04	1011.16	29°29'00"	N-16-42-43-W
4	700.00	456.19	764.38	808.59	66°11'03"	N-01-38-18-E
5	40.00	35.19	52.85	57.73	82°41'09"	N-06-36-45-W
6	2920.00	101.38	202.65	202.69	03°58'37"	S-45-58-01-E
7	40.00	48.07	61.49	70.14	100°27'57"	S-85-47-20-W
8	600.00	397.20	662.41	701.72	67°00'55"	S-02-03-04-W
9	2035.00	535.46	1035.66	1047.18	29°29'00"	S-15-42-43-E
10	5035.00	276.21	551.59	551.87	06°16'48"	S-01-10-11-W
11	565.00	1409.36	1048.86	1344.16	136°18'34"	S-63-50-42-E
12	600.00	1496.67	1113.83	1427.43	136°18'34"	N-63-50-42-W
13	5000.00	274.29	547.76	548.03	06°16'48"	N-01-10-11-E
14	2000.00	526.25	1017.85	1029.17	29°29'00"	N-16-42-43-W
15	650.00	456.54	747.19	796.01	70°09'57"	N-03-42-39-E

LINE TABLE

LINE	BEARING	DISTANCE
1	S-41-59-59-E	70.00
2	S-48-00-01-W	36.24
3	S-31-27-14-E	106.11
4	N-48-00-01-E	36.24
5	S-48-00-01-W	36.24
6	N-38-47-37-E	80.31



BRANCH CROSSING  
DRIVE  
CONC. MON.  
WITH BRASS DISC  
ELEV. = 193.15

ACREAGE

ACREAGE

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

ACREAGE

ACREAGE

ACREAGE

LEGEND

- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- M.C.O.P.R.R.P. MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- M.C.M.R. MONTGOMERY COUNTY MAP RECORDS
- M.C.R.P.R. MONTGOMERY COUNTY REAL PROPERTY RECORDS

MATCH LINE  
THIS SHEET

MATCH LINE  
(SEE SHEET 4)

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

THE WOODLANDS  
WEST BRANCH  
CROSSING DRIVE  
SHEET 3 OF 4

MATCH LINE  
(SEE SHEET 3)

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

ACREAGE

LEGEND

- D. E. INDICATES DRAINAGE EASEMENT
- E. E. INDICATES ELECTRICAL EASEMENT
- U. E. INDICATES UTILITY EASEMENT
- S. S. E. INDICATES SANITARY SEWER EASEMENT
- STM. S. E. INDICATES STORM SEWER EASEMENT
- W. L. E. INDICATES WATER LINE EASEMENT
- M. C. O. P. R. R. P. MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- M. C. M. R. MONTGOMERY COUNTY MAP RECORDS
- M. C. R. P. R. MONTGOMERY COUNTY REAL PROPERTY RECORDS

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	635.00	1583.98	1178.80	1510.69	136°18'34"	N-63-50-42-W
2	4965.00	272.37	543.92	544.20	06°16'48"	N-01-10-11-E
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8	600.00	397.20	662.41	701.72	67°00'35"	S-02-03-04-W
9	2035.00	535.46	1035.66	1047.18	29°29'00"	S-16-42-43-E
10	5035.00	276.21	551.59	551.87	06°16'48"	S-01-10-11-W
11	585.00	1403.96	1048.86	1344.16	136°18'34"	S-63-50-42-E
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13	5000.00	274.29	547.76	548.03	06°16'48"	N-01-10-11-E
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15	650.00	456.54	747.19	796.01	70°09'57"	N-03-42-39-E

LINE	BEARING	DISTANCE
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2	S-48-00-01-W	36.24
3	S-31-27-14-E	106.11
4	N-48-00-01-E	36.24
5	S-48-00-01-W	36.24
6	N-38-47-37-E	80.31

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

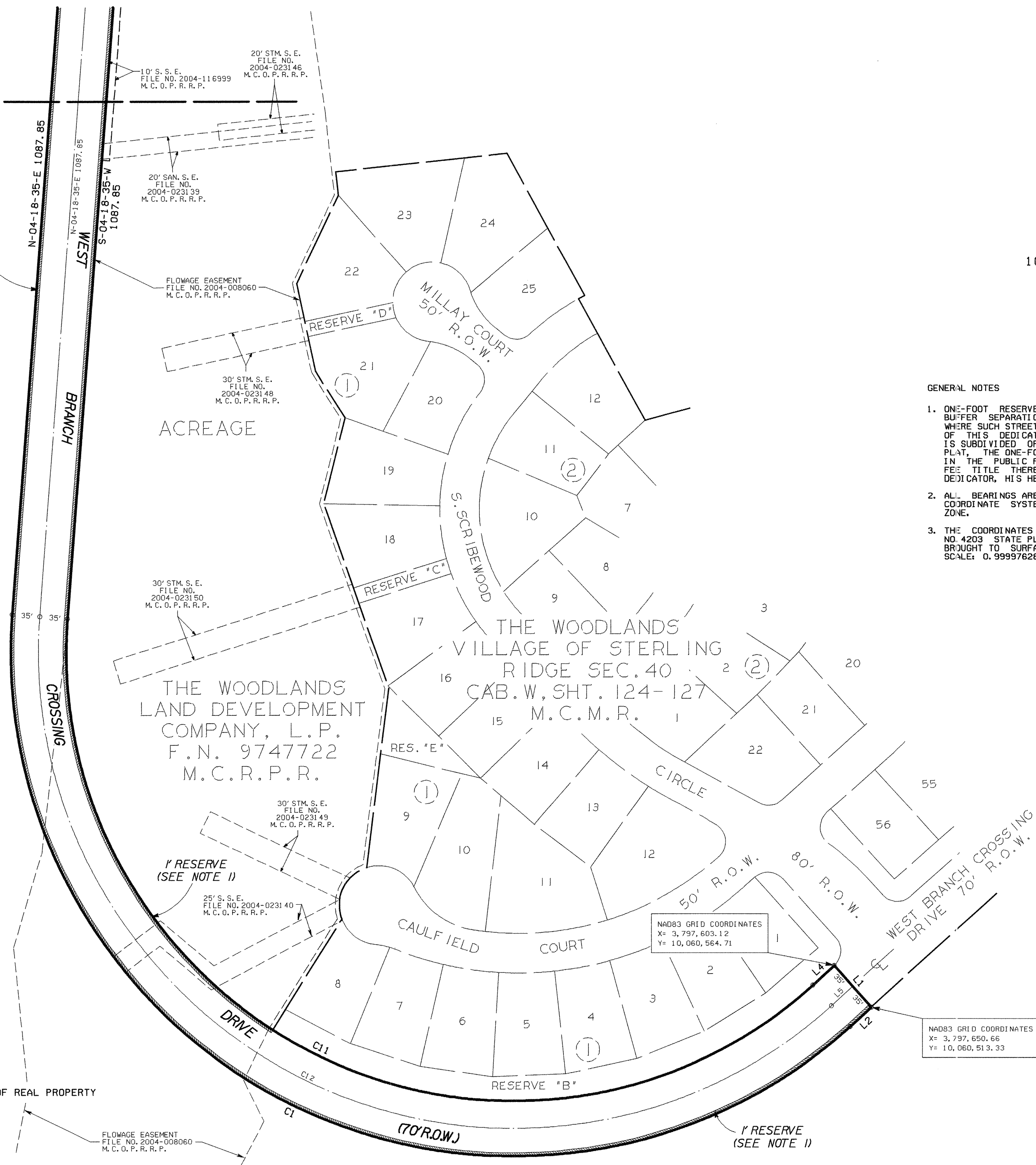
THE WOODLANDS  
WEST BRANCH  
CROSSING DRIVE  
SHEET 4 OF 4



100 50 0 100  
SCALE: 1" = 100'

GENERAL NOTES

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS 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.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99997628



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