



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, TIM WELBES, OWNER (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 67, 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. 67, LOCATED IN THE DICKINSON GARRETT SURVEY, ABSTRACT 226, 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, TIM WELBES, OWNER (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF STERLING RIDGE, SEC. 67, HAS 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 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. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH 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 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE MONTGOMERY COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND 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, OWNER 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.

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 PRESIDENT, THEREUNTO AUTHORIZED THIS THE 6th DAY OF Sept., 2005.

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: [Signature]  
TIM WELBES  
PRESIDENT

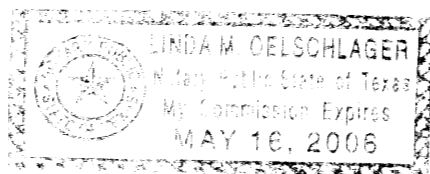
STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM WELBES, PRESIDENT 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 Sept., 2005.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



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.



[Signature] 9-1-05  
STEPHEN P. MATOVICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
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. 67, 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 19 DAY OF SEPT, 2005.

BY: [Signature]  
CAROL A. LEWIS, PH.D., CHAIR, OR  
MARK A. KILKENNY, VICE CHAIRMAN

BY: [Signature]  
MARLENE L. GAFRICK  
SECRETARY



FILED FOR RECORD  
05 NOV - 4 AM 11:13

[Signature]  
COUNTY CLERK  
MONTGOMERY COUNTY, 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.

[Signature]  
MARK J. MOONEY, P.E.  
MONTGOMERY COUNTY ENGINEER



APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 31st DAY OF October, 2005.

[Signature]  
MIKE MEADOR  
COMMISSIONER, PRECINCT 1

[Signature]  
CRAIG DOYAL  
COMMISSIONER, PRECINCT 2

ALAN B. SADLER  
COUNTY JUDGE

[Signature]  
ED CHANCE  
COMMISSIONER, PRECINCT 3

[Signature]  
BO RINEHART  
COMMISSIONER, PRECINCT 4

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 10-31- 2005, AT \_\_\_\_\_ O'CLOCK A. M., AND DULY RECORDED ON 11- 2005, AT 11:13 O'CLOCK A. M., IN THE MAP RECORDS OF MONTGOMERY COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, THE DAY AND DATE LAST ABOVE WRITTEN.

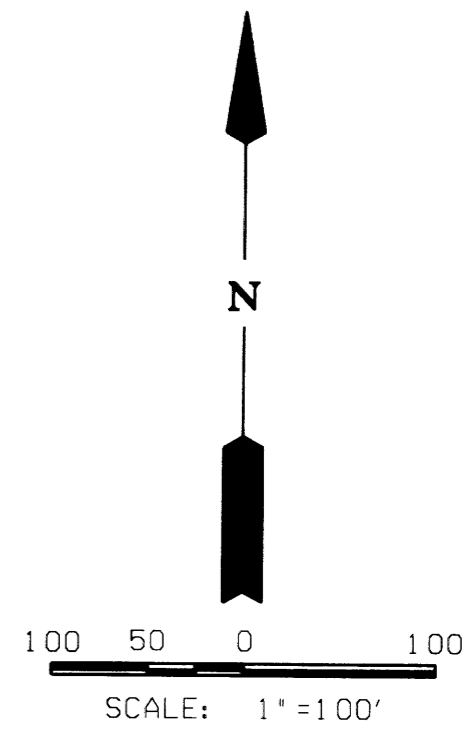
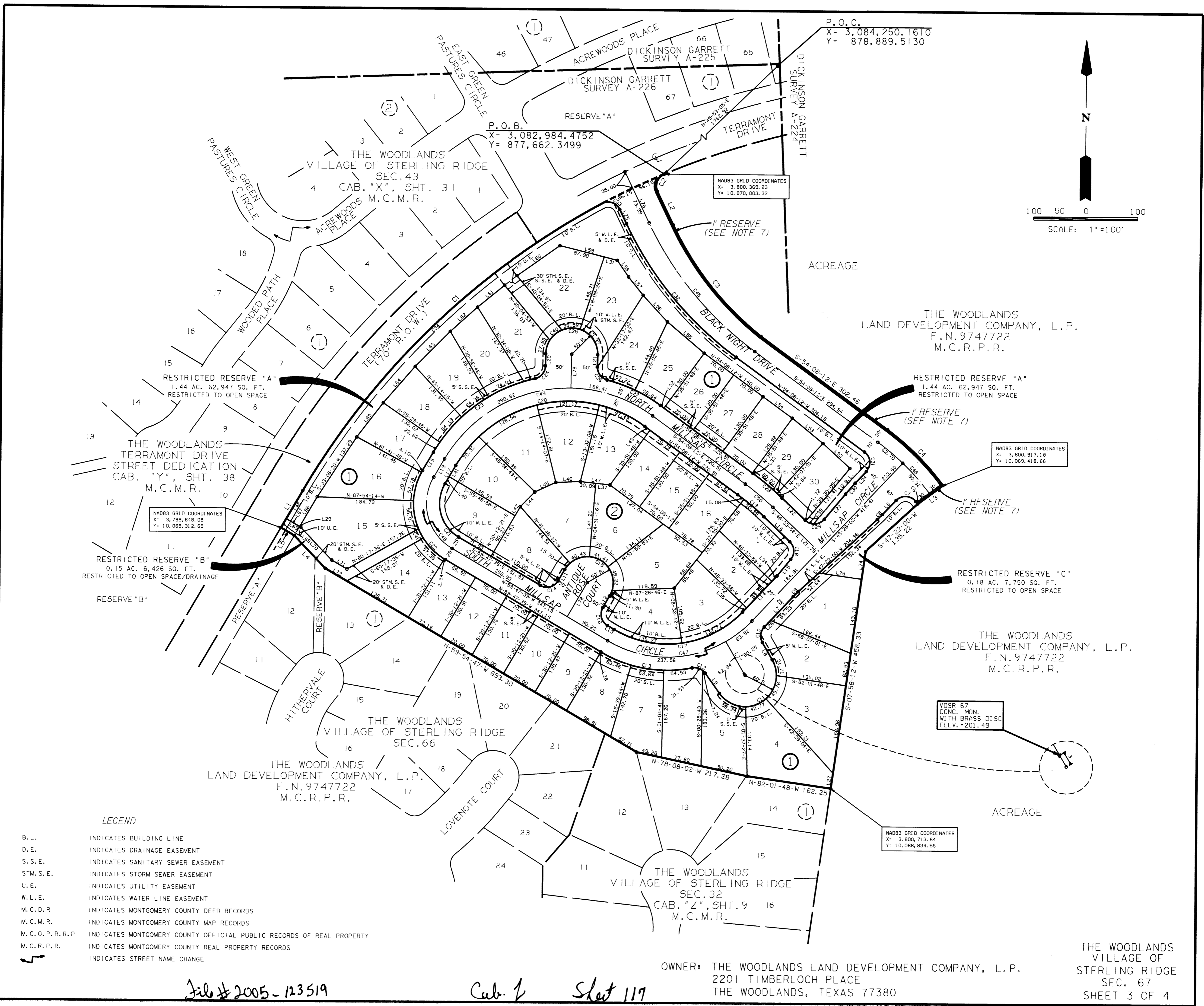
[Signature]  
MARK TURNBULL  
CLERK OF THE COUNTY COURT  
MONTGOMERY COUNTY, TEXAS  
BY: [Signature]  
DEPUTY

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

THE WOODLANDS  
VILLAGE OF  
STERLING RIDGE  
SEC. 67  
SHEET 2 OF 4

File # 2005-123519

Tab. 1 Sheet 116



P.O.C.  
X= 3,084,250.1610  
Y= 878,889.5130

P.O.B.  
X= 3,082,984.4752  
Y= 877,662.3499

NAD83 GRID COORDINATES  
X= 3,800,369.23  
Y= 10,070,003.32

NAD83 GRID COORDINATES  
X= 3,800,917.18  
Y= 10,069,418.66

NAD83 GRID COORDINATES  
X= 3,799,648.08  
Y= 10,069,312.69

VOSR 67  
CONC. MON.  
WITH BRASS DISC  
ELEV. = 201.49

NAD83 GRID COORDINATES  
X= 3,800,713.84  
Y= 10,068,834.56

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - D.E. INDICATES DRAINAGE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - M.C.D.R INDICATES MONTGOMERY COUNTY DEED RECORDS
  - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
  - M.C.O.P.R.R.P INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS
  - INDICATES STREET NAME CHANGE

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. 67  
SHEET 3 OF 4

*File # 2005-123519*

*Sub. 1 Sheet 117*

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	1465.00	484.27	919.61	935.42	36°35'02"	N-48-29-52-E
2	25.00	26.16	36.14	40.40	92°35'13"	S-20-29-47-W
3	604.55	139.03	270.98	273.30	25°54'08"	S-38-44-54-E
4	195.00	76.04	150.32	150.30	17°28'01"	S-45-24-11-E
5	1465.00	66.20	132.26	132.30	05°10'27"	N-64-12-05-E
6	435.00	2.94	5.88	5.88	00°46'27"	N-37-03-20-W
7	25.00	29.34	38.06	43.25	99°07'24"	N-87-00-16-W
8	200.00	6.87	13.72	13.73	03°55'58"	S-45-24-01-W
9	200.00	6.87	13.72	13.73	03°55'58"	S-45-24-01-W
10	25.00	18.74	29.99	32.17	73°43'20"	S-06-34-22-W
11	60.00	1321.16	119.88	183.05	174°47'58"	S-57-06-42-W
12	25.00	16.21	27.21	28.77	65°55'54"	N-68-27-16-W
13	250.00	95.03	177.66	181.63	41°37'34"	N-80-36-26-W
14	25.00	25.00	35.36	39.27	90°00'00"	N-75-12-21-E
15	50.00	*	100.00	157.08	180°00'00"	S-59-47-39-E
16	25.00	25.00	35.36	39.27	90°00'00"	S-14-47-39-E
17	200.00	156.44	248.38	267.98	76°46'18"	N-81-49-12-E
18	25.00	23.34	34.12	37.55	86°04'02"	N-03-31-56-W
19	500.00	33.08	66.02	66.07	07°34'14"	N-50-21-05-W
20	250.00	276.10	370.64	417.48	95°40'46"	S-78-01-25-W
21	75.00	74.97	106.05	117.78	89°58'41"	S-14-48-19-E
22	125.00	124.95	176.74	196.30	89°58'41"	N-14-48-19-W
23	300.00	131.22	240.45	247.40	47°14'58"	N-53-48-31-E
24	25.00	19.76	31.01	33.45	76°39'27"	N-39-06-16-E
25	50.00	*	100.00	157.08	180°00'00"	S-89-13-27-E
26	25.00	19.76	31.01	33.45	76°39'27"	S-37-33-11-E
27	300.00	57.62	113.18	113.86	21°44'43"	S-65-00-33-E
28	550.00	36.39	72.62	72.67	07°34'14"	S-50-21-05-E
29	25.00	26.78	36.55	40.99	93°55'58"	N-86-28-04-E
30	400.00	13.73	27.45	27.46	03°55'58"	N-41-28-04-E
31	25.00	28.54	37.61	42.57	97°34'14"	N-05-21-05-E
32	675.00	170.42	330.47	333.86	28°20'22"	N-39-58-02-W
33	25.00	26.16	36.14	40.40	92°35'15"	N-72-05-27-W
34	1465.00	411.93	793.10	803.11	31°24'35"	N-45-54-38-E
35	25.00	26.80	36.15	41.01	93°59'16"	S-72-47-28-E
36	675.00	170.42	330.47	333.86	28°20'22"	S-39-58-02-E
37	25.00	28.54	37.61	42.57	97°34'14"	S-05-21-05-E
38	400.00	13.73	27.45	27.46	03°55'58"	S-41-28-04-W
39	25.00	25.00	35.36	39.27	90°00'00"	S-84-30-05-W
40	50.00	15.72	30.00	30.47	34°54'55"	S-49-55-07-W
41	125.00	10.04	20.01	20.03	09°10'57"	S-27-44-18-E
42	200.00	6.87	13.72	13.73	03°55'58"	N-45-24-01-E
43	25.00	29.34	38.06	43.25	99°07'24"	S-87-00-16-E
44	435.00	2.94	5.88	5.88	00°46'27"	S-37-03-20-E
45	650.00	164.11	318.23	321.49	28°20'20"	S-39-58-01-E
46	465.00	71.43	141.21	141.76	17°28'01"	S-45-24-11-E
47	225.00	178.24	279.43	301.48	76°46'19"	S-81-49-12-W
48	100.00	99.96	141.39	157.04	89°58'41"	N-14-48-19-W
49	275.00	303.71	407.70	459.23	95°40'46"	N-78-01-25-E
50	525.00	34.73	69.32	69.37	07°34'14"	S-50-21-05-E

LINE TABLE		
LINE	BEARING	DISTANCE
1	N-30-12-21-E	82.75
2	S-25-47-50-E	71.11
3	S-53-19-49-W	60.00
4	N-43-51-40-W	86.77
5	N-59-47-39-W	30.00
6	S-43-26-02-W	37.65
7	S-43-26-02-W	80.40
8	S-30-17-17-E	37.89
9	N-35-29-20-W	47.23
10	N-30-12-21-E	50.00
11	N-30-12-21-E	25.48
12	S-30-12-21-W	25.48
13	S-59-47-39-E	15.22
14	N-43-26-02-E	95.51
15	N-39-30-05-E	41.10
16	N-46-33-58-W	69.03
17	S-30-11-02-W	40.67
18	S-30-12-21-W	50.00
19	N-30-11-02-E	40.67
20	N-00-46-33-E	23.39
21	S-00-46-33-W	23.39
22	S-46-33-58-E	62.15
23	N-39-30-05-E	63.64
24	N-43-26-02-E	30.93
25	N-25-47-50-W	30.24
26	S-43-26-02-W	17.17
27	S-07-58-12-W	29.80
28	N-59-47-39-W	0.20
29	N-59-47-39-W	2.80
30	S-00-46-33-W	23.39
31	S-76-09-09-E	26.09
32	S-54-08-12-E	8.64
33	S-54-08-12-E	1.87
34	S-43-26-02-W	14.59
35	S-43-26-02-W	10.96
36	N-30-12-21-E	25.48
37	N-84-02-36-W	27.20
38	S-30-12-21-W	25.48
39	S-59-47-39-E	15.22
40	N-30-11-02-E	15.24
41	N-30-11-02-E	25.43
42	N-30-12-21-E	20.26
43	S-54-08-12-E	12.11
44	N-44-03-11-E	39.52
45	N-65-23-58-E	44.33
46	N-87-41-40-E	47.07
47	S-84-02-36-E	57.29
48	N-30-12-21-E	62.75
49	S-25-47-50-E	30.25
50	S-43-26-02-W	30.93
51	S-39-30-05-W	63.64
52	N-47-39-18-W	70.50
53	N-51-05-56-W	76.05
54	N-54-07-24-W	70.00
55	N-50-05-50-W	52.27
56	N-42-57-40-W	68.90
57	N-39-01-10-W	45.14
58	N-34-59-19-W	38.10
59	N-76-09-05-W	113.99
60	S-54-51-00-W	100.02
61	S-50-42-51-W	66.75
62	S-48-10-06-W	69.80
63	S-44-42-11-W	94.80
64	S-40-59-09-W	92.19
65	S-37-29-43-W	82.63
66	S-30-12-21-W	66.66
67	N-59-47-39-W	30.00
68	N-30-12-21-E	20.00
69	S-59-47-39-E	32.80
70	S-43-51-40-E	86.74
71	S-59-54-47-E	33.59
72	N-59-54-47-W	47.91
73	N-43-26-02-E	37.65
74	S-07-58-12-W	53.94
75	N-82-01-48-W	83.12
76	S-25-47-51-E	108.99
77	N-30-17-17-W	74.56
78	N-30-12-21-E	75.48
79	N-00-46-33-E	64.62

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.
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLAN GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999973717.
- 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.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.

RESERVES			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	1.44	62,947	RESTRICTED TO OPEN SPACE
B	0.15	6,426	RESTRICTED TO OPEN SPACE/DRAINAGE
C	0.18	7,750	RESTRICTED TO OPEN SPACE
TOTAL	1.77	77,123	-----

File # 2005-123519

Calc. 2 Sheet 118

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

THE WOODLANDS  
VILLAGE OF  
STERLING RIDGE  
SEC. 67  
SHEET 4 OF 4