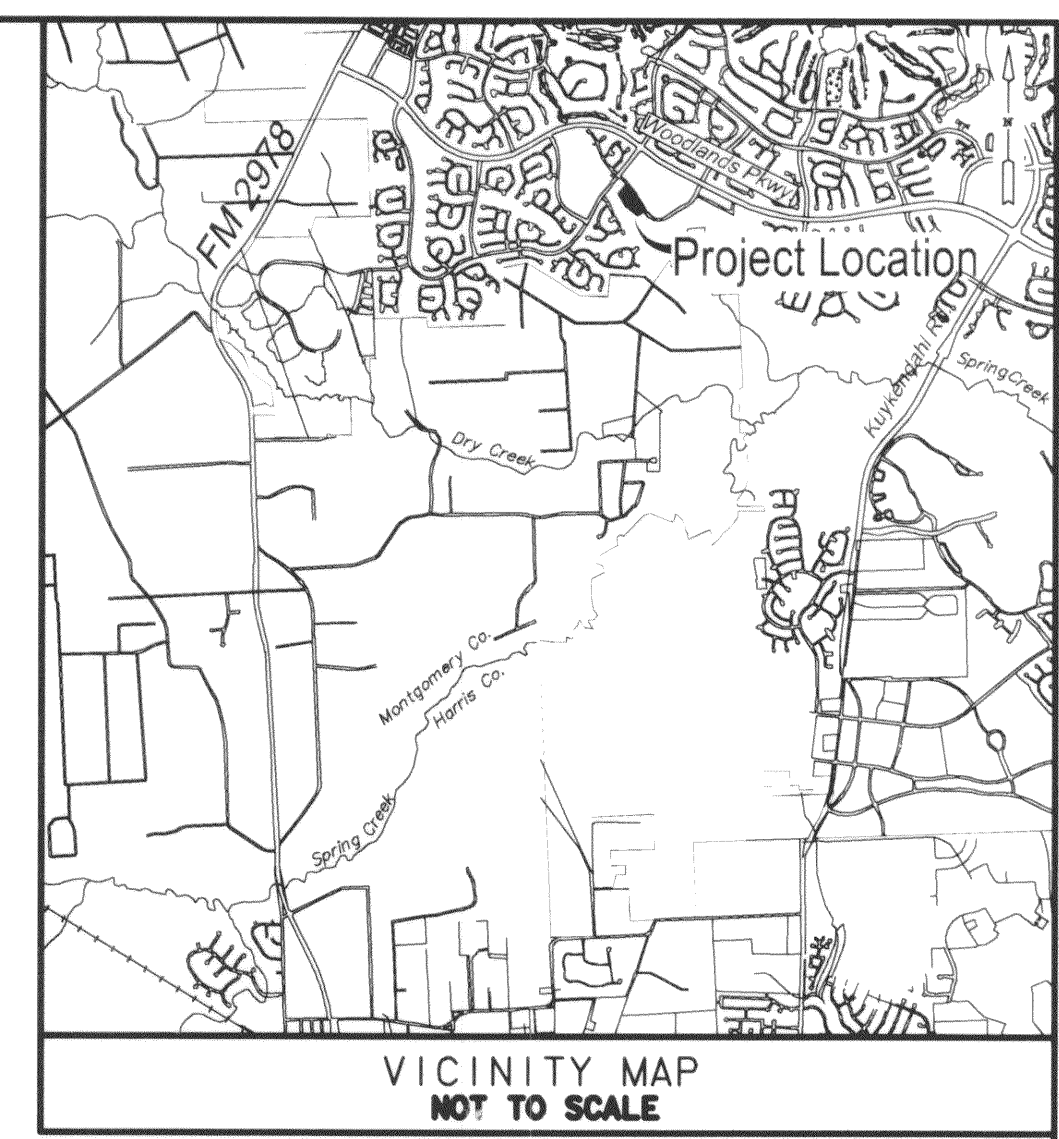
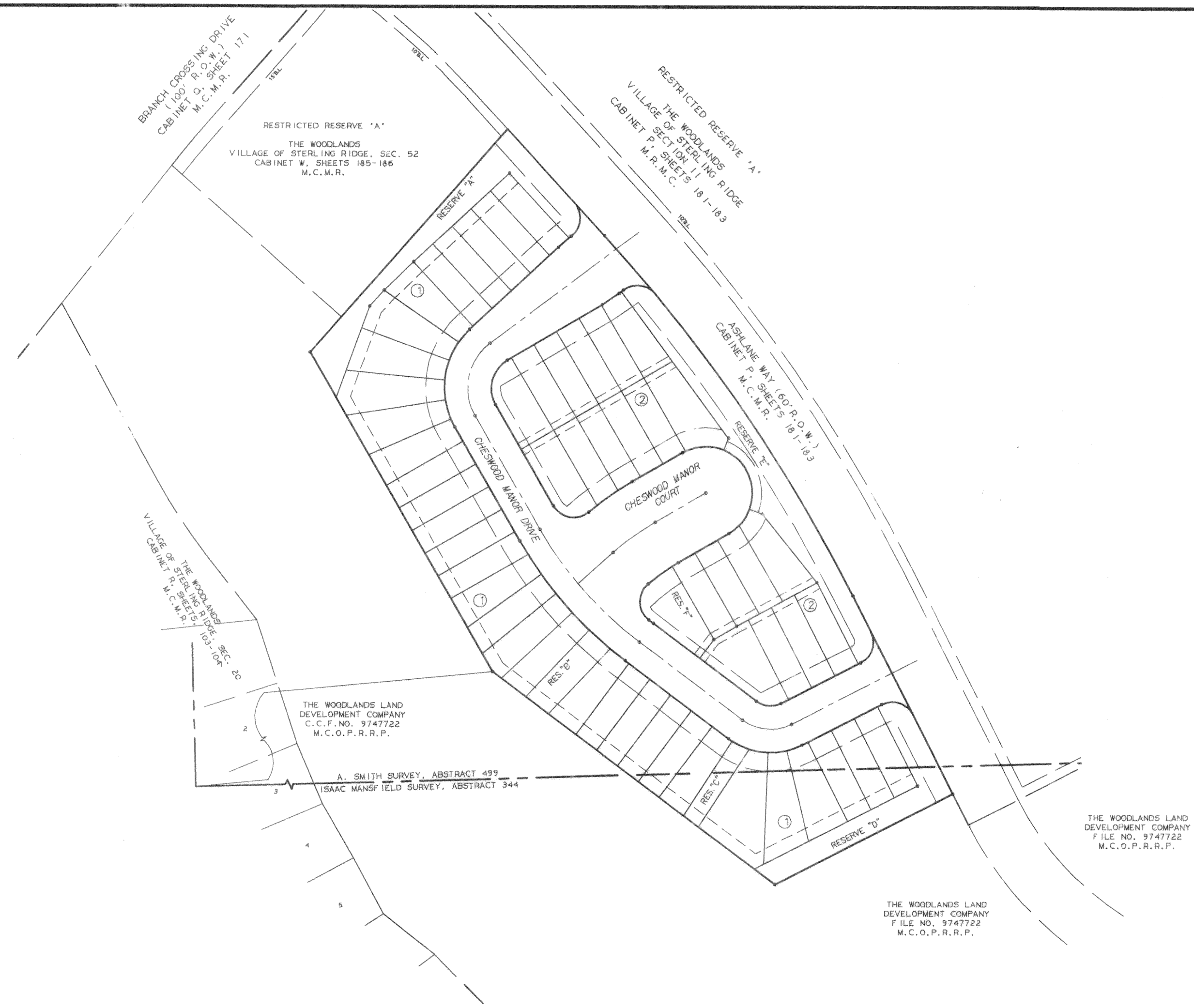




SCALE: 1" = 100'



# THE WOODLANDS VILLAGE OF STERLING RIDGE CHESWOOD MANOR

BEING 6.057 ACRES OUT OF THE A. SMITH, ABSTRACT 499  
AND ISSAC MANSFIELD SURVEYS, ABSTRACT 344,  
MONTGOMERY COUNTY, TEXAS.

OWNERS: CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP  
by CHESMAR, LLC, ITS GENERAL PARTNER  
645 NORTH SAM HOUSTON PARKWAY EAST SUITE 250  
HOUSTON, TX 77060

ENGINEER: **LJA Engineering & Surveying, Inc.**   
2929 Briarpark Drive Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042

52 LOTS 2 BLOCKS  
6 RESERVES

File # 2010-087083 Case Z Sheet 1875

DATE: JULY 20, 2010

SHEET 1 OF 3

Date: 13 Sep 2010 8:47am User Name: jhall  
Path Name: I:\Project\1446\Final\Plat\Cheswoodmanor\_FP.dwg

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

WE, CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH DONALD P. KLEIN, MANAGER OF CHESMAR LLC, A TEXAS LIMITED LIABILITY COMPANY AND ITS GENERAL PARTNER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS, VILLAGE OF STERLING RIDGE, CHESWOOD MANOR, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, 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, CHESWOOD MANOR, LOCATED IN THE A. SMITH SURVEY, ABSTRACT 499 AND THE ISSAC MANSFIELD SURVEY, ABSTRACT 344, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, 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 I, DONALD P. KLEIN, MANAGER OF CHESMAR LLC, A TEXAS LIMITED PARTNERSHIP AND ITS GENERAL PARTNER, AUTHORIZED AGENT OF CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS, VILLAGE OF STERLING RIDGE, CHESWOOD MANOR, 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.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, WE, CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP, A MINIMUM OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSED 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, WE DO 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.

IN TESTIMONY WHEREOF, CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHESMAR LLC, A TEXAS LIMITED LIABILITY COMPANY AND ITS GENERAL PARTNER, ITS AUTHORIZED AGENT, THEREUNTO AUTHORIZED, BY ITS MANAGER, DONALD P. KLEIN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 28th DAY OF July, 2010.

CHESMAR HOMES, LTD.,  
A TEXAS LIMITED PARTNERSHIP,

BY: CHESMAR LLC, A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

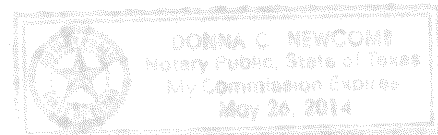
BY: Donald P. Klein  
DONALD P. KLEIN, MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, ITS GENERAL MANAGER OF, CHESMAR HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY AND ITS GENERAL PARTNER, AUTHORIZED AGENT OF THE CHESMAR HOMES, LTD., 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 STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

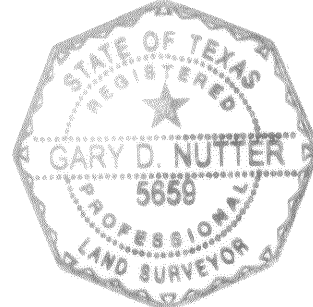
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF July, 2010.

Donna C. Newcomb  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:



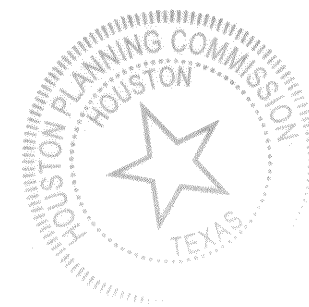
I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION AND THE TEXAS STATE PLANE COORDINATES (NAD83) (SEE NOTE 7).

Gary D. Nutter 27 July 2010  
GARY D. NUTTER, R.P.L.S.  
TEXAS REGISTRATION NO. 5659



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, CHESWOOD MANOR 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 28th DAY OF AUG., 2010.

BY: Mark A. Kilkenny  
MARK A. KILKENNY, CHAIR  
OR M. SONNY GARZA, VICE CHAIR



BY: Marlene L. Gafnick  
MARLENE L. GAFFRICK, 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 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.  
COUNTY ENGINEER

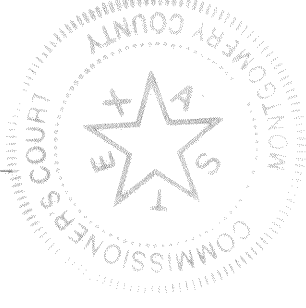
APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 27th DAY OF September, 2010.

Mike Meador  
MIKE MEADOR  
COMMISSIONER, PRECINCT 1

Craig Doyle  
CRAIG DOYLE  
COMMISSIONER, PRECINCT 2

Alan B. Sadler  
ALAN B. SADLER  
COUNTY JUDGE

Ed Rinehart  
ED RINEHART  
COMMISSIONER, PRECINCT 4



ED CHANCE  
COMMISSIONER, PRECINCT 3

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 September 21, 2010, AT 9:30 O'CLOCK, A.M., AND DULY RECORDED ON September 30, 2010, AT 10:41 O'CLOCK, A.M., IN CABINET Z, SHEET 1875, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

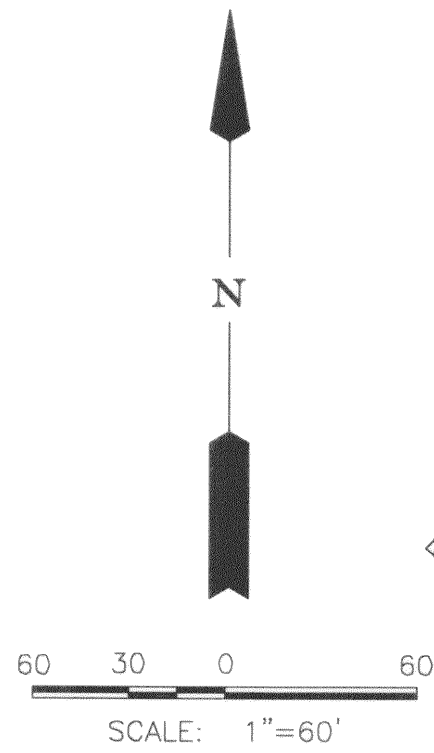
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Mark Turnbull  
MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: Theresa Ruppert  
DEPUTY

OWNERS: CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP  
by CHESMAR, LLC, ITS GENERAL PARTNER  
645 NORTH SAM HOUSTON PARKWAY EAST SUITE 250  
HOUSTON, TX 77060

THE WOODLANDS  
VILLAGE OF STERLING RIDGE  
CHESWOOD MANOR



RESERVES			
RESERVE	ACREAGE	SO. FT.	TYPE
A	0.262	11,396	RESTRICTED TO COMPENSATING OPEN SPACE & UTILITIES
B	0.067	2918	RESTRICTED TO COMPENSATING OPEN SPACE & UTILITIES
C	0.044	1937	RESTRICTED TO COMPENSATING OPEN SPACE & UTILITIES
D	0.189	8236	RESTRICTED TO COMPENSATING OPEN SPACE & UTILITIES
E	0.348	15,174	RESTRICTED TO COMPENSATING OPEN SPACE & UTILITIES
F	0.090	3926	RESTRICTED TO COMPENSATING OPEN SPACE & UTILITIES
TOTAL	1.000	43,587	

Lot Sizes < 5,000 S.F. - Suburban Area

Lot	Block	Area (S.F.)	Lot	Block	Area (S.F.)
1	1	2,639	28	1	3,829
2		2,637	29		3,441
3		2,635	30		2,660
4		2,633	31		2,660
5		2,631	32		2,660
6		3,192		2	2,783
7		3,473			2,530
8		3,549			2,526
9		3,962		4	2,523
10		3,454		5	2,520
11		3,102		6	3,339
12		2,660		7	3,704
13		2,660		8	2,568
14		2,660		9	2,528
15		2,660		10	2,528
16		2,662		11	2,532
17		2,945		12	4,049
18		2,912		13	3,409
19		3,129		14	2,570
20		2,983		15	2,541
21		2,977		16	2,532
22		2,660		17	4,319
23		2,660		18	2,589
24		2,660		19	2,709
25		2,660		20	2,729
26		2,828			

CURVE TABLE						
Curve	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	1740.00	237.10	469.85	471.29	015°31'08"	N 34-48-11 W
C2	25.00	26.96	36.66	41.16	094°19'21"	N 04-35-55 E
C3	200.00	9.07	18.11	18.12	005°11'27"	S 49-09-52 W
C4	85.00	67.81	106.02	114.48	077°09'52"	S 08-35-37 W
C5	425.00	87.45	171.32	172.50	023°15'18"	S 41-36-58 E
C6	75.00	46.68	79.27	83.51	063°48'00"	S 85-08-37 E
C7	25.00	25.00	35.36	39.27	090°00'00"	N 72-02-37 W
C8	25.00	25.00	35.36	39.27	090°00'00"	N 17-57-23 E
C9	25.00	15.56	26.42	27.84	063°48'00"	S 85-08-37 E
C10	375.00	2.99	5.97	5.97	000°54'48"	S 52-47-14 E
C11	25.00	31.01	38.93	44.62	102°15'14"	S 01-12-14 E
C12	225.00	19.86	39.57	39.62	010°05'18"	S 54-58-02 W
C13	50.00	INFINITY	100.00	157.08	180°00'00"	N 29-59-19 W
C14	325.00	28.69	57.15	57.22	010°05'18"	S 54-58-02 W
C15	25.00	29.84	38.33	43.67	100°05'18"	S 80-01-58 E
C16	35.00	34.70	49.28	54.68	089°30'31"	S 14-45-57 W
C17	200.00	11.07	22.10	22.11	006°20'01"	N 56-21-12 E
C18	25.00	23.71	34.41	37.95	086°58'24"	N 83-19-37 W
C19	60.00	53.25	79.65	87.10	083°10'30"	S 11-35-56 W
C20	400.00	82.31	161.24	162.35	023°15'18"	S 41-36-58 E
C21	50.00	31.12	52.84	55.68	063°48'00"	S 85-08-37 E
C22	275.00	28.00	55.71	55.81	011°37'39"	S 54-11-51 W

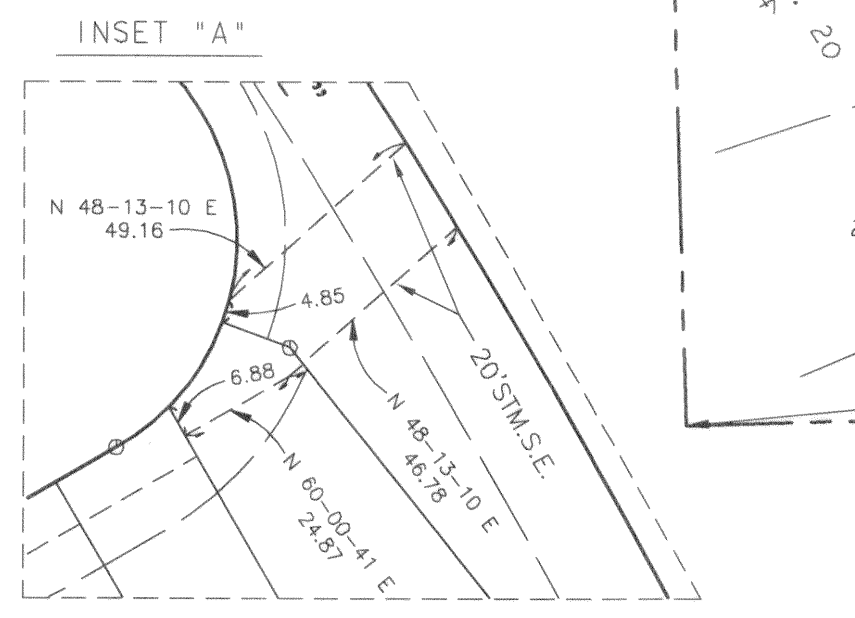
Compensating Open Space Analysis - Suburban Area

A. TOTAL NUMBER OF LOTS < 5,000 S.F.:	Acres	5' LOTS Square Feet
B. TOTAL AREA OF LOTS < 5,000 S.F.:	3.41 Ac.	148,507 S.F.
C. AVERAGE LOT SIZE < 5,000 S.F. (B ÷ A):		2,912 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (Based on C):		500 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (AxD)	0.59 Ac.	25,500 S.F.
F. AREA OF COMPENSATING OPEN SPACE PROVIDED:	1.00 Ac.	43,587 S.F.

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99998618.
- ALL BEARINGS ARE REFERENCED TO THE NAVD1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE, HOWEVER COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 CENTRAL ZONE.
- ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
- 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.
- 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.
- THIS PLAT SUBJECT TO UTILITY EASEMENTS AS RESERVED BY INSTRUMENTS RECORDED IN VOL. 1074, PG. 498, OF THE DEED RECORDS, AND UNDER FILE NOS. 8360093 AND 9127979 OF THE REAL PROPERTY RECORDS, OF MONTGOMERY COUNTY, TEXAS.
- FIVE EIGHTS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "S&V SURVEYING" SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAY HAVE NOT BEEN MONUMENTED.
- PROPERTY LOCATED IN MONTGOMERY COUNTY MUD 46.
- BENCHMARK: A BRASS DISC SET IN A CONCRETE POST STAMPED "VOSR 52" FOUND FOR VILLAGE OF STERLING RIDGE SEC. 52, A SUBDIVISION OF RECORD IN CABINET W, SHEET 185-186, H.C.M.R., ELEVATION 164.84 FEET NGVD29 (1964 ADJUSTMENT).

Line	BEARING	DISTANCE
L1	S 53-11-11 W	5.79
L2	S 53-11-11 W	3.09
L3	S 53-11-11 W	2.70
L4	S 59-31-13 W	1.02
L5	S 59-31-12 W	4.95
L6	S 22-15-10 W	13.47
L7	S 69-43-34 E	15.01
L8	S 48-11-35 W	44.11
L9	S 42-09-34 W	23.14
L10	N 36-45-23 E	25.51
L11	N 59-51-07 E	28.00



- 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.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
  - M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
  - M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

OWNERS: CHESMAR HOMES, LTD., A TEXAS LIMITED PARTNERSHIP  
 by CHESMAR, LLC, ITS GENERAL PARTNER  
 645 NORTH SAM HOUSTON PARKWAY EAST SUITE 250  
 HOUSTON, TX 77060

THE WOODLANDS LAND DEVELOPMENT COMPANY  
 VILLAGE OF STERLING RIDGE  
 CHESWOOD MANOR

File # 2010-087083

Cab Z Sheet 1877