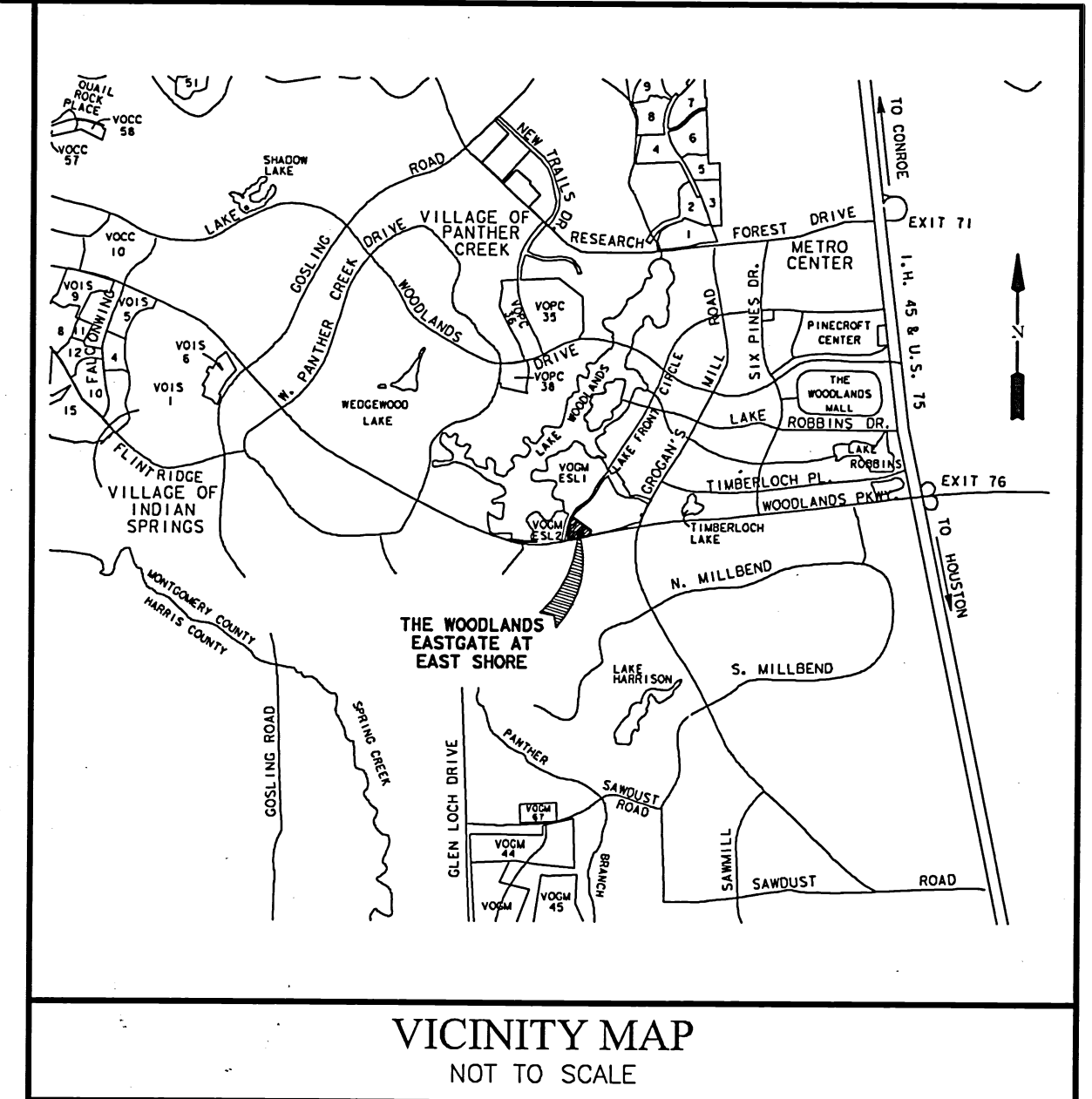
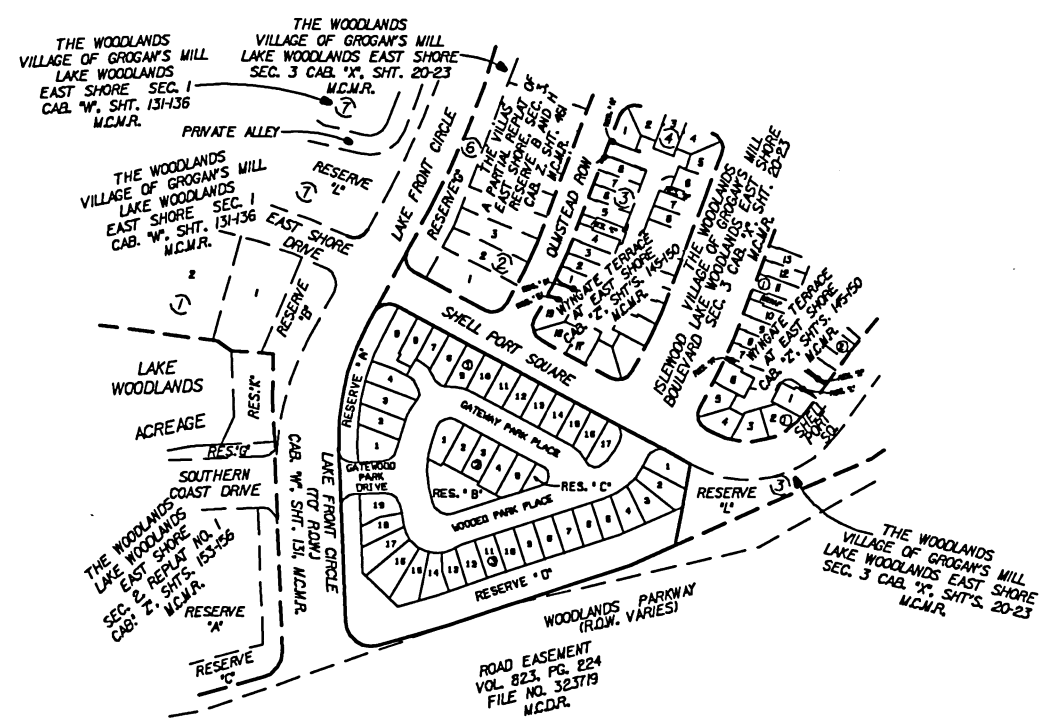




SCALE: 1"=150'



THE WOODLANDS EASTGATE AT EAST SHORE

BEING 4.367 ACRES OUT OF THE JOHN TAYLOR SURVEY,
ABSTRACT 547 AND BEING A REPLAT OF
LA COSTA GARDEN HOMES SUBDIVISION
RECORDED IN CABINET "Z", SHEETS 1305 THROUGH 1307,
OF THE MONTGOMERY COUNTY MAP RECORDS
MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO CHANGE UNRESTRICTED RESERVE "A" TO A RESIDENTIAL DEVELOPMENT

OWNER: LAKE FRONT CIRCLE, LLC
4265 SAN FELIPE, SUITE 720
HOUSTON, TEXAS 77060

41 LOTS
3 BLOCKS
4 RESERVES
1.113 ACRES IN RESERVE

File# 2012-037251 Cab. Z sheet# 2189

ENGINEER:

DATE: JANUARY, 2012

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026



SHEET 1 OF 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, LAKE FRONT CIRCLE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH PELICAN BUILDERS, INC., ITS MANAGING MEMBER, ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT, DEREK DARNELL, OWNER, (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS EASTGATE AT EAST SHORE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID LAKE FRONT CIRCLE, LLC, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS THE WOODLANDS EASTGATE AT EAST SHORE, LOCATED IN THE JOHN TAYLOR SURVEY, ABSTRACT 547, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID LAKE FRONT CIRCLE, LLC, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREET, 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 LAKE FRONT CIRCLE, LLC, ACTING HEREIN BY AND THROUGH PELICAN BUILDERS, INC., ITS MANAGING MEMBER, ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT, DEREK DARNELL, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS EASTGATE AT EAST SHORE, HAS COMPLIED WITH 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 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 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 THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DOES HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN 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, 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 THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNER HEREBY CERTIFIES THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, PELICAN BUILDERS, INC., ACTING IN ITS CAPACITY AS MANAGING MEMBER OF LAKE FRONT CIRCLE, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY, DEREK DARNELL, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED THIS THE 18 DAY OF January, 2012.

LAKE FRONT CIRCLE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: PELICAN BUILDERS, INC.
ITS MANAGING MEMBER

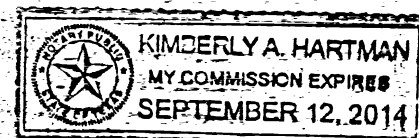
BY: Derek Darnell
DEREK DARNELL, VICE PRESIDENT

STATE OF TEXAS Harris
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DEREK DARNELL, VICE PRESIDENT, OF PELICAN BUILDERS, INC., MANAGING MEMBER OF LAKE FRONT CIRCLE, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 CORPORATION.

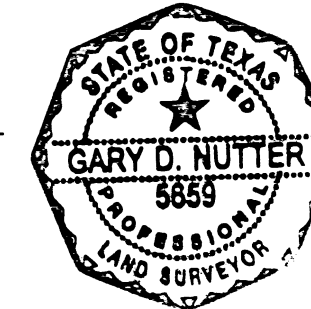
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF January, 2012.

Kimberly A. Hartman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9/12/14



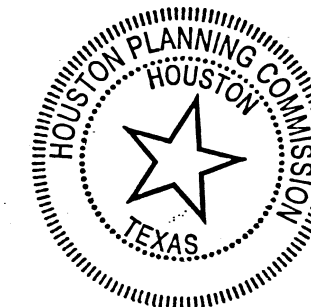
I, GARY D. NUTTER, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED 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 AND TO THE NAD83 TEXAS STATE PLANE PROJECTIONS.

Gary D. Nutter
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 EASTGATE AT EAST SHORE 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 2ND DAY OF Feb, 2012.

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



BY: Marlene L. Gafnick
MARLENE L. GAFRICK, 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 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 23 DAY OF APRIL, 2012.

Mike Meador
MIKE MEADOR
COMMISSIONER, PRECINCT 1

Craig Doyal
CRAIG DOYAL
COMMISSIONER, PRECINCT 2

ALAN B. SADLER
COUNTY JUDGE

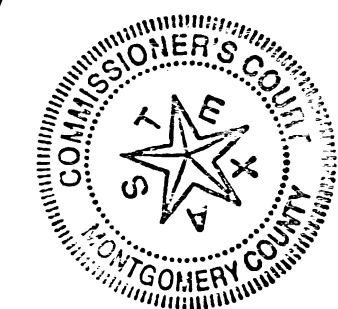
Ed Chance
ED CHANCE
COMMISSIONER, PRECINCT 3

Ed Rinehart
ED RINEHART
COMMISSIONER, PRECINCT 4

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 4-23, 2012, AT 9:30 O'CLOCK A.M., AND DULY RECORDED ON 4-26, 2012, AT 9:27 O'CLOCK A.M., IN CABINET 2 SHEET 2189, OF RECORD OF MONTGOMERY COUNTY FOR SAID COUNTY. 2192

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

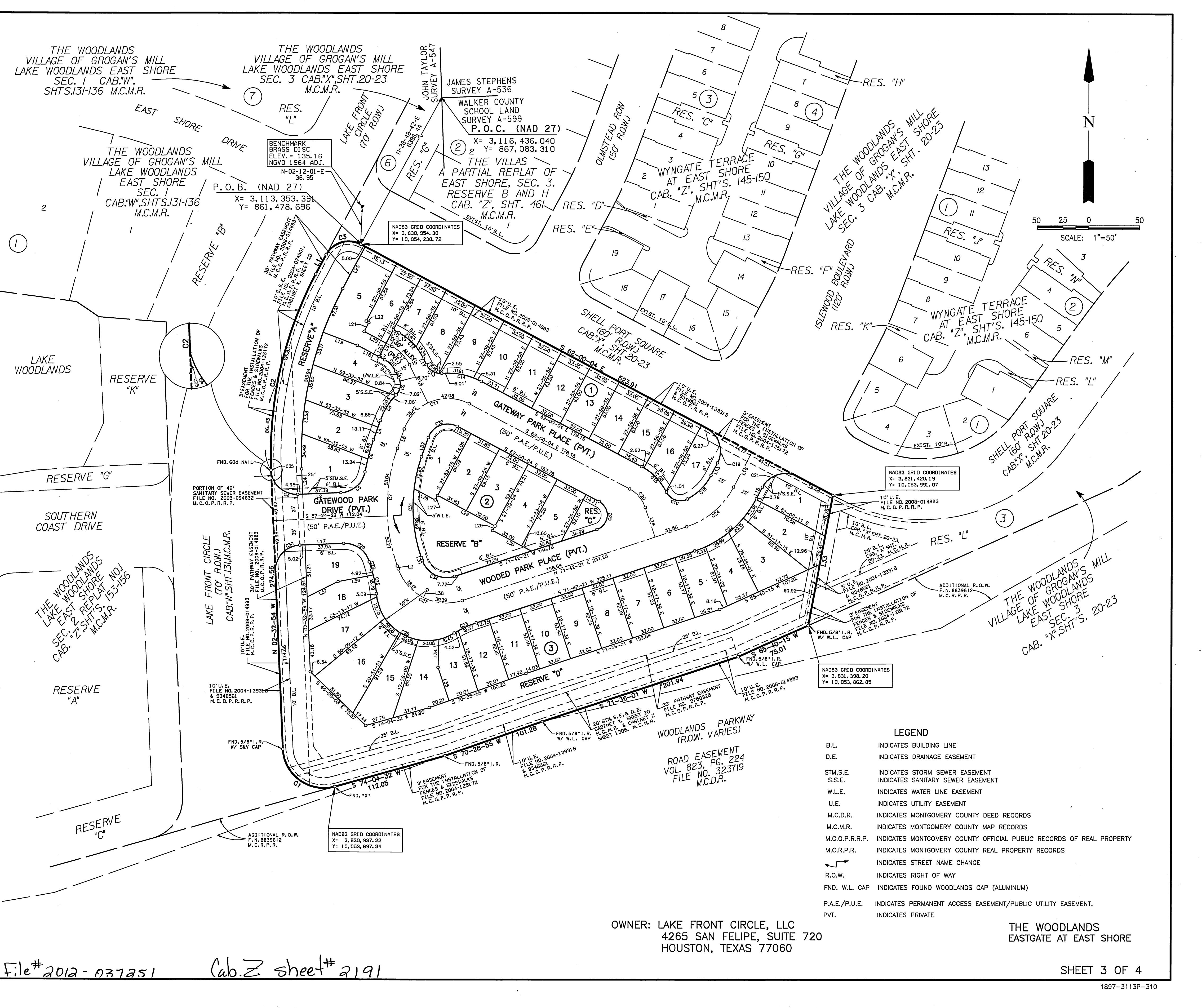
Mark Turnbull
MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS



BY: Bisatti
DEPUTY

OWNER: LAKE FRONT CIRCLE, LLC
4265 SAN FELIPE, SUITE 720
HOUSTON, TEXAS 77060

THE WOODLANDS
EASTGATE AT EAST SHORE



THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC. 1 CAB."W", SHTS.131-136 M.C.M.R.

THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC. 3 CAB."X", SHT.20-23 M.C.M.R.

JAMES STEPHENS SURVEY A-536 WALKER COUNTY SCHOOL LAND SURVEY A-599 P.O.C. (NAD 27) X= 3,116,436.040 Y= 867,083.310

THE VILLAS A PARTIAL REPLAT OF EAST SHORE, SEC. 3, RESERVE B AND H CAB. "Z", SHT. 461 M.C.M.R.

NAD83 GRID COORDINATES X= 3,830,954.30 Y= 10,054,230.72

P.O.B. (NAD 27) X= 3,113,353.391 Y= 861,478.696

BENCHMARK BRASS DISC ELEV. = 135.16 NGVD 1964 ADJ. N-02-12-01-E 36.95

LEGEND

- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- S.T.M.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.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
- R.O.W. INDICATES RIGHT OF WAY
- FND. W.L. CAP INDICATES FOUND WOODLANDS CAP (ALUMINUM)
- P.A.E./P.U.E. INDICATES PERMANENT ACCESS EASEMENT/PUBLIC UTILITY EASEMENT.
- PVT. INDICATES PRIVATE

OWNER: LAKE FRONT CIRCLE, LLC
4265 SAN FELIPE, SUITE 720
HOUSTON, TEXAS 77060

THE WOODLANDS EASTGATE AT EAST SHORE

File# 2012-037251

Cab. Z sheet# 2191

NOTES:

1.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION 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.

2.) 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 0.99998740.

3.) 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.

4.) 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.

5.) ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.

6.) THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT:

A: 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.

B: 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.

7.) THIS SUBDIVISION CONTAINS ONE OR MORE PAVED PRIVATE ALLEYS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY MONTGOMERY COUNTY OR THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHTS-OF-WAY. MONTGOMERY COUNTY AND THE CITY OF HOUSTON HAVE NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PAVED PRIVATE ALLEYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS.

8.) ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.

9.) LOTS 5 THROUGH 8 OF BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE. VEHICULAR ACCESS TO EACH LOT IS PROVIDED BY AN APPROVED PRIVATE ALLEY. VEHICULAR ACCESS IS DENIED TO GATEWAY PARK PLACE.

10.) BUILDING LINES AND EASEMENTS SHOWN WITHIN THIS PLAT ARE PER THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC. 3 PLAT RECORDED IN CABINET "X", SHEET 20 THROUGH 23, M.C.M.R. BUILDING LINES (25' AND 10') ARE ALSO IMPOSED BY THE LA COSTA GARDEN HOMES SUBDIVISION PLAT RECORDED IN CABINET "Z", SHEET 1305, M.C.M.R.

11.) VEHICULAR ACCESS TO EACH LOT IS PROVIDED BY AN APPROVED PERMANENT ACCESS EASEMENT EXCEPT AS NOTED IN NOTE 9, FOR CORNER LOTS THE BUILDING LINE SHALL CONFORM TO THE VISIBILITY TRIANGLE REQUIREMENTS REQUIRED BY SEC. 42-162 OF CHAPTER 42 OF THE CITY OF HOUSTON CODE OF ORDINANCES.

12.) THE STAFF PORTIONS OF FLAG LOTS ARE RESTRICTED FOR INGRESS AND EGRESS ONLY.

13. NO BUILDING STRUCTURE, WALL OR FENCE SHALL BE CONSTRUCTED WITHIN THE STAFF PORTION.

14.) LOTS 4, 5, 6, 7 AND 8 OF BLOCK 1 AND LOTS 14, 15 AND 16 OF BLOCK 3 SHARE VEHICULAR ACCESS. THE STAFF PORTION OF LOT 5, BLOCK 1, SHALL BE RESTRICTED TO SHARED VEHICULAR ACCESS.

15.) THIS PLAT IS SUBJECT TO THE AGREEMENT OF INCLUSION RECORDED IN CLERK FILE NO. 2008-016551, M.C.O.P.R.R.P. EVIDENCING THAT THE SUBJECT PROPERTY LIES WITHIN THE EAST LAKE AREA HABITAT CONSERVATION PLAN.

16.) THIS PLAT IS SUBJECT TO A 16' WIDE ENTERGY TEXAS, INC. RIGHT-OF-WAY, SERVITUDE AND EASEMENT RECORDED IN FILE NO. 2012012776 OF THE MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MONTGOMERY COUNTY, TEXAS.

17.) THIS PLAT IS SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD UNDER FILE NO'S. 9348561 AND 2004125172 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MONTGOMERY COUNTY, TEXAS.

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	40.00	50.63	62.77	72.17	103-22-34	N 54-14-11 W
C2	375.00	102.40	197.57	199.93	30-32-50	S 12-43-31 W
C3	25.00	25.00	35.38	39.27	90-00-00	N 72-59-58 E
C4	25.00	25.03	35.37	39.30	90-03-32	S 47-33-45 E
C5	25.00	20.05	31.28	33.79	77-26-57	N 48-41-01 E
C6	200.00	16.38	32.65	32.69	9-21-53	S 14-38-29 W
C7	175.00	61.52	116.07	118.31	38-44-10	S 00-02-40 E
C8	70.00	15.15	29.61	29.84	24-25-27	S 31-32-09 W
C9	15.00	10.37	17.08	18.15	69-19-58	N 09-04-54 E
C10	25.00	8.22	15.62	15.89	36-24-59	N 43-47-34 W
C11	45.00	52.39	68.27	77.50	98-40-31	S 68-39-41 W
C12	55.00	18.09	34.37	34.96	36-24-59	N 43-47-34 W
C13	15.00	10.37	17.08	18.15	69-19-58	S 60-15-04 E
C14	70.00	20.68	39.66	40.21	32-54-59	N 78-27-33 W
C15	57.00	18.46	35.12	35.70	35-53-18	N 44-03-25 W
C16	15.00	15.51	21.57	24.07	91-55-32	S 72-04-32 E
C17	40.00	13.16	25.00	25.42	36-24-59	N 43-47-34 W
C18	55.00	17.14	32.74	33.24	34-37-38	N 44-38-54 E
C19	25.00	24.71	35.15	38.98	89-20-10	N 17-19-59 W
C20	32.00	12.83	23.82	24.41	43-42-25	N 40-08-51 W
C21	25.00	25.29	35.56	39.56	90-39-50	S 72-40-01 W
C22	105.00	42.82	79.30	81.31	44-22-15	N 49-31-14 E
C23	100.00	12.00	23.83	23.89	13-41-18	S 64-51-42 W
C24	80.00	32.62	60.42	61.95	44-22-15	N 49-31-14 E
C25	50.00	82.37	85.48	102.52	117-29-01	S 63-14-27 E
C26	100.00	11.91	23.65	23.71	13-34-59	N 11-17-26 W
C27	50.00	49.03	70.02	77.56	88-52-54	S 63-51-12 E
C28	200.00	4.12	8.24	8.24	2-21-41	S 16-54-05 E
C29	25.00	19.84	31.08	33.54	76-52-17	N 54-09-22 W
C30	25.00	24.98	35.34	39.25	89-57-23	S 42-25-48 W
C31	150.00	52.73	99.49	101.41	38-44-10	S 00-02-40 E
C32	20.00	23.28	30.34	34.44	98-40-31	S 68-39-41 W
C33	15.00	35.09	27.59	35.00	133-42-25	N 04-51-09 E
C34	25.00	24.52	35.01	38.78	88-52-54	S 63-51-12 E
C35	375.00	0.05	0.10	0.10	0-00-55	S 02-32-26 E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27-59-56 E	21.59
L2	N 87-24-29 E	42.37
L3	S 19-24-45 E	2.96
L4	N 19-19-25 E	19.99
L5	N 25-35-05 W	6.97
L6	S 19-19-25 W	19.99
L7	N 62-00-04 W	6.43
L8	N 27-59-56 E	30.00
L9	S 25-35-05 E	41.50
L10	S 62-00-04 E	6.43
L11	S 25-35-05 E	6.97
L12	S 62-00-04 E	6.43
L13	N 27-20-08 E	13.98
L14	S 18-17-39 E	30.78
L15	S 27-20-06 W	12.82
L16	N 27-20-08 E	38.40
L17	S 87-24-29 W	42.95
L18	N 62-00-04 W	30.35
L19	S 69-32-52 E	35.81
L20	S 62-00-04 E	24.50
L21	S 27-59-56 W	10.00
L22	S 62-00-04 E	3.00
L23	S 27-59-56 W	15.00
L24	N 02-32-54 W	24.90
L25	N 27-59-56 E	46.59
L26	S 61-53-51 E	23.65
L27	N 27-59-56 E	5.00
L28	S 61-53-51 E	63.83
L29	N 27-59-56 E	5.00
L30	S 61-53-51 E	42.80
L31	N 19-24-45 W	2.96
L32	N 19-19-25 E	19.99
L33	S 10-30-30 W	130.09
L34	S 01-28-18 W	27.37
L35	S 18-17-39 E	34.38
L36	S 78-50-11 W	34.94
L37	S 63-13-17 W	33.98
L38	N 26-50-54 E	8.52

LOT	BLOCK	SQ.FT.
1	1	2,780
2	1	2,347
3	1	2,809
4	1	2,639
5	1	3,612
6	1	2,000
7	1	1,647
8	1	2,291
9	1	2,179
10	1	2,017
11	1	2,016
12	1	2,016
13	1	2,016
14	1	2,016
15	1	1,830
16	1	1,995
17	1	2,081
1	2	2,274
2	2	2,200
3	2	2,214
4	2	2,375
5	2	2,142
1	3	2,611
2	3	2,471
3	3	2,521
4	3	1,881
5	3	2,038
6	3	1,990
7	3	1,992
8	3	1,994
9	3	1,996
10	3	1,998
11	3	2,003
12	3	2,011
13	3	1,685
14	3	2,335
15	3	2,652
16	3	3,165
17	3	2,612
18	3	2,033
19	3	2,366
TOTAL		91,850

COMPENSATING OPEN SPACE REQUIREMENT TABLE	
A.	TOTAL NUMBER OF LOTS LESS THAN 5,000 SQ.FT. = 41
B.	TOTAL AREA OF LOTS LESS THAN 5,000 SQ.FT. = 91,850 SQ.FT.
C.	AVERAGE LOT SIZE LESS THAN 5,000 SQ.FT.(B DIVIDED BY A) = 2,240.24 SQ.FT.
D.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 7, 15 & 16, BLK 1 = 2160 SQ. FT. (3 X 720 SQ. FT.)
E.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 4, 6, 7-10 & 13, BLK 3 = 5040 SQ. FT. (7 X 720 SQ. FT.)
F.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 2, 6, 8-14 & 17, BLK 1 = 6000 SQ. FT. (10 X 600 SQ. FT.)
G.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 1-5, BLK 2 = 3000 SQ. FT. (5 X 600 SQ. FT.)
H.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 2, 5, 11, 12, 14, 18 & 19, BLK 3 = 4200 SQ. FT. (7 X 600 SQ. FT.)
I.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 1, 3 & 4, BLK 1 = 1500 SQ. FT. (3 X 500 SQ. FT.)
J.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 1, 3, 15 & 17, BLK 3 = 2000 SQ. FT. (4 X 500 SQ. FT.)
K.	COMPENSATING OPEN SPACE REQUIRED FOR LOT 16, BLK 3 = 400 SQ. FT.
L.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 5 BLK 1 = 300 SQ. FT.
M.	TOTAL COMPENSATING OPEN SPACE REQUIRED FOR THE WOODLANDS EASTGATE AT EAST SHORE = 24600 SQ. FT.

COMPENSATING OPEN SPACE PROVIDED TABLE	
A.	TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED BY PARENT SUBDIVISION (THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE LAKES SECTION 3) = 185,109 SQ.FT.
B.	PARENT SUBDIVISION C.O.S. USED BY PARK PLACE BROWNSTONES = 16,312 SQ.FT. (9%)
C.	PARENT SUBDIVISION C.O.S. USED BY WYNGATE TERRACE AT EAST SHORE = 33,073 SQ.FT. (18%)
D.	PARENT SUBDIVISION C.O.S. USED BY OASIS POINTE = 34,580 SQ.FT. (19%)
E.	PARENT SUBDIVISION C.O.S. USED BY EAST SHORE 2 REPLAT 1 RESERVE "B" = 15,120 SQ.FT. (8%)
F.	PARENT SUBDIVISION C.O.S. USED BY THE VILLAS EAST SHORE 3 RESERVE "B" & "H" = 1,400 SQ.FT. (1%)
G.	PARENT SUBDIVISION C.O.S. USED BY EAST SHORE 2 REPLAT 1 PARTIAL REPLAT 1 = 2,100 SQ.FT. (1%)
H.	PARENT SUBDIVISION C.O.S. USED BY OASIS POINTE THE PARTIAL REPLAT 1 = 17,400 SQ.FT. (9%)
I.	PARENT SUBDIVISION C.O.S. USED BY EASTGATE AT EAST SHORE = 24,600 SQ.FT. (13%)
J.	TOTAL PARENT SUBDIVISION C.O.S. USED = 144,585 SQ.FT. (78%)

RESERVES			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.175	7,635	RESTRICTED TO OPEN SPACE
B	0.126	5,473	RESTRICTED TO OPEN SPACE
C	0.024	1,034	RESTRICTED TO OPEN SPACE
D	0.788	34,326	RESTRICTED TO OPEN SPACE
TOTAL	1.113	48,468	

OWNER: LAKE FRONT CIRCLE, LLC
4265 SAN FELIPE, SUITE 720
HOUSTON, TEXAS 77060

THE WOODLANDS
EASTGATE AT EAST SHORE

File # 2012-037251

Cab. Z sheet # 2192