

THE WOODLANDS METRO CENTER HUGHES LANDING BOULEVARD STREET DEDICATION

BEING 2.882 ACRES OUT OF THE JOHN TAYLOR SURVEY, ABSTRACT 547,
THE JAMES STEPHENS SURVEY, ABSTRACT 536 AND THE
MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABSTRACT 350,
MONTGOMERY COUNTY, TEXAS

OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
24 WATERWAY AVENUE, SUITE 1100
THE WOODLANDS, TEXAS 77380
(281) 719-6100

0 BLOCK
0 RESERVE

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026

DATE: JULY 16, 2014

SHEET 1 OF 3

Cabinet Z
Sheet No. 3156
File No. 2014-123653

STATE OF TEXAS
COUNTY OF MONTGOMERY

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACTING HEREIN BY AND THROUGH ITS AUTHORIZED REPRESENTATIVE, ALEX G. SUTTON, OWNER; (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS METRO CENTER HUGHES LANDING BOULEVARD STREET DEDICATION, 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 METRO CENTER HUGHES LANDING BOULEVARD STREET DEDICATION, LOCATED IN THE JOHN TAYLOR SURVEY, ABSTRACT 547, THE JAMES STEPHENS SURVEY, ABSTRACT 536 AND THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABSTRACT 350, 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 ITS AUTHORIZED REPRESENTATIVE, ALEX G. SUTTON, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS METRO CENTER HUGHES LANDING BOULEVARD STREET DEDICATION, 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 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 CONSTRUCTION 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 LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALEX G. SUTTON, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED THIS THE 22 DAY OF July, 2014.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: Alex Sutton
ALEX G. SUTTON, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX G. SUTTON, AUTHORIZED REPRESENTATIVE 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 STATED AND AS AN ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF July, 2014.

Chadley
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10-20-17



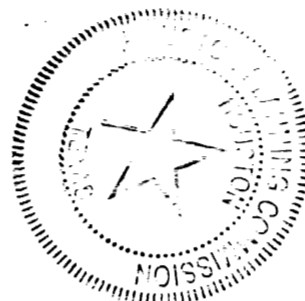
I, STEPHEN P. MATOVICH, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK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

Stephen P. Matovich 7-18-14
STEPHEN P. MATOVICH, R.P.L.S.
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 METRO CENTER HUGHES LANDING BOULEVARD STREET DEDICATION 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 4711 DAY OF Aug, 2014.

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



BY: Patrick Walsh
PATRICK WALSH, P.E. 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 22 DAY OF December, 2014.

Mike Meador
MIKE MEADOR
COMMISSIONER, PRECINCT 1

Craig Doyal
CRAIG DOYAL
COMMISSIONER, PRECINCT 2

Alan B. Sadler
ALAN B. SADLER
COUNTY JUDGE

James Noack
JAMES NOACK
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 December 22, 2014, AT 11:30 O'CLOCK A.M., AND DULY RECORDED ON December 23, 2014, AT 2:06 O'CLOCK P.M., IN CABINET Z SHEET 3156-3158 OF RECORD OF MONTGOMERY COUNTY 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, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS



BY: Francis Nichols
FRANCIS NICHOLS
DEPUTY

OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
24 WATERWAY AVENUE, SUITE 1100
THE WOODLANDS, TEXAS 77380

THE WOODLANDS
METRO CENTER
HUGHES LANDING BOULEVARD
STREET DEDICATION

SHEET 2 OF 3

Cabinet Z
Sheet No. 3157
File No. 2014-123653

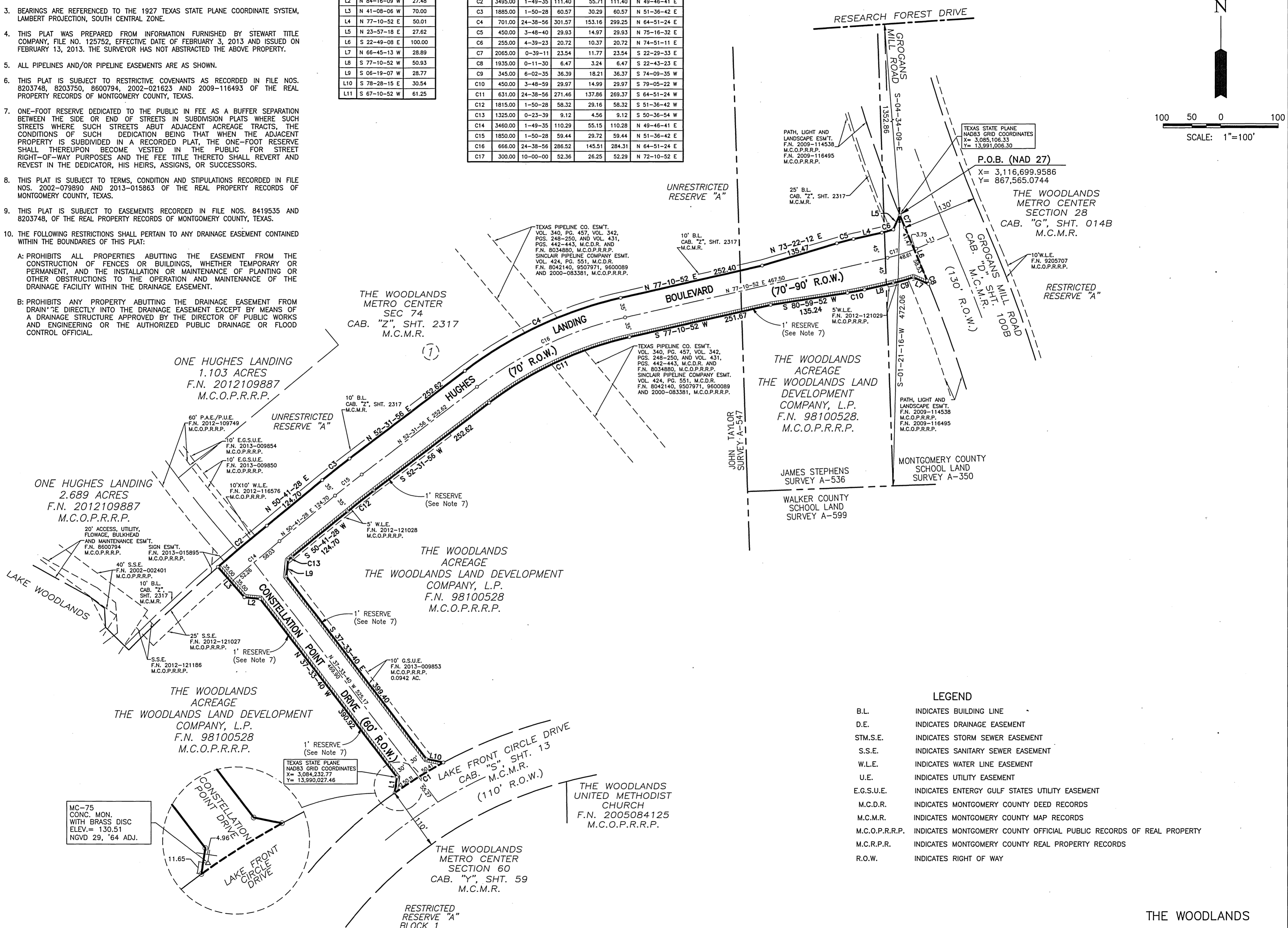
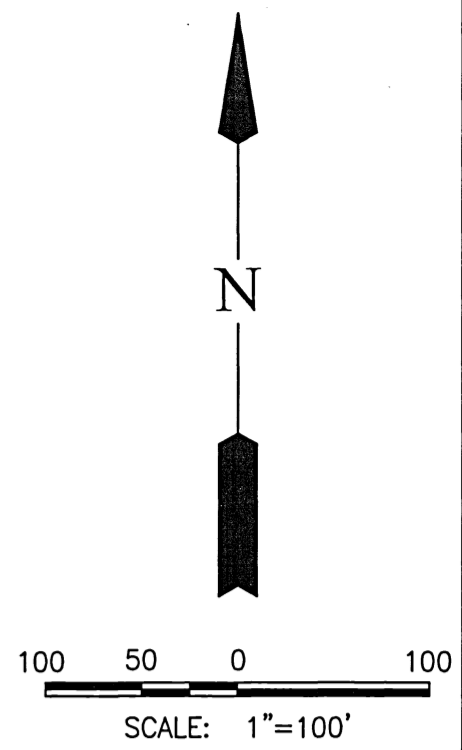
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NOTES:

- 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.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) 1993 ADJUSTMENT AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987.
- BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 125752, EFFECTIVE DATE OF FEBRUARY 3, 2013 AND ISSUED ON FEBRUARY 13, 2013. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL PIPELINES AND/OR PIPELINE EASEMENTS ARE AS SHOWN.
- THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN FILE NOS. 8203748, 8203750, 8600794, 2002-021623 AND 2009-116493 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- THIS PLAT IS SUBJECT TO TERMS, CONDITION AND STIPULATIONS RECORDED IN FILE NOS. 2002-079890 AND 2013-015863 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- THIS PLAT IS SUBJECT TO EASEMENTS RECORDED IN FILE NOS. 8419535 AND 8203748, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 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.

LINE	BEARING	DISTANCE
L1	N 08-44-59 E	27.66
L2	N 84-16-09 W	27.48
L3	N 41-08-06 W	70.00
L4	N 77-10-52 E	50.01
L5	N 23-57-18 E	27.62
L6	S 22-49-08 E	100.00
L7	N 66-45-13 W	28.89
L8	S 77-10-52 W	50.93
L9	S 06-19-07 W	28.77
L10	S 78-28-15 E	30.54
L11	S 67-10-52 W	61.25

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	820.00	7-01-26	100.52	50.32	100.46	S 57-54-33 W
C2	3495.00	1-49-35	111.40	55.71	111.40	N 49-46-41 E
C3	1885.00	1-50-28	60.57	30.29	60.57	N 51-36-42 E
C4	701.00	24-38-56	301.57	153.16	299.25	N 64-51-24 E
C5	450.00	3-48-40	29.93	14.97	29.93	N 75-16-32 E
C6	255.00	4-39-23	20.72	10.37	20.72	N 74-51-11 E
C7	2065.00	0-39-11	23.54	11.77	23.54	S 22-29-33 E
C8	1935.00	0-11-30	6.47	3.24	6.47	S 22-43-23 E
C9	345.00	6-02-35	36.39	18.21	36.37	S 74-09-35 W
C10	450.00	3-48-59	29.97	14.99	29.97	S 79-05-22 W
C11	631.00	24-38-56	271.46	137.86	269.37	S 64-51-24 W
C12	1815.00	1-50-28	58.32	29.16	58.32	S 51-36-42 W
C13	1325.00	0-23-39	9.12	4.56	9.12	S 50-36-54 W
C14	3460.00	1-49-35	110.29	55.15	110.28	N 49-46-41 E
C15	1850.00	1-50-28	59.44	29.72	59.44	N 51-36-42 E
C16	666.00	24-38-56	286.52	145.51	284.31	N 64-51-24 E
C17	300.00	10-00-00	52.36	26.25	52.29	N 72-10-52 E



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
E.G.S.U.E.	INDICATES ENTERGY GULF STATES 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
R.O.W.	INDICATES RIGHT OF WAY

Cabinet Z
 Sheet No. 3158
 File No. 2014-123653

OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
 24 WATERWAY AVENUE, SUITE 1100
 THE WOODLANDS, TEXAS 77380

THE WOODLANDS
 METRO CENTER
 HUGHES LANDING BOULEVARD
 STREET DEDICATION
 SHEET 3 OF 3

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