

STATE OF TEXAS  
COUNTY OF HARRIS

20150312099  
7/15/2015 HCCFIRP2 60.00  
FILED  
7/15/2015 4:10 PM  
Stan Starnat  
COUNTY CLERK

WE, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP acting by and through, Tim Welbes authorized representative, of THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 2.207 acre tract described in the above and foregoing map of CREEKSIDE FOREST DRIVE DEDICATION SEC 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent easements, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10') perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10') for ten feet (10') back-to-back ground easements or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30') in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do 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 City of Houston, Harris County or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP has caused these presents to be signed by Tim Welbes, its authorized representative, thereto authorized, this 14 day of May, 2015.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.  
A Texas Limited Partnership  
By: *Tim Welbes*  
Tim Welbes, authorized representative

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Tim Welbes, authorized representative of THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., a Texas Limited Partnership, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of May, 2015

*Angela Lynn Rhodes*  
Notary Public and for the State of Texas

My Commission Expires: 4/15/17  
ANGELA LYNN RHODES  
Notary Public  
State of Texas  
My Comm. Expires 04/15/2017

I, Stephen P. Matovich, an 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 accurate; was prepared from an actual survey of the property under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

*Stephen P. Matovich* 4-27-15  
Stephen P. Matovich, R.P.L.S.  
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 (or instrument when appropriate) and subdivision of CREEKSIDE FOREST DRIVE STREET DEDICATION SEC 1 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 (or instrument when appropriate) this 14 day of May, 2015.

By: *Mark K. Kikenny* of M. Sonny Garza  
Mark K. Kikenny of M. Sonny Garza  
Title Chair or Vice Chairman

By: *Patrick Walsh*  
Patrick Walsh, P.E.  
Secretary

I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

*John R. Blount*  
John R. Blount, P.E., LEED AP  
County Engineer

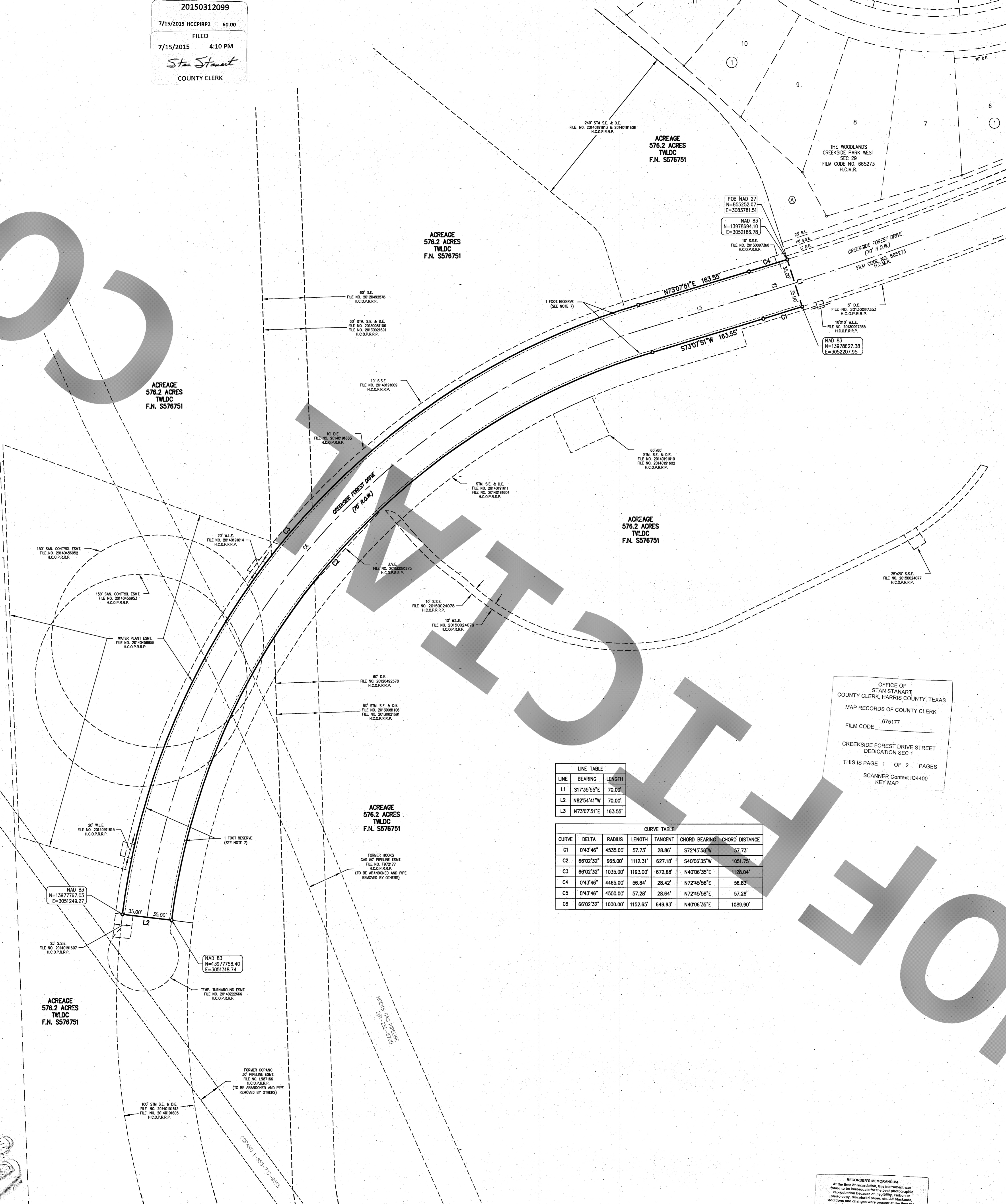
I, Stan Starnat, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on July 14, 2015 by an order entered into the minutes of the court.

Stan Starnat  
County Clerk  
of Harris County, Texas  
By: *Stan Starnat*  
Stan Starnat  
County Clerk  
of Harris County, Texas

I, Stan Starnat, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on July 15, 2015, at 4:10 P.M., and duly recorded on July 16, 2015, at 9:05 A.M., and at Film Code Number 675177 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

ANY PROVISIONS WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY OR WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY OR WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



LINE TABLE

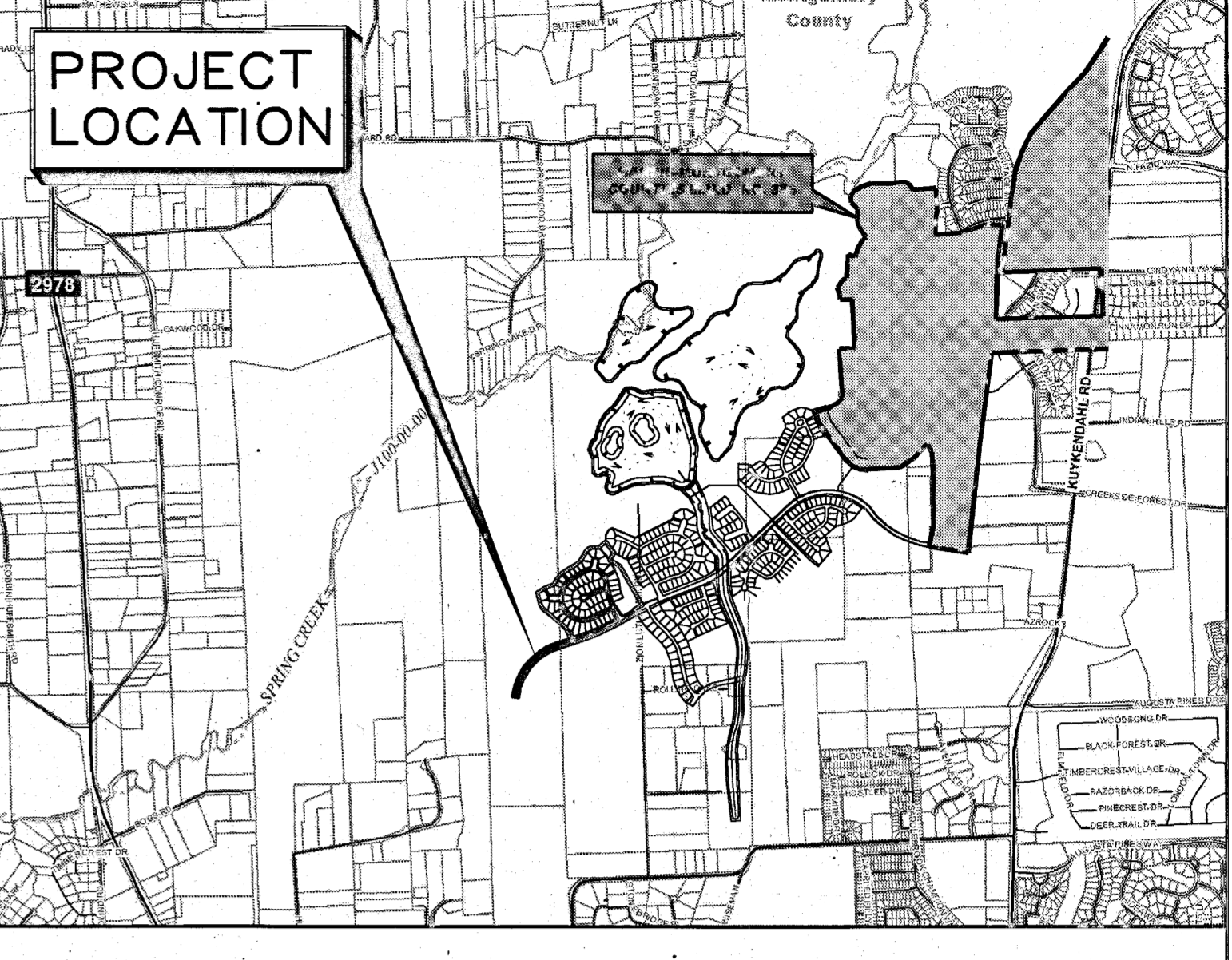
LINE	BEARING	LENGTH
L1	S17°35'56"E	70.00'
L2	N82°54'41"W	70.00'
L3	N73°07'51"E	163.55'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	0°43'46"	4535.00'	57.73'	38.86'	S72°45'56"W	57.73'
C2	86°02'32"	965.00'	1112.31'	627.16'	S40°06'35"W	1051.75'
C3	66°02'32"	1035.00'	1193.00'	672.68'	N40°06'35"E	1128.04'
C4	0°43'46"	4465.00'	56.84'	28.42'	N72°45'56"E	56.84'
C5	0°43'46"	4500.00'	57.28'	28.64'	N72°45'56"E	57.28'
C6	66°02'32"	1000.00'	1152.65'	648.93'	N40°06'35"E	1089.90'

OFFICE OF  
STAN STARNAT  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
675177  
FILM CODE  
CREEKSIDE FOREST DRIVE STREET  
DEDICATION SEC 1  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Context I04400  
KEY MAP



- NOTES
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale 1.0000402.
  - B.L. indicates a building line  
U.E. indicates a utility easement  
STM. SW/L. ESMT. indicates a storm sewer easement  
W.L.E. indicates a water line easement  
S.S.E. indicates a sanitary sewer easement  
VOL. PG. indicates Volume, Page  
H.C.M.R. indicates Harris County Map Records  
H.C.D.R. indicates Harris County Deed Records  
H.C.C.F. No. indicates Harris County Clerk File Number  
H.C.O.P.R. indicates Harris County Official Public Records of Real Property  
H.C.F.C.D. indicates Harris County Flood Control District  
H.C.P.R. indicates Harris County Real Property Records  
Esmt. indicates Easement  
1' Res. indicates a one foot reserve  
F.H.E. indicates a fire hydrant easement  
R.O.S.R. indicates a Restricted Open Space Reserve  
D.E. indicates a drainage easement  
I.R. indicates a iron rod  
Fnd. indicates found  
U.V.E. indicates unobstructed visibility easement  
● indicates found 3/4" iron rod  
○ indicates set 3/4" iron rod
  - All non-perimeter easements on property lines are centered unless otherwise noted.
  - All bearings are based on the 1927 Texas State Plane Coordinate System, Lambert Projection South Central Zone.
  - 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 re-subdivided 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 remain in the dictator, his heirs, assigns or successors.
  - 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 62, 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 requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
  - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and painted wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and painted wooden fences back up, but generally will not replace with new fencing.

### CREEKSIDE FOREST DRIVE STREET DEDICATION SEC 1

A SUBDIVISION OF  
2.207 ACRES  
OUT OF THE  
GEORGE GALBRAITH SURVEY, A-22  
HARRIS COUNTY, TEXAS

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

PLANNER: LIA ENGINEERING & SURVEYING, INC. - PLANNING

ENGINEER: IDS Engineering Group  
1815 F.002726 1815.1032700

DATE MARCH 2015 IDS JOB NO. 1205-150-00

RECORDER'S MEMORANDUM  
At the time of recording, this instrument was found to be in compliance with the applicable provisions of Chapter 62, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

TAX CERTIFICATE



MIKE SULLIVAN  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON AVE., SUITE 100  
HOUSTON, TEXAS 77002

Issued To:  
WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

Legal Description  
TRS 1 2 11 12 13 16 17 17A 18  
19 19A 19B 20 20A & 20B  
ABST 22 G GALBRAITH

Parcel Address: 0 ZION LUTHERAN CEMETERY RD  
Legal Acres: 636.8172

Account Number: 040-222-000-0001

Print Date: 04/09/2015  
Paid Date:  
Issue Date: 04/09/2015  
Operator ID: CVASQUEZ

Certificate No: 12035666  
Certificate Fee: \$10.00

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. ALL TAXES ARE PAID IN FULL.

Exemptions:  
TIMBER

Certified Owner:  
WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

Certified Tax Unit(s):  
40 Harris County  
41 Harris County Flood Control Dist  
42 Port of Houston Authority  
43 Harris County Hospital District  
44 Harris County Dept. of Education  
45 Lone Star College System  
666 Emergency Service Dist #11 (E.M.S.)

2014 Value: 6,829,367  
2014 Levy: \$2,175.13  
2014 Levy Balance: \$0.00  
Prior Year Levy Balance: \$0.00  
Total Levy Due: \$0.00  
P&I + Attorney Fee: \$0.00  
Total Amount Due: \$0.00

Reference (GF) No: N/A  
Issued By:  
MIKE SULLIVAN  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

delinquent\_tax\_certificate.rdf v1.78

TAX CERTIFICATE  
NO: 887

Page: 1

Collecting Office: HARRIS-MONTGOMERY COUNTIES MUD 386  
TIM SPENCER, TAX ASSESSOR-COLLECTOR  
822 WEST PASADENA BLVD  
DEER PARK, TX 77536-5749

Collecting Taxes For: HARRIS-MONTGOMERY COUNTIES MUD #386

PROPERTY OWNER  
WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

PROPERTY DESCRIPTION  
ZION LUTHERAN CEMETERY 0000000  
TRS 1 2 11 12 13 16 17 17A 18  
19 19A 19B 20 20A & 20B  
ABST 22 G GALBRAITH

ACRES: 8.9154

STATUS: M  
Property Account Number: 0000057831

PIDN: 0402220000001

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year	Delinquent	Taxing Unit	Type	Base Tax Due	Delinquent Taxes, Penalties & Interest	
					TOTAL DELINQUENT: \$ 0.00	
***** CURRENT YEAR TAXES *****						
YEAR	ENTITY	TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2014	386		4,017	20.09	20.09	0.00
					TOTAL DUE: \$ 0.00	

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Signature Of Authorized Officer

MARCH 23, 2015  
Date of Tax Certificate

TAX CERTIFICATE



TAMMY J. MCRAE  
MONTGOMERY COUNTY TAX ASSESSOR/ COLLECTOR  
400 N. SAN JACINTO  
CONROE, TX 77301-2823

Issued To:  
CASTILLO FRED  
3 GROGANS PARK DR STE 220  
THE WOODLANDS, TX 77380-2192

Legal Description  
TRS 1 2 11 12 13 16 17 17A 18  
19 19A 19B 20 20A & 20B  
ABST 22 G GALBRAITH

Fiduciary Number: 22624215

Parcel Address: 0 ZION LUTHERAN CEMETERY RD  
Legal Acres: 636.8172

Account Number: 00.0402.22.0000001  
Certificate No: 223741764  
Certificate Fee: \$10.00

Print Date: 04/09/2015  
Paid Date: 04/09/2015  
Issue Date: 04/09/2015  
Operator ID: EMAST

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. ALL TAXES ARE PAID IN FULL.

Exemptions:  
TIMBER LAND

Certified Owner:  
WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

2014 Value: 6,829,367  
2014 Levy: \$717.34  
2014 Levy Balance: \$0.00  
Prior Year Levy Balance: \$0.00  
Total Levy Due: \$0.00  
P&I + Attorney Fee: \$0.00  
Total Amount Due: \$0.00

Certified Tax Unit(s):  
313 THE WOODLANDS TOWNSHIP

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE (TAX ROLL SECTION 31.08(B)). DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A  
Issued By:  
TAMMY J. MCRAE  
MONTGOMERY COUNTY TAX ASSESSOR/ COLLECTOR  
(936) 539-7897

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 675178

CREEKSIDE FOREST DRIVE STREET  
DEDICATION SEC 1

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

TAX CERTIFICATE FOR ACCOUNT : 0402220000001  
AD NUMBER: 0402220000001  
GF NUMBER:  
CERTIFICATE NO : 2023062  
COLLECTING AGENCY  
Brian Ludwig  
PO Box 276  
Tomball TX 77377-0276

DATE : 3/24/2015  
FEE : \$10.00  
PROPERTY DESCRIPTION  
TRS 1 2 11 12 13 16 17 17A 18  
19 19A 19B 20 20A & 20B  
ABST 22 G GALBRAITH

0000000 ZION LUTHERAN CEMETERY RD  
636.817 ACRES

REQUESTED BY  
COURTHOUSE SPECIALISTS  
9800 NW FRWY #400  
HOUSTON TX 77092

PROPERTY OWNER  
WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING TX 773875050

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TOMBALL ISD TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

CURRENT VALUES			
LAND MKT VALUE:	114,627	IMPROVEMENT :	0
AG LAND VALUE:	6,714,740	DEF HOMESTEAD:	0
APPRAISED VALUE:	6,829,367	LIMITED VALUE:	0
EXEMPTIONS:	Timber		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2014	TOMBALL I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2014 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2015 : \$ 0.00

ISSUED TO: COURTHOUSE SPECIALISTS  
ACCOUNT NUMBER: 0402220000001

CERTIFIED BY: TOMBALL I.S.D.

This is a statement from the Tax Collector of Tomball I.S.D., indicating that the taxes to be imposed by Tomball Independent School District for the 2015 tax year have not been calculated as of the above date.

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