

THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 100

A SUBDIVISION OF 9.208 ACRES OF LAND SITUATED IN THE
JAMES BROWN SURVEY, ABSTRACT 78,
MONTGOMERY COUNTY, TEXAS.

OWNER:
THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP
TIM WELBES, AUTHORIZED REPRESENTATIVE

1790 HUGHES LANDING BLVD, SUITE 600
THE WOODLANDS, TEXAS 77380
PH. (281) 719-6100

52 LOTS
1 BLOCK
5 RESERVES (2.135 ACRES)

DOC # 2016059803
Cabinet 00Z Sheet 4026

ENGINEER: **LJA Engineering, Inc.**
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

DATE: FEBRUARY 12, 2016

Date: Tue, 14 Jun 2016 10:02:00 AM
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CAD: NF
MYLAR CHECK: COORD
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STATE OF TEXAS
COUNTY OF MONTGOMERY

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; (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 100, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., 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 SEC 100, LOCATED IN THE JAMES BROWN SURVEY, ABSTRACT 78, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS IF APPLICABLE), 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 WE, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, HAVE 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.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES 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' 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 THE 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 PURPOSE 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 THE 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' 0") 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.

IN TESTIMONY WHEREOF, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, TIM WELBES, THEREUNTO AUTHORIZED THIS 24 DAY OF February, 2016.

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

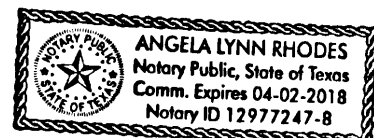
BY: [Signature]
TIM WELBES, AUTHORIZED REPRESENTATIVE

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 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.

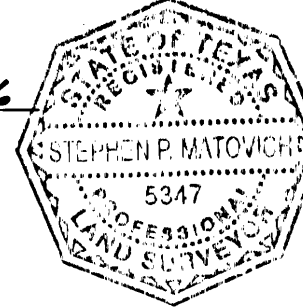
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF February, 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



I, STEPHEN P. MATOVICH, 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 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 (OR OTHER SUITABLE METAL) PIPE OR RODS HAVE 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] 2-24-16
STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347



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.

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

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS 24 DAY OF June, 2016.

[Signature]
MIKE MEADOR
COMMISSIONER, PRECINCT 1

[Signature]
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

[Signature]
CRAIG DOYAL
COUNTY JUDGE

[Signature]
JAMES L. NOACK
COMMISSIONER, PRECINCT 3

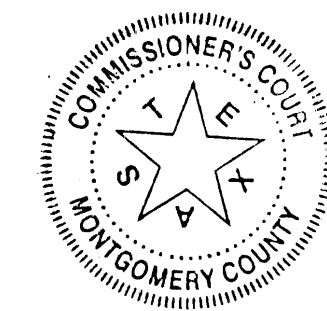
[Signature]
JIM CLARK
COMMISSIONER, PRECINCT 4

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 June 24, 2016, AT 4:50 O'CLOCK A.M., AND DULY RECORDED ON July 1, 2016, AT 2:02 O'CLOCK P.M., IN CABINET 2 SHEET 4026-4029 OF RECORD OF maps FOR SAID COUNTY.

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

[Signature]
MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS



BY: [Signature]
DEPUTY

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 100 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 21 DAY OF March, 2016.

BY: [Signature]
MARK A. KILKENNY, CHAIR
OR M. SONNY GARZA, VICE-CHAIR



BY: [Signature]
PATRICK WALSH, P.E., SECRETARY

OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP
TIM WELBES, AUTHORIZED REPRESENTATIVE
1790 HUGHES LANDING BLVD, SUITE 600
THE WOODLANDS, TEXAS 77380
PH. (281) 719-6100

THE WOODLANDS
VILLAGE OF
STERLING RIDGE
SEC 100
SHEET 2 OF 4

DIR: _____
COORD: _____
MYLAR CHECK: _____
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NF: _____
Date: 22-Feb-2016 5:22pm
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CALLED 2.0579 ACRES
MSDDH HOLDINGS, LLC
F.N. 2014012847
M.C.O.P.R.R.P.

CALLED 1.0000 ACRE
VIVIAN MARIE THEIS
F.N. 2015010057
M.C.O.P.R.R.P.

6.7218 ACRES
A.W. THEIS, JR.
C.C.F. No. 7936304
O.P.R.R.P.M.C.

THE WOODLANDS
VILLAGE OF
STERLING RIDGE
SECTION 97
CAB. "Z"
SHEET 1392
M.C.M.R.

CENTERPOINT ENERGY HOUSTON ELECTRIC
LLC
ELECTRICAL EASEMENT
F.N. 2008111920
F.N. 2008104434
M.C.O.P.R.R.P.

M.C.M.U.D. NO. 386 D.E.
(1.284 ACRES)
F.N. 2008099752
M.C.O.P.R.R.P.

CENTERPOINT ENERGY HOUSTON ELECTRIC LLC
ELECTRICAL EASEMENT
F.N. 2008111920
F.N. 2008104434
M.C.O.P.R.R.P.

CENTERPOINT ENERGY HOUSTON ELECTRIC LLC
ELECTRICAL EASEMENT
F.N. 2008111920
F.N. 2008104434
M.C.O.P.R.R.P.

PIPELINE EASEMENT UNIGAS
(4.325 ACRES)
F.N. 2008074126
M.C.O.P.R.R.P.

OVER & ACROSS
PIPELINE EASEMENT
TRUNKLINE GAS
COMPANY
VOL. 213, PG. 177
M.C.D.R.
UNIVERSAL NATURAL
GAS, INC.
F.N. 2004002548
M.C.O.P.R.R.P.

CALLED 68.95 ACRES
THE WOODLANDS
LAND DEVELOPMENT
COMPANY, L.P.
F.N. 2006092830
M.C.O.P.R.R.P.

THE WOODLANDS
VILLAGE OF STERLING RIDGE
SECTION 103
CAB. "Z" SHEET 1617
M.C.M.R.

RESERVE "A"
(UNRESTRICTED)

THE WOODLANDS
VILLAGE OF STERLING RIDGE
SECTION 94
CAB. "Z" SHEET 1375
M.C.M.R.

THE WOODLANDS
VILLAGE OF STERLING RIDGE
SECTION 91
CAB. "Z" SHEET 1272
M.C.M.R.

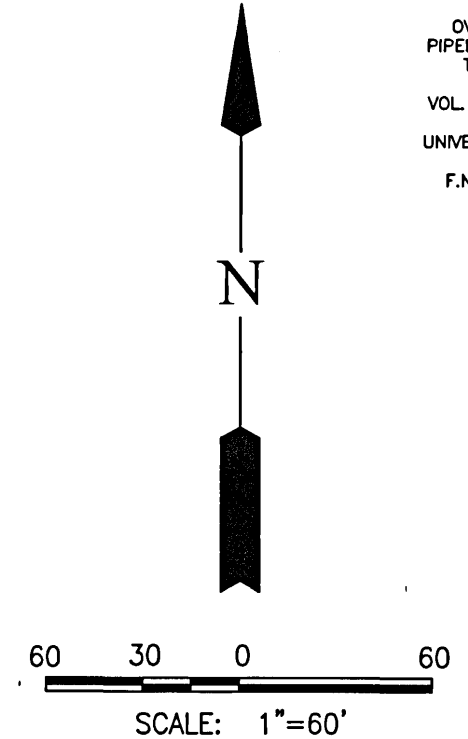
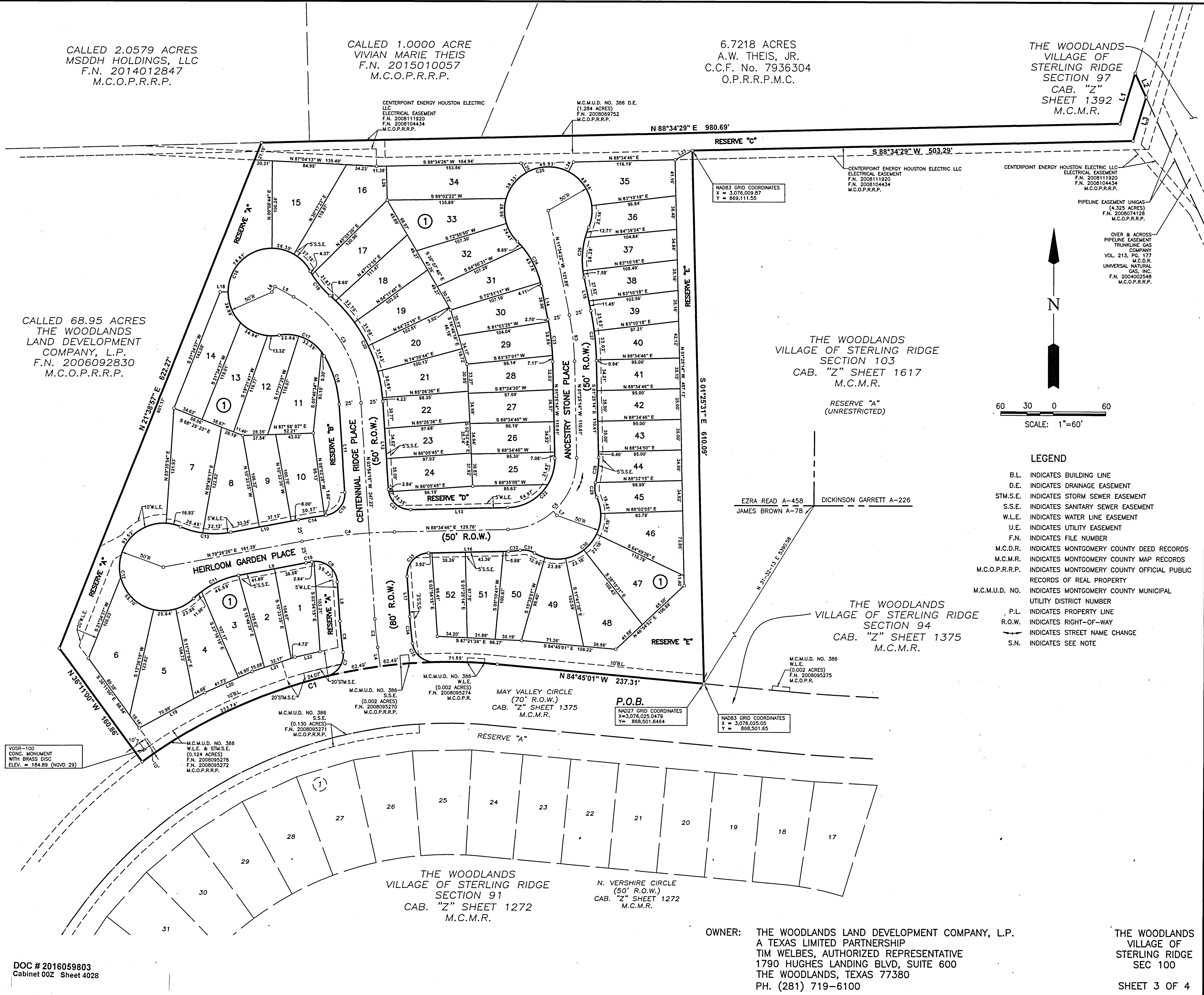
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THE WOODLANDS
VILLAGE OF
STERLING RIDGE
SEC 100

SHEET 3 OF 4

DOC # 2016059803
Cabinet 00Z Sheet 4028

JOB NO. 0472-2610P-310



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
- F.N. INDICATES FILE NUMBER
- 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.M.U.D. NO. INDICATES MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NUMBER
- P.L. INDICATES PROPERTY LINE
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREET NAME CHANGE
- S.N. INDICATES SEE NOTE

VOSR-100
CONC. MONUMENT
WITH BRASS DISC
ELEV. = 184.89 (NGVD 29)

M.C.M.U.D. NO. 386
S.S.E.
(0.124 ACRES)
F.N. 2008095276
F.N. 2008095272
M.C.O.P.R.R.P.

M.C.M.U.D. NO. 386
S.S.E.
(0.130 ACRES)
F.N. 2008095271
M.C.O.P.R.R.P.

M.C.M.U.D. NO. 386
S.S.E.
(0.002 ACRES)
F.N. 2008095274
M.C.O.P.R.P.

MAY VALLEY CIRCLE
(70' R.O.W.)
CAB. "Z" SHEET 1375
M.C.M.R.

P.O.B.
NAD27 GRID COORDINATES
X = 3,076,025.0479
Y = 868,501.6464

NAD83 GRID COORDINATES
X = 3,076,025.05
Y = 868,501.65

M.C.M.U.D. NO. 386
W.L.E.
(0.002 ACRES)
F.N. 2008095275
M.C.O.P.R.P.

Date: 14 Jun 2016 10:03am
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CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	
C1	595.00'	41°25'59"	430.27'	420.96'	S 74°31'59" W	
C2	500.00'	3°45'13"	32.76'	32.75'	S 05°46'52" E	
C3	150.00'	57°16'50"	149.96'	143.79'	N 32°32'40" W	
C4	666.00'	9°08'21"	106.23'	106.12'	S 84°00'36" W	
C5	80.00'	90°00'00"	125.66'	113.14'	N 43°34'46" E	
C6	300.00'	10°09'08"	53.16'	53.09'	N 06°29'48" W	
C7	25.00'	84°02'49"	36.67'	33.47'	N 34°18'03" E	
C8	540.00'	3°49'06"	35.99'	35.98'	N 05°48'48" W	
C9	25.00'	96°03'26"	41.91'	37.17'	N 51°55'58" W	
C10	641.00'	0°35'54"	6.69'	6.69'	S 79°44'22" W	
C11	100.00'	33°33'26"	58.57'	57.74'	S 62°39'42" W	
C12	50.00'	247°06'53"	215.65'	83.33'	N 10°33'35" W	
C13	100.00'	33°33'26"	58.57'	57.74'	S 83°46'52" E	
C14	691.00'	2°39'04"	31.97'	31.97'	N 80°45'57" E	
C15	25.00'	85°59'44"	37.52'	34.10'	N 39°05'37" E	
C16	125.00'	26°46'56"	58.43'	57.90'	N 17°17'43" W	
C17	50.00'	69°06'47"	60.31'	56.72'	N 65°14'34" W	
C18	50.00'	251°12'06"	219.21'	81.31'	N 25°48'05" E	
C19	100.00'	20°44'35"	36.20'	36.01'	S 38°58'09" E	
C20	175.00'	45°26'12"	138.78'	135.17'	S 26°37'21" E	
C21	25.00'	87°30'59"	38.19'	34.58'	S 47°39'45" E	
C22	55.00'	90°00'00"	86.39'	77.78'	N 43°34'46" E	
C23	275.00'	10°09'08"	48.73'	48.66'	N 06°29'48" W	
C24	100.00'	33°33'26"	58.57'	57.74'	N 28°21'05" W	
C25	50.00'	247°06'53"	215.65'	83.33'	N 78°25'38" E	
C26	100.00'	33°33'26"	58.57'	57.74'	S 05°12'21" W	
C27	325.00'	10°09'08"	57.59'	57.51'	S 06°29'48" E	
C28	105.00'	15°50'37"	29.03'	28.94'	S 06°30'05" W	
C29	25.00'	39°14'33"	17.12'	16.79'	S 05°11'53" E	
C30	50.00'	145°18'51"	126.81'	95.45'	S 47°50'16" W	
C31	25.00'	39°14'33"	17.12'	16.79'	N 79°07'35" W	
C32	105.00'	7°19'37"	13.43'	13.42'	S 84°54'57" W	
C33	25.00'	92°29'01"	40.35'	36.11'	S 42°20'15" W	
C34	460.00'	3°50'16"	30.81'	30.81'	S 05°49'23" E	
C35	25.00'	83°53'52"	36.61'	33.42'	S 49°41'28" E	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°37'49" E	60.20'
L2	S 24°48'47" E	30.21'
L3	S 16°38'28" W	52.08'
L4	N 07°39'28" W	22.22'
L5	N 61°11'05" W	24.34'
L6	S 28°48'55" W	7.24'
L7	S 42°09'44" E	6.16'
L8	N 03°54'15" W	44.80'
L9	S 79°28'25" W	78.47'
L10	N 79°28'25" E	78.47'
L11	N 03°54'15" W	100.74'
L12	S 03°54'15" E	100.48'
L13	N 88°34'46" E	110.77'
L14	N 11°34'22" W	38.98'
L15	S 11°34'22" E	38.98'
L16	S 88°34'46" W	91.42'
L17	S 03°54'15" E	46.00'
L18	N 89°55'39" W	9.01'
L19	N 61°35'27" E	85.65'
L20	N 65°57'37" E	58.63'
L21	N 71°25'04" E	51.97'
L22	N 76°54'51" E	29.31'
L23	S 61°52'50" W	22.33'
L24	S 27°11'19" W	12.65'
L25	N 30°02'13" W	12.67'
L26	S 01°25'14" E	38.91'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.734	31,980	RESTRICTED TO COMPENSATING OPEN SPACE
B	0.102	4,427	RESTRICTED TO COMPENSATING OPEN SPACE
C	0.586	25,538	RESTRICTED TO OPEN SPACE/DRAINAGE/UTILITIES
D	0.090	3,919	RESTRICTED TO COMPENSATING OPEN SPACE
E	0.623	27,140	RESTRICTED TO COMPENSATING OPEN SPACE
TOTAL	2.135	93,004	

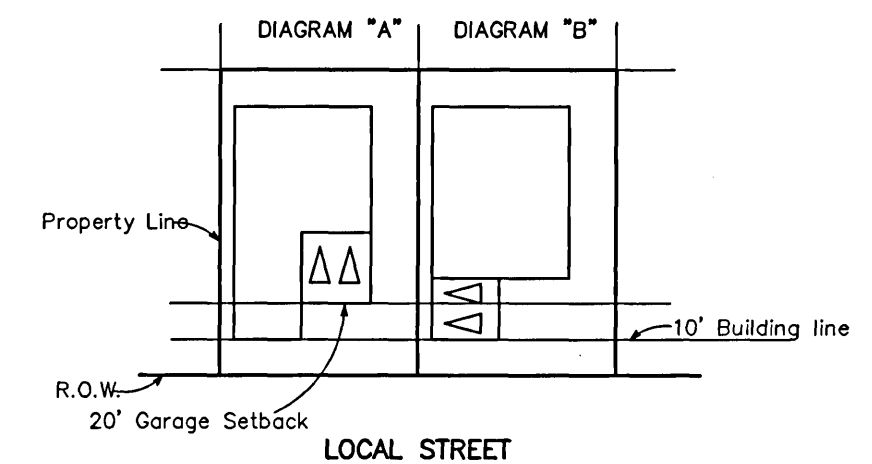
Compensating Open Space Analysis - Suburban Area

A. TOTAL NUMBER OF LOTS < 5,000 S.F.:		42 LOTS
(Note: 10 Additional Lots Exceed 5,000 S.F.)		
B. TOTAL AREA OF LOTS < 5,000 S.F.:	Acres	Square Feet
	3.78 Ac.	164,475 S.F.
C. AVERAGE LOT SIZE < 5,000 S.F. (B ÷ A):		3,916 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (Based on C):		300 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (AxD):	0.29 Ac.	12,600 S.F.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED WITHIN SECTION 100:		67,466 S.F.

Lot/Block No.	Lot Area (S.F.)	Lot/Block No.	Lot Area (S.F.)	Lot/Block No.	Lot Area (S.F.)
1 1	4,129.28	21 1	4,005.34	41 1	3,339.72
2	3,953.57	22	3,429.73	42	3,325.04
3	4,287.31	23	3,424.72	43	3,325.00
4	4,666.47	24	3,666.12	44	3,364.85
5	6,083.27	25	3,408.00	45	3,424.65
6	5,908.01	26	3,344.20	46	4,727.54
7	6,317.78	27	3,437.85	47	5,394.31
8	5,137.85	28	3,534.25	48	5,399.97
9	3,844.22	29	3,683.66	49	4,604.12
10	3,961.96	30	4,027.44	50	3,995.30
11	4,256.88	31	4,116.03	51	3,722.10
12	4,327.23	32	4,159.77	52	3,490.72
13	4,218.66	33	5,402.09		
14	4,600.17	34	5,844.60		
15	5,716.69	35	4,982.29		
16	6,301.24	36	3,682.11		
17	4,973.15	37	3,897.29		
18	4,174.23	38	3,697.78		
19	4,095.74	39	3,487.65		
20	4,088.20	40	3,594.40		

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.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE NO. 4204.
- 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 FOLLOWING COMBINED SCALE 0.9999676.
- 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 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.
- AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION.
- HARRIS MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT 386 WILL MAINTAIN ALL STORM SEWERS SERVING THIS PROJECT
- LOTS 1-52 OF BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, ARE RESTRICTED TO A 10-FOOT FRONT BUILDING LINE WHEN THE FACE OF ANY CARPORT OR GARAGE IS PERPENDICULAR TO THE STREET, AND RESTRICTED TO A 20-FOOT CARPORT OR GARAGE SETBACK WHEN THE CARPORT OR GARAGE FACE IS PARALLEL TO THE STREET. THE REMAINDER OF THE STRUCTURE SHALL BE RESTRICTED TO A 10-FOOT BUILDING LINE. REFERENCE SUBURBAN LOT TYPICAL.



AS TO THE LOT TYPICAL, ANY LOTS WITH A 10' WLE SHALL HAVE A MINIMUM 15' FRONT BL. ANY LOTS WITH A 15' WLE SHALL HAVE A MINIMUM 20' FRONT BL. PER CHAPTER 42-156, ALL LOTS SHALL HAVE A 10' SIDE LOT BL FOR LOTS ADJACENT TO A COLLECTOR OR LOCAL STREET.