

THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 89

A SUBDIVISION OF 45.968 ACRES OF LAND SITUATED IN THE
JAMES BROWN SURVEY, ABSTRACT 78,
MONTGOMERY COUNTY, TEXAS.

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

124 LOTS
4 BLOCKS
11 RESERVES (10.542 ACRES)

DOC # 2016112453
Cabinet 00Z Sheet 4281

ENGINEER:

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

DATE: SEPTEMBER 13, 2016

SHEET 1 OF 5

Date: Thu, 01 Dec 2016 9:54:50am
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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 89, 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 89, 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 28 DAY OF September, 2016.

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

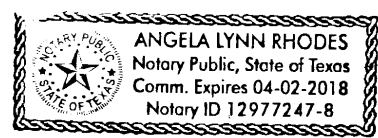
BY: [Signature]
TIM WELBES, AUTHORIZED REPRESENTATIVE

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.

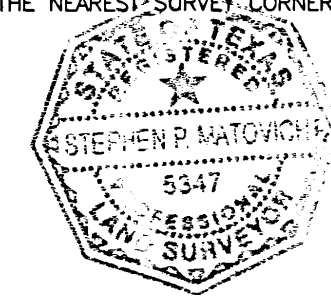
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF September, 2016.

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



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 ACCURATE; 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 PERMANENT 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] 9-21-16
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 13 DAY OF December, 2016.

[Signature]
MIKE MEADOR
COMMISSIONER, PRECINCT 1

[Signature]
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

[Signature]
CRAIG DOYAL
COUNTY JUDGE

[Signature]
JAMES NOACK
COMMISSIONER, PRECINCT 3

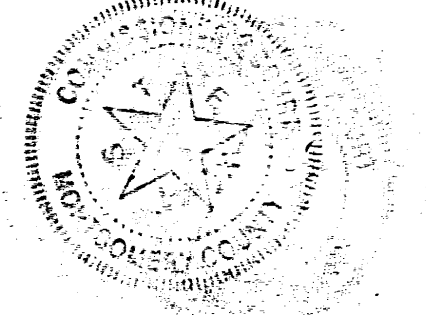
[Signature]
JIM CLARK
COMMISSIONER, PRECINCT 4

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 December 13, 2016, AT 9:30 O'CLOCK A.M., AND DULY RECORDED ON December 14, 2016, AT 2:35 O'CLOCK P.M., IN CABINET 2 SHEET 4281-4285, 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 89 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 10 DAY OF October, 2016.

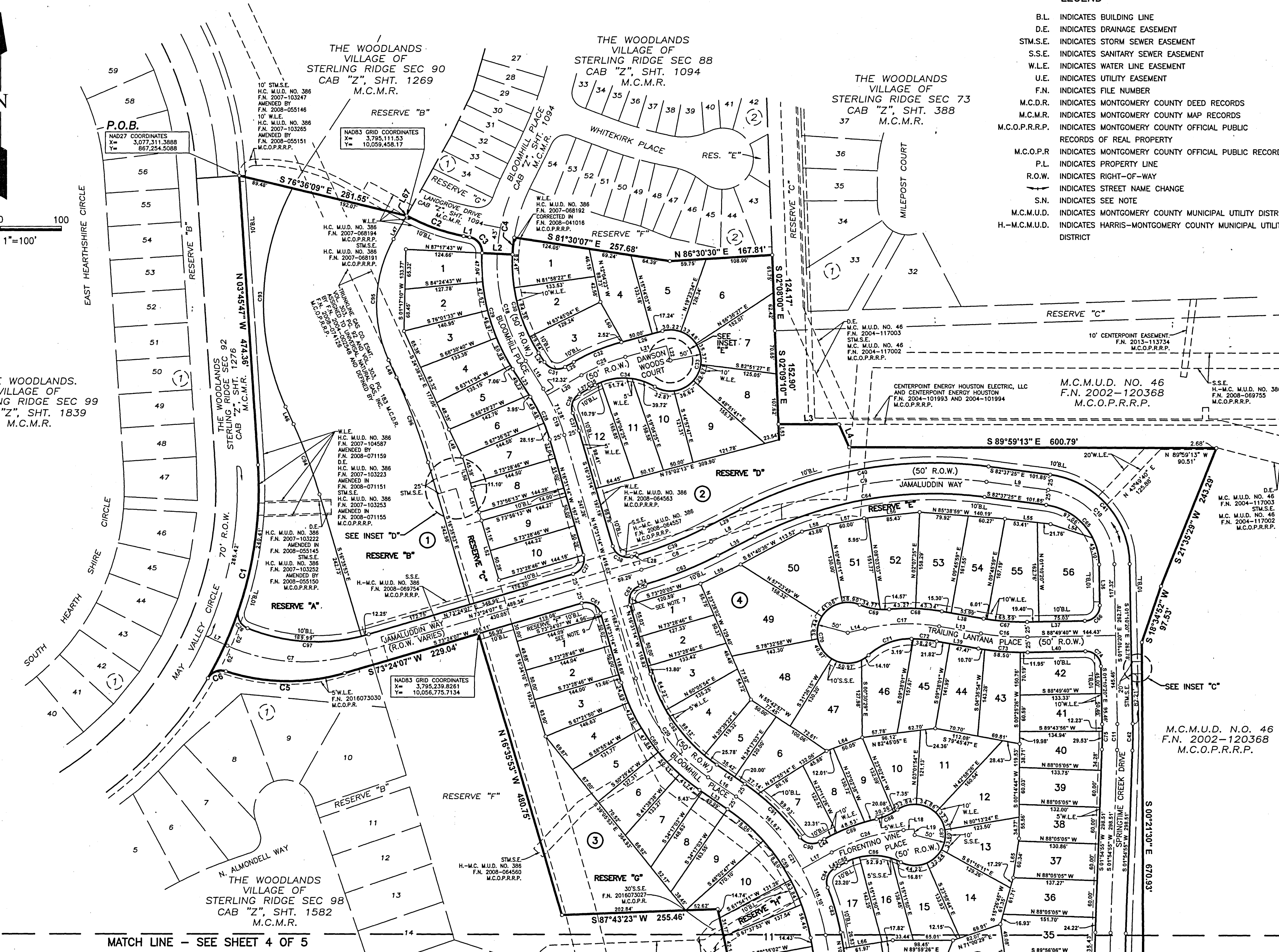
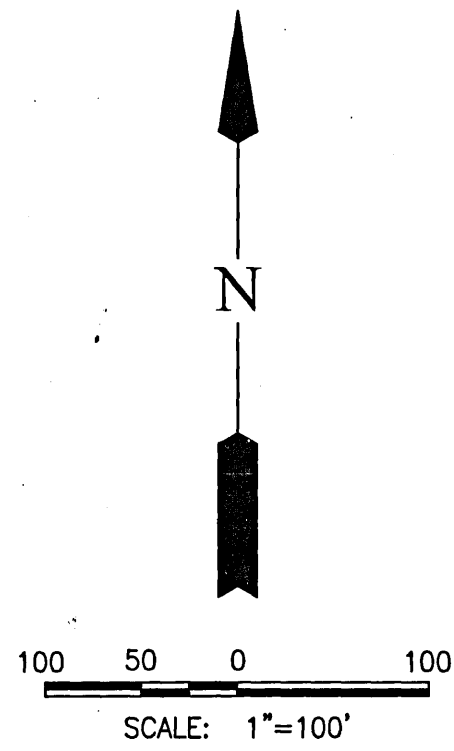
BY: [Signature]
MARTHA L. STEIN, CHAIR
OR M. SOFNY GARZA, VICE-CHAIR

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

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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.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- P.L. INDICATES PROPERTY LINE
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREET NAME CHANGE
- S.N. INDICATES SEE NOTE
- M.C.M.U.D. INDICATES MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT
- H.-M.C.M.U.D. INDICATES HARRIS-MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT



THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 99 CAB "Z", SHT. 1839 M.C.M.R.

THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 90 CAB "Z", SHT. 1269 M.C.M.R.

THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 88 CAB "Z", SHT. 1094 M.C.M.R.

THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 73 CAB "Z", SHT. 388 M.C.M.R.

THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 98 CAB "Z", SHT. 1582 M.C.M.R.

MATCH LINE - SEE SHEET 4 OF 5

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

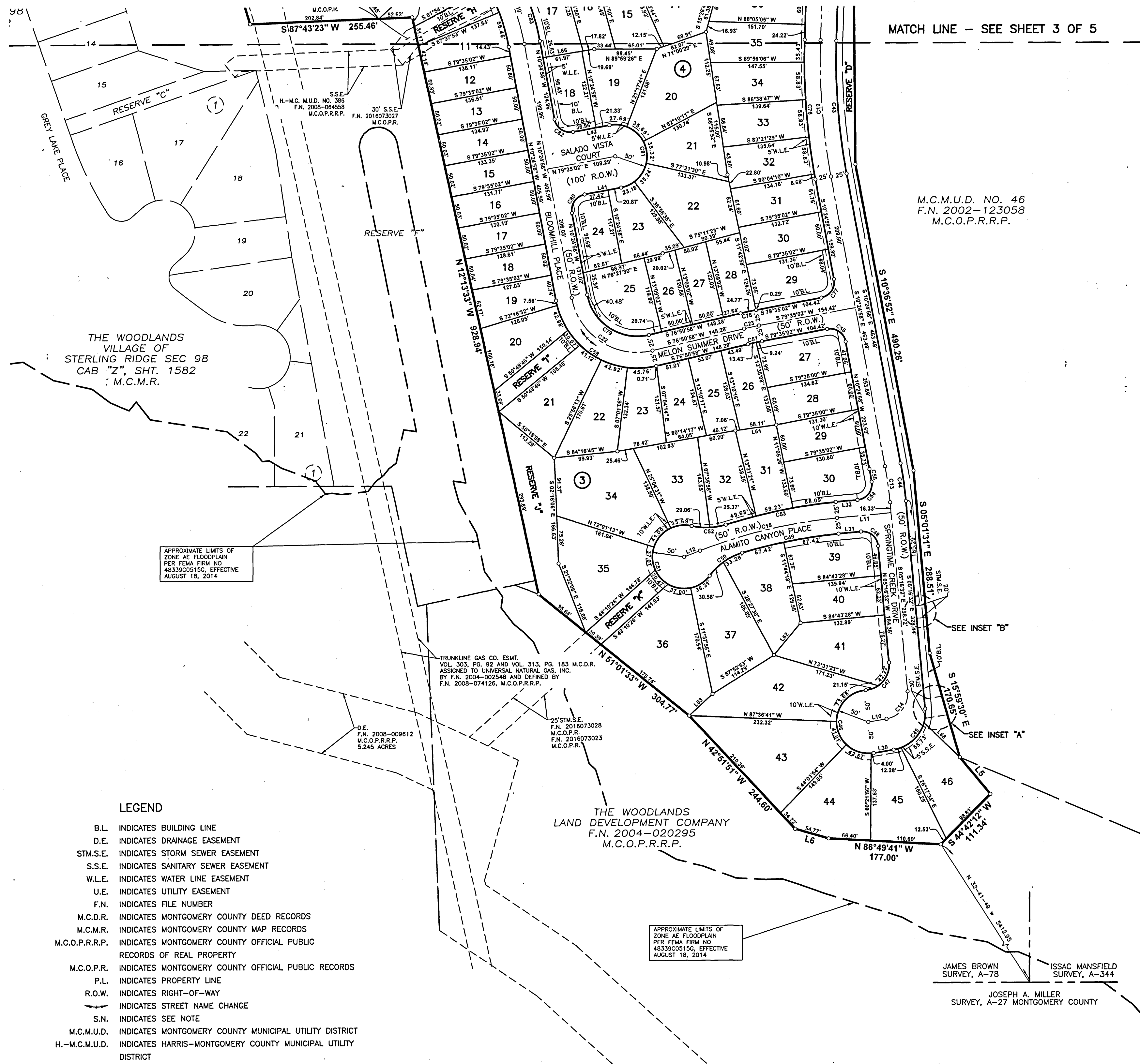
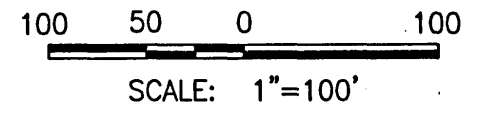
M.C.M.U.D. NO. 46
 F.N. 2002-120368
 M.C.O.P.R.R.P.

M.C.M.U.D. NO. 46
 F.N. 2002-120368
 M.C.O.P.R.R.P.

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MATCH LINE - SEE SHEET 3 OF 5

L62	S 39°3'
L63	S 47°1'
L64	S 69°2'
L65	S 08°0'
L66	S 80°4'
L67	N 29°4'
L68	S 45°4'
L69	N 80°4'
L70	N 80°4'
L71	N 86°4'
L72	N 86°4'
L73	N 88°4'
L74	N 83°1'
L75	N 88°4'
L76	S 83°1'



THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 98 CAB "Z", SHT. 1582 M.C.M.R.

APPROXIMATE LIMITS OF ZONE AE FLOODPLAIN PER FEMA FIRM NO 48339C0515G, EFFECTIVE AUGUST 18, 2014

TRUNKLINE GAS CO. ESMT. VOL. 303, PG. 92 AND VOL. 313, PG. 183 M.C.D.R. ASSIGNED TO UNIVERSAL NATURAL GAS, INC. BY F.N. 2004-002548 AND DEFINED BY F.N. 2008-074126, M.C.O.P.R.R.P.

D.E. F.N. 2008-009612 M.C.O.P.R.R.P. 5.245 ACRES

THE WOODLANDS LAND DEVELOPMENT COMPANY F.N. 2004-020295 M.C.O.P.R.R.P.

APPROXIMATE LIMITS OF ZONE AE FLOODPLAIN PER FEMA FIRM NO 48339C0515G, EFFECTIVE AUGUST 18, 2014

JAMES BROWN SURVEY, A-78
ISSAC MANSFIELD SURVEY, A-344
JOSEPH A. MILLER SURVEY, A-27 MONTGOMERY COUNTY

- 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
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OWNER/SURVEYOR:
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A TEXAS LIMITED PARTNERSHIP
TAM WELBES, AUTHORIZED REPRESENTATIVE
1790 HUGHES LANDING BOULEVARD, SUITE 600, THE WOODLANDS, TX 77380
PH. (281) 719-6100

THE WOODLANDS VILLAGE OF STERLING RIDGE SEC 89

SHEET 4 OF 5

Date: Thu, 01 Dec 2016 9:56am
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LINE	BEARING	DISTANCE
L1	S 79°04'54" E	10.16'
L2	S 87°17'42" E	50.00'
L3	S 89°59'13" E	98.87'
L4	S 24°08'47" E	41.13'
L5	S 39°27'36" E	75.56'
L6	N 73°59'47" W	54.77'
L7	N 65°48'30" W	39.12'
L8	N 62°49'36" E	67.87'
L9	S 82°37'25" E	101.85'
L10	S 80°41'48" W	29.08'
L11	S 84°43'28" W	86.28'
L12	S 68°47'08" W	26.84'
L13	N 80°13'58" W	69.29'
L14	S 76°21'37" W	28.87'
L15	N 32°29'13" W	53.68'
L16	N 55°42'57" W	55.42'
L17	S 60°44'31" W	55.29'
L18	S 84°24'49" W	17.53'
L19	N 05°35'11" W	9.78'
L20	N 59°51'55" E	64.89'
L21	N 74°45'54" E	69.76'
L22	N 15°14'06" W	25.00'
L23	N 32°29'13" W	53.68'
L24	S 32°29'13" E	18.01'
L25	N 59°51'55" E	16.65'
L26	N 74°45'54" E	69.76'
L27	S 59°51'55" W	18.48'
L28	N 73°24'07" E	9.22'
L29	N 62°49'36" E	67.87'
L30	S 80°41'48" W	31.98'
L31	S 84°43'28" W	35.28'
L32	N 84°43'28" E	34.32'
L33	N 55°42'57" W	55.42'
L34	N 73°24'07" E	9.38'
L35	N 62°49'36" E	67.87'
L36	S 01°10'20" E	67.32'
L37	S 88°49'40" W	94.43'
L38	N 80°13'58" W	69.29'
L39	S 80°13'58" E	69.29'
L40	N 88°49'40" E	94.43'
L41	N 79°35'02" E	58.29'
L42	S 79°35'02" W	58.29'
L43	N 60°44'31" E	8.43'
L44	S 60°44'31" W	8.43'
L45	N 55°42'57" W	55.42'
L46	S 24°27'20" E	31.09'
L47	S 29°04'56" W	43.97'
L48	S 24°27'20" E	31.09'
L49	S 25°59'42" E	49.42'
L50	S 17°29'19" E	56.48'
L51	S 16°34'10" E	38.75'
L52	S 16°34'10" E	101.43'
L53	N 02°09'10" W	25.37'
L54	N 71°52'59" W	72.53'
L55	N 83°31'22" W	75.17'
L56	S 83°38'09" W	91.38'
L57	S 79°20'00" W	60.00'
L58	S 75°42'01" W	43.88'
L59	S 64°00'45" W	72.86'
L60	S 29°23'27" E	74.72'
L61	N 82°00'42" E	65.17'
L62	S 39°37'06" W	65.80'
L63	S 47°14'51" W	50.19'
L64	S 69°28'02" W	62.06'
L65	S 08°00'30" W	64.83'
L66	S 80°43'00" W	63.84'
L67	N 29°04'56" E	0.02'
L68	S 45°44'03" E	78.59'
L69	N 80°41'48" E	36.05'
L70	N 80°41'48" E	28.46'
L71	N 86°01'27" E	15.52'
L72	N 86°01'27" E	15.61'
L73	N 88°49'40" E	13.35'
L74	S 83°17'46" E	3.58'
L75	N 88°49'40" E	14.72'
L76	S 83°17'46" E	2.48'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	620.00'	33°41'33"	364.59'	359.36'	N 13°05'00" E
C2	325.00'	17°30'25"	99.31'	98.92'	S 70°19'42" E
C3	25.00'	81°47'28"	35.69'	32.73'	S 38°11'11" E
C4	275.00'	5°47'35"	27.80'	27.79'	N 05°36'04" E
C5	325.00'	34°46'31"	197.26'	194.24'	N 89°12'37" W
C6	25.00'	78°14'52"	34.14'	31.55'	S 69°03'12" W
C7	300.00'	40°47'23"	213.57'	209.09'	S 86°12'11" E
C8	666.00'	10°34'31"	122.93'	122.75'	N 68°06'52" E
C9	666.00'	34°32'59"	401.60'	395.55'	N 80°06'06" E
C10	125.00'	81°27'05"	177.70'	163.11'	S 41°53'52" E
C11	800.00'	3°05'15"	43.11'	43.10'	S 00°22'18" W
C12	1000.00'	12°19'53"	215.22'	214.81'	S 04°15'01" E
C13	641.00'	5°08'26"	57.51'	57.49'	S 07°50'45" E
C14	40.00'	85°58'20"	60.02'	54.55'	S 37°42'38" W
C15	800.00'	15°56'20"	222.55'	221.83'	S 76°45'18" W
C16	400.00'	10°56'22"	76.37'	76.26'	N 85°42'09" W
C17	300.00'	23°24'25"	122.56'	121.71'	S 89°03'50" W
C18	300.00'	35°11'30"	184.26'	181.38'	N 14°53'28" W
C19	300.00'	15°57'59"	83.60'	83.33'	N 24°30'14" W
C20	300.00'	39°11'42"	205.23'	201.25'	N 36°07'06" W
C21	350.00'	45°17'59"	276.72'	269.57'	N 33°03'57" W
C22	105.00'	92°44'05"	169.95'	151.99'	N 56°47'00" W
C23	500.00'	2°44'05"	23.86'	23.86'	S 78°13'00" W
C24	300.00'	23°40'17"	123.94'	123.06'	S 72°34'40" W
C25	300.00'	14°53'59"	78.01'	77.79'	N 67°18'55" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C26	25.00'	86°29'35"	37.71'	34.24'	S 24°45'34" E
C27	25.00'	89°55'22"	39.24'	35.33'	N 28°26'26" E
C28	275.00'	15°57'59"	76.63'	76.38'	N 24°30'14" W
C29	325.00'	35°11'30"	199.62'	196.49'	N 14°53'28" W
C30	275.00'	35°11'30"	168.91'	166.26'	S 14°53'28" E
C31	25.00'	87°38'52"	38.24'	34.62'	S 76°18'39" E
C32	325.00'	14°53'59"	84.52'	84.28'	N 67°18'55" E
C33	50.00'	225°59'48"	197.22'	92.05'	S 07°45'48" W
C34	100.00'	58°34'56"	102.25'	97.85'	N 88°31'46" W
C35	275.00'	2°18'51"	11.11'	11.11'	S 61°01'21" W
C36	25.00'	81°47'12"	35.69'	32.73'	S 18°58'19" W
C37	325.00'	5°24'03"	30.64'	30.62'	S 19°13'16" E
C38	25.00'	90°04'38"	39.30'	35.38'	S 61°33'34" E
C39	641.00'	10°34'31"	118.31'	118.14'	N 68°06'52" E
C40	691.00'	34°32'59"	416.68'	410.39'	N 80°06'06" E
C41	150.00'	81°27'05"	213.24'	195.73'	S 41°53'52" E
C42	825.00'	3°05'15"	44.46'	44.45'	S 00°22'18" W
C43	975.00'	12°19'53"	209.84'	209.44'	S 04°15'01" E
C44	666.00'	5°08'26"	59.75'	59.73'	S 07°50'45" E
C45	60.00'	85°58'20"	90.03'	81.82'	S 37°42'38" W
C46	50.00'	184°47'30"	161.26'	99.91'	N 06°54'27" W
C47	40.00'	90°45'50"	63.37'	56.94'	N 40°06'23" E
C48	25.00'	90°00'00"	39.27'	35.36'	N 50°16'32" W
C49	775.00'	11°26'50"	154.84'	154.58'	S 79°00'03" W
C50	100.00'	36°35'18"	63.86'	62.78'	S 54°59'00" W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C51	50.00'	246°55'36"	215.48'	83.42'	N 19°50'51" W
C52	100.00'	90°00'00"	54.43'	53.76'	N 88°01'27" E
C53	825.00'	12°17'32"	177.00'	176.66'	N 78°34'42" E
C54	25.00'	93°15'59"	40.70'	36.35'	N 38°05'29" E
C55	616.00'	1°52'27"	20.15'	20.15'	N 09°28'44" W
C56	25.00'	90°00'00"	39.27'	35.36'	N 55°24'58" W
C57	475.00'	2°44'05"	22.67'	22.67'	S 78°13'00" W
C58	130.00'	92°44'05"	210.41'	188.18'	N 56°47'00" W
C59	325.00'	45°17'59"	256.95'	250.31'	N 33°03'57" W
C60	325.00'	39°11'42"	222.33'	218.02'	N 36°07'06" W
C61	25.00'	90°04'38"	39.30'	35.38'	N 61°33'34" W
C62	25.00'	89°55'22"	39.24'	35.33'	N 28°26'26" E
C63	691.00'	10°34'31"	127.54'	127.36'	N 68°06'52" E
C64	641.00'	34°32'59"	386.53'	380.70'	N 80°06'06" E
C65	100.00'	81°27'05"	142.16'	130.49'	S 41°53'52" E
C66	25.00'	90°00'00"	39.27'	35.36'	S 43°49'40" W
C67	375.00'	10°56'22"	71.60'	71.49'	N 85°42'09" W
C68	325.00'	15°16'07"	86.61'	86.35'	N 87°52'01" W
C69	100.00'	28°16'15"	49.34'	48.84'	N 81°21'57" W
C70	50.00'	245°44'04"	214.44'	83.99'	S 10°05'51" E
C71	100.00'	44°05'22"	76.95'	75.07'	N 69°04'48" E
C72	275.00'	8°38'33"	41.48'	41.44'	S 84°33'14" E
C73	425.00'	10°56'22"	81.15'	81.02'	S 85°42'09" E
C74	25.00'	90°00'00"	39.27'	35.36'	S 46°10'20" E
C75	775.00'	3°05'15"	41.76'	41.76'	S 00°22'18" W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C76	1025.00'	12°19'53"	220.60'	220.18'	S 04°15'01" E
C77	25.00'	90°00'00"	39.27'	35.36'	S 34°35'02" W
C78	525.00'	2°44'05"	25.06'	25.06'	S 78°13'00" W
C79	80.00'	92°44'05"	129.48'	115.80'	N 56°47'00" W
C80	25.00'	90°00'00"	39.27'	35.36'	N 34°35'02" E
C81	50.00'	180°00'00"	157.08'	100.00'	N 10°24'58" W
C82	25.00'	90°00'00"	39.27'	35.36'	N 55°24'58" W
C83	375.00'	11°39'40"	76.32'	76.19'	N 16°14'48" W
C84	25.00'	82°49'09"	36.14'	33.07'	N 19°19'57" E
C85	275.00'	2°42'39"	13.01'	13.01'	N 62°05'51" E
C86	100.00'	53°15'03"	92.94'	89.63'	S 89°55'18" E
C87	50.00'	241°18'19"	210.58'	86.03'	N 03°56'56" W
C88	100.00'	21°32'55"	37.61'	37.39'	S 66°10'22" W
C89	325.00'	16°12'18"	91.92'	91.61'	S 88°50'41" W
C90	25.00'	82°49'09"	36.14'	33.07'	N 77°50'54" W
C91	375.00'	19°16'38"	126.17'	125.57'	N 46°04'38" W
C92	275.00'	39°11'42"	188.12'	184.48'	N 36°07'06" W
C93	405.00'	52°24'42"	370.48'	357.69'	S 01°45'01" W
C94	895.00'	7°51'28"	122.74'	122.65'	S 20°31'37" E
C95	220.00'	53°32'16"	205.57'	198.17'	S 02°18'48" W
C96	1080.00'	7°51'28"	148.11'	148.00'	S 20°31'37" E
C97	300.00'	38°37'31"	202.24'	198.43'	S 87°17'07" E

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.410	61,439	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
B	3.056	133,105	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
C	0.920	40,060	RESTRICTED TO OPEN SPACE/DRAINAGE/UTILITIES
D	2.735	119,122	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
E	0.520	22,638	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
F	0.096	4,188	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
G	1.121	48,824	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
H	0.115	5,000	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
I	0.108	4,717	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
J	0.363	15,797	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
K	0.098	4,284	RESTRICTED TO OPEN SPACE/INCIDENTAL UTILITIES
TOTAL	10.542	459,194	

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 0.99999676.
- 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.
- WATER LINE EASEMENT H.-M.C. M.U.D. NO. 386 F.N. 2008-064562, M.C.O.P.R.R.P.
- 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 PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO 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 PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- WATER LINE EASEMENT H.-M.C. M.U.D. NO. 386 F.N. 2008-064561, M.C.O.P.R.R.P.
- ALL LOTS WITHIN THIS SUBDIVISION ARE:
 - RESTRICTED TO A 20 FOOT CARPORT OR GARAGE SETBACK WHEN THE FACE IS PARALLEL TO THE STREET. THE REMAINDER OF THE STRUCTURE SHALL BE RESTRICTED TO A 10 FOOT BUILDING LINE (SEE DIAGRAM "A").
 - RESTRICTED TO A 10 FOOT FRONT BUILDING LINE WHEN THE FACE OF ANY CARPORT OR GARAGE IS PERPENDICULAR TO THE STREET (SEE DIAGRAM "B").
- HARRIS MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT 386 WILL MAINTAIN ALL STORM SEWERS SERVING THIS PROJECT

