

THE WOODLANDS
VILLAGE OF COCHRAN'S CROSSING
SECTION SIXTEEN

MONTGOMERY COUNTY, TEXAS
3 BLOCKS 6 RESERVES 100 LOTS

A SUBDIVISION CONTAINING 37.7798 ACRES
OUT OF THE
HENRY DUNMAN SURVEY, A-163

APRIL, 1989

OWNER
THE WOODLANDS CORPORATION
ROGER L. GALATAS, PRESIDENT
G. DAVID BUMGARDNER, SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, THE WOODLANDS CORPORATION, ACTING BY AND THROUGH ROGER L. GALATAS AND G. DAVID BUMGARDNER, PRESIDENT AND SECRETARY, RESPECTIVELY OF THE WOODLANDS CORPORATION, HEREINAFTER REFERRED TO AS OWNERS OF THE 37.7798 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS, VILLAGE OF COCHRAN'S CROSSING, SECTION SIXTEEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS FIVE FEET, SIX INCHES (5'6") IN WIDTH FOR PERIMETER LOTS, SEVEN FEET (7'0") IN WIDTH FOR BACK-TO-BACK LOTS FROM A PLANE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & AERIAL) SHOWN HEREON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT 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 IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSE LOCATED IN THE SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, MONTGOMERY COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, THE WOODLANDS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER L. GALATAS, ITS PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, G. DAVID BUMGARDNER, THIS 26th DAY OF March, 1989.

THE WOODLANDS CORPORATION

BY: Roger L. Galatas ATTEST: G. David Bumgardner
ROGER L. GALATAS, PRESIDENT G. DAVID BUMGARDNER, SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER L. GALATAS, PRESIDENT AND G. DAVID BUMGARDNER, SECRETARY OF THE WOODLANDS CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF July, 1989.

Kathy L. Leibold
PRINTED NAME: KATHY L. LEIBOLD
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

I, J. D. BLANTON, COUNTY ENGINEER OF MONTGOMERY COUNTY, 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 THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

J. D. Blanton
J. D. BLANTON, COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 26th DAY OF March, 1989.

John Martin COMMISSIONER, PRECINCT 1
Malcolm Purvis COMMISSIONER, PRECINCT 2
Alvin L. Stahl COUNTY JUDGE
Ed Chance COMMISSIONER, PRECINCT 3
Albert V. Sallas COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, ROY HARRIS, 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 March 29, 1989, AT 3:55 O'CLOCK (A.M. OR P.M.), AND DULY RECORDED ON March 29, 1989, AT 3:55 O'CLOCK (A.M. OR P.M.) AND IN CABINET F SHEET 121B OF THE MAP RECORDS OF MONTGOMERY COUNTY FOR SAID COUNTY. 122A, B, 123A

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

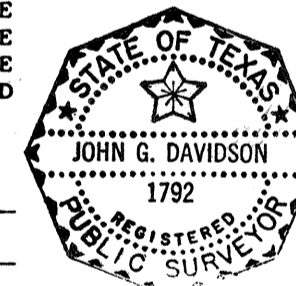
By: Roy Harris
ROY HARRIS, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

FILED FOR RECORD
90 MAR 29 PM 3:55
Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



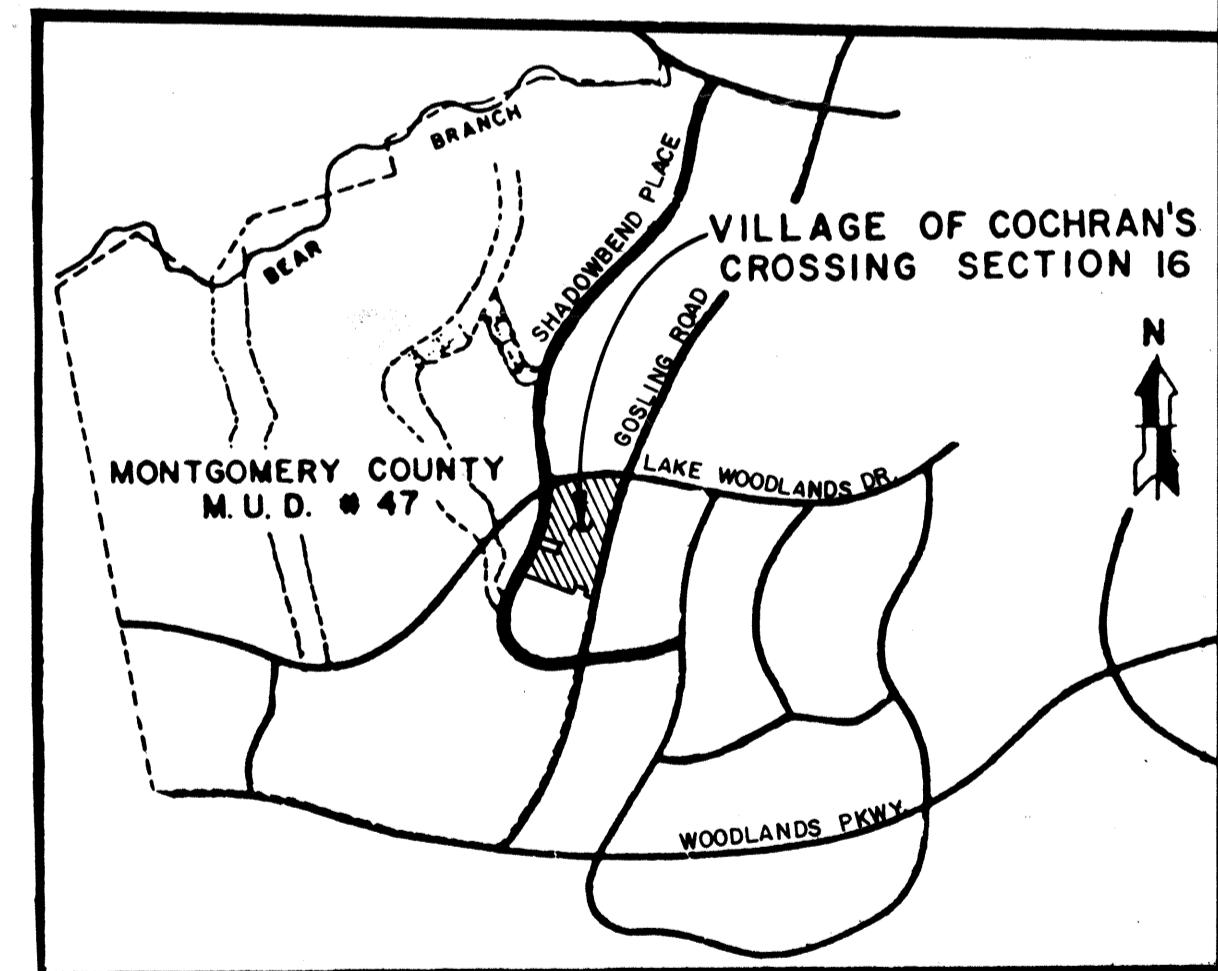
THIS IS TO CERTIFY THAT I, JOHN DAVIDSON, A LICENSED SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF MINIMUM 5/8" DIAMETER AND 3' LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

John Davidson
JOHN DAVIDSON, SURVEYOR
TEXAS REGISTRATION NO. 1792



THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS, VILLAGE OF COCHRAN'S CROSSING, SECTION 16, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 13th DAY OF March, 1989.

BY: Burdette Keeland, Jr. CHAIRMAN ATTEST: Patricia D. Knudson SECRETARY
BURDETTE KEELAND, JR., CHAIRMAN PATRICIA D. KNUDSON, SECRETARY



ESPA CORP
ENGINEERS, SURVEYORS, PLANNERS & ASSOCIATES
HOUSTON, TEXAS

19012342

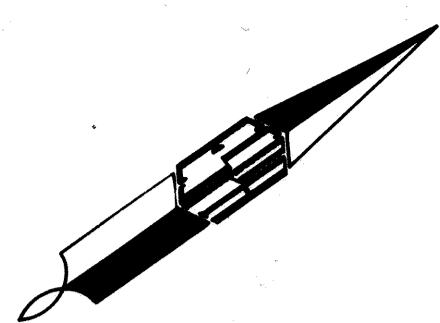
CABINET F
SHEET 121B

VICINITY MAP
N.T.S.

SHT. 1 OF 4

#9012342

Cabinet F, sheet 121B.



ACREAGE

Shadowbend Place
FN 8228217 - Tract 28
M.C.D.R.

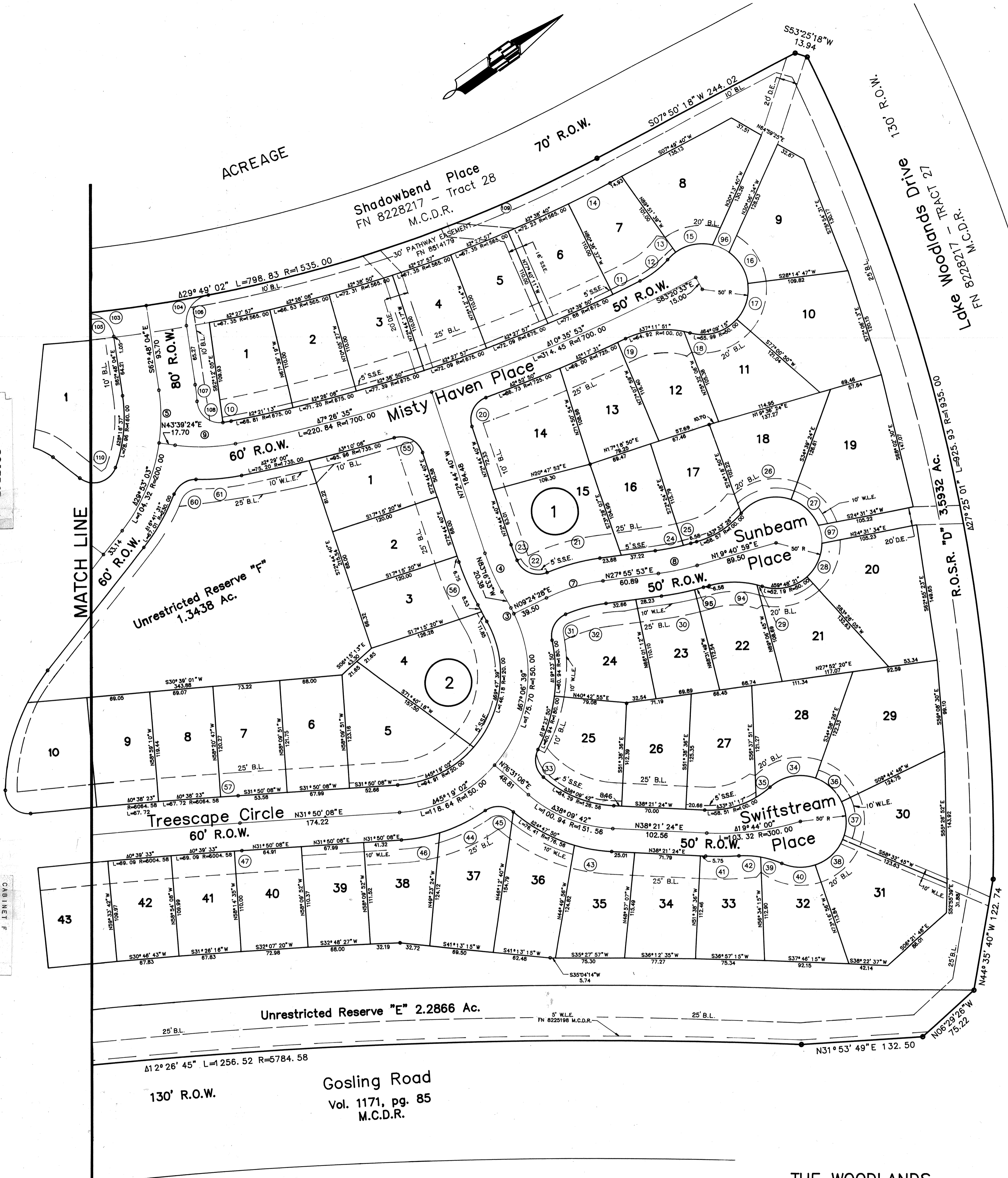
130' R.O.W.
M.C.D.R. FN 8228217 - Tract 27
Lakes Woodlands Drive

9012342

#9012342

MATCH LINE

Unrestricted Reserve "F"
1.3438 Ac.

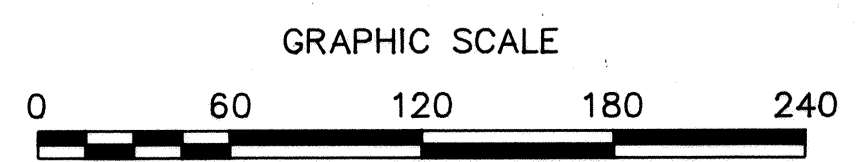


Treescap Circle
60' R.O.W.

Unrestricted Reserve "E" 2.2866 Ac.

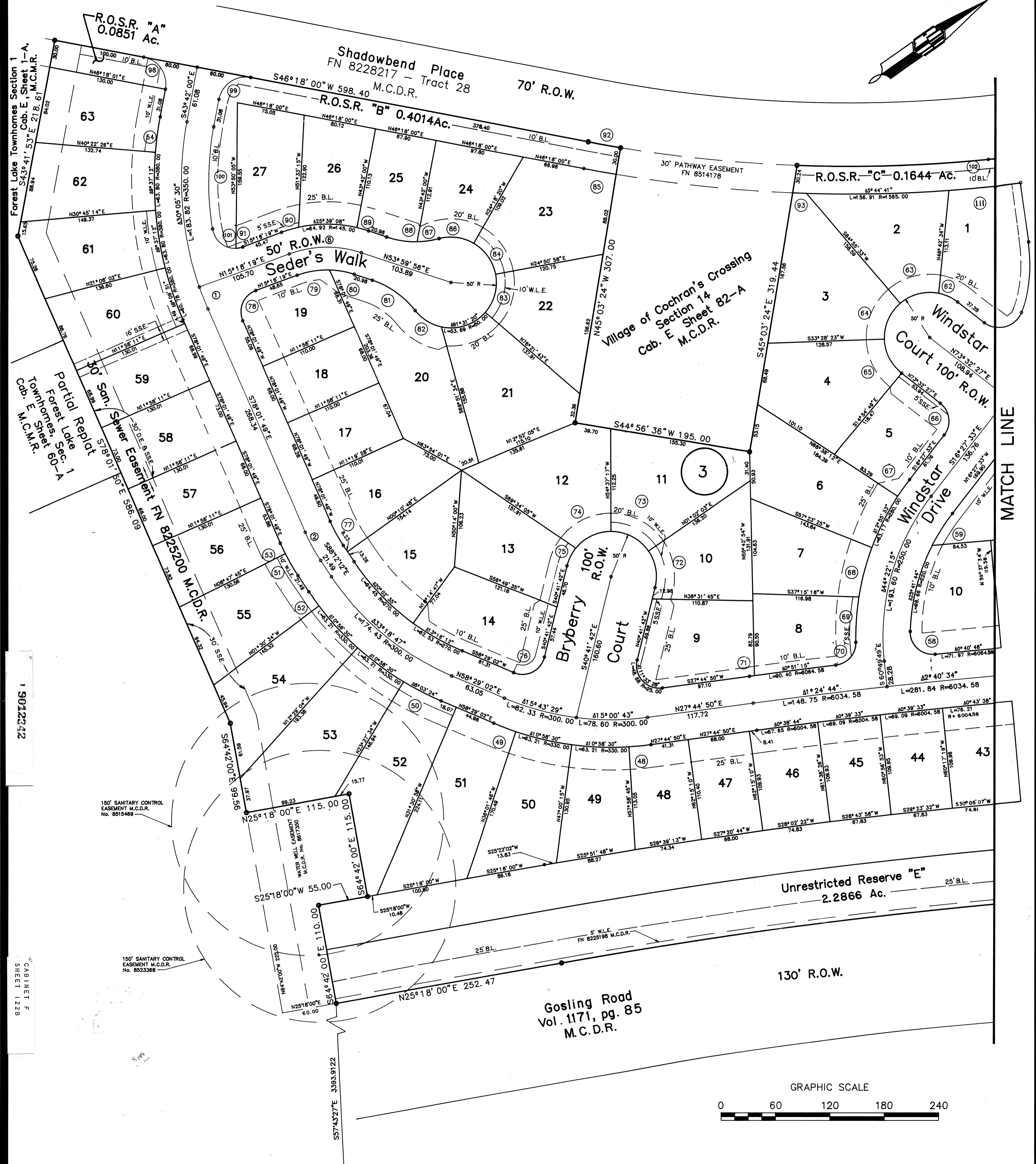
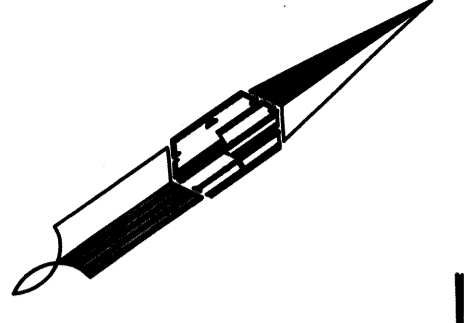
130' R.O.W.

Gosling Road
Vol. 1171, pg. 85
M.C.D.R.



THE WOODLANDS
VILLAGE OF COCHRAN'S CROSSING
SECTION SIXTEEN

Cabinet F
SHEET 122A



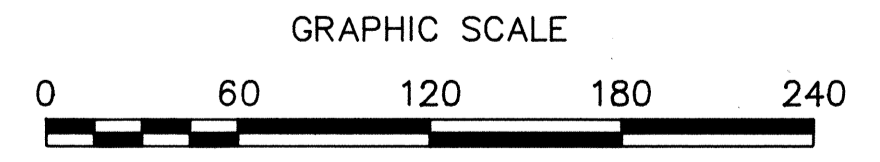
19012342

Cabinet F, Sheet 1228

150' SANITARY CONTROL EASEMENT M.C.D.R. No. 8515469

150' SANITARY CONTROL EASEMENT M.C.D.R. No. 8523368

SOUTHEAST CORNER HENRY DUNMAN SURVEY, A-163 X = 3,108,348.691 Y = 866,190.930



THE WOODLANDS VILLAGE OF COCHRAN'S CROSSING SECTION SIXTEEN

GENERAL NOTES

1. D.E. INDICATES DRAINAGE EASEMENT
2. B.L. INDICATES BUILDING LINE
3. SAN SEW ESMT INDICATES SANITARY SEWER EASEMENT
4. WLE INDICATES WATER LINE EASEMENT
5. ROSR INDICATES RESTRICTED OPEN SPACE RESERVE
6. THIS SURVEY IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978, BECAUSE A CITY OF HOUSTON SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2,000 FEET OF THE PROPERTY.
7. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
8. DRAINAGE EASEMENT SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
1	4°14'19"	350.00	25.90
2	10°10'23"	200.00	35.51
3	2°41'00"	150.00	7.03
4	10°31'53"	250.00	45.96
5	16°27'28"	200.00	57.45
6	38°41'37"	120.00	81.04
7	18°31'25"	200.00	64.66
8	8°14'54"	300.00	43.19
9	18°57'29"	200.00	66.18
10	2°57'08"	175.00	9.02
11	1°07'53"	1675.00	33.08
12	21°59'53"	100.00	38.39
13	13°36'10"	50.00	11.87
14	1°51'15"	1565.00	50.65
15	48°31'44"	50.00	42.35
16	46°49'07"	50.00	40.86
17	48°46'04"	50.00	42.56
18	4°00'36"	100.00	7.00
19	0°19'17"	1725.00	9.68
20	88°11'56"	25.00	38.48
21	15°13'26"	225.00	59.79
22	89°47'11"	25.00	39.18
23	4°45'41"	220.00	18.28
24	6°29'28"	275.00	31.16
25	1°45'26"	275.00	8.44
26	68°34'36"	50.00	59.85
27	48°17'12"	50.00	42.14
28	47°22'17"	50.00	41.34
29	3°29'29"	100.00	6.09
30	6°27'42"	325.00	36.65
31	79°19'54"	25.00	34.62
32	14°59'35"	175.00	45.79
33	75°52'59"	25.00	33.11
34	60°57'15"	50.00	53.19
35	10°45'48"	100.00	18.79
36	44°43'14"	50.00	39.03
37	48°47'56"	50.00	42.59
38	48°10'19"	50.00	42.04
39	13°53'21"	100.00	24.24
40	42°42'36"	50.00	37.27
41	6°23'55"	325.00	36.30
42	13°34'50"	100.00	23.70
43	13°21'52"	176.56	41.18
44	17°40'55"	180.00	55.55
45	72°52'59"	25.00	33.11
46	13°31'06"	180.00	42.47
47	0°04'42"	6004.58	8.22
48	4°16'25"	330.00	24.61
49	4°30'47"	330.00	25.99
50	8°03'24"	330.00	46.40
51	6°59'57"	230.00	28.10
52	3°18'23"	330.00	19.04
53	3°10'26"	230.00	12.74
54	5°58'34"	380.00	39.30
55	88°12'33"	25.00	38.49

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
56	10°31'53"	280.00	51.47
57	0°10'55"	6064.58	19.25
58	97°16'32"	25.00	42.44
59	10°52'32"	220.00	41.76
60	70°03'15"	25.00	30.57
61	12°12'17"	235.00	50.06
62	26°49'04"	50.00	23.40
63	51°47'50"	50.00	45.20
64	51°27'10"	50.00	44.90
65	49°55'57"	50.00	43.57
66	90°00'00"	25.00	39.27
67	4°37'06"	280.00	22.57
68	11°33'45"	280.00	56.50
69	10°17'06"	280.00	50.26
70	84°30'15"	25.00	36.87
71	0°03'06"	6064.58	5.47
72	48°16'15"	50.00	42.12
73	55°39'19"	50.00	48.57
74	50°50'42"	50.00	44.37
75	25°13'43"	50.00	22.02
76	99°10'44"	25.00	43.28
77	10°10'23"	170.00	30.18
78	93°20'08"	25.00	40.73
79	21°54'06"	95.00	36.31
80	16°47'31"	95.00	27.84
81	33°33'26"	100.00	58.57
82	39°40'20"	50.00	34.62
83	51°30'45"	50.00	44.95
84	49°09'18"	50.00	42.90
85	1°21'23"	1565.00	37.05
86	45°15'10"	50.00	39.49
87	14°04'03"	100.00	24.55
88	19°29'23"	100.00	30.02
89	5°16'12"	145.00	13.33
90	7°46'18"	145.00	19.67
91	18°06'48"	25.00	7.90
92	1°21'23"	1535.00	36.34
93	0°33'37"	1565.00	15.30
94	30°03'58"	100.00	52.48
95	1°47'12"	325.00	10.13
96	22°45'33"	50.00	19.86
97	23°04'26"	50.00	20.14
98	90°00'00"	30.00	47.12
99	90°00'00"	30.00	47.12
100	20°08'51"	320.00	112.52
101	82°44'03"	25.00	36.10
102	7°52'58"	1535.00	211.19
103	2°33'49"	1535.00	68.68
104	2°33'49"	1535.00	68.68
105	87°26'11"	30.00	45.78
106	87°26'11"	30.00	45.78
107	4°17'57"	240.00	18.01
108	93°50'50"	25.00	40.95
109	16°48'26"	1535.00	450.28
110	108°03'54"	25.00	47.15
111	2°49'04"	1565.00	76.96

THE WOODLANDS
VILLAGE OF COCHRAN'S CROSSING
SECTION SIXTEEN

9012342

CABINET F
SHEET 123A

SHT. 4 OF 4

9012342

Cabinet 5, Sheet 123A