

FILED FOR RECORD
 90 OCT -3 PM 2:14
Koy Harris
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS

THE WOODLANDS VILLAGE OF COCHRANS CROSSING SECTION 21

BEING 28.97 ACRES OF LAND OUT OF THE
 JAMES LEE SURVEY ABSTRACT 319 AND
 THE HENRY BLOOD SURVEY ABSTRACT 101,
 MONTGOMERY COUNTY, TEXAS

OWNER: THE WOODLANDS CORPORATION

2 BLOCKS 78 LOTS
 3 RESERVES
 2.94 ACRES IN RESERVE

SCALE: 1" = 100'

ENGINEERS: Lichliter/Jameson & Associates, Inc. **LJA**
 CONSULTING ENGINEERS AND PLANNERS

100 50 0 100 200

ELEVEN-ONE-ELEVEN BROOKLET DRIVE, SUITE 100, HOUSTON, TEXAS 77099-3596,
 713/561-5190

SCALE: 1" = 100'
 Cabinet F sheet 152B DATE: JUNE, 1990

CABINET F
 SHEET 152B

15042478

SHEET 1 OF 3

H472-0421-06 FP9-3

ORIGINAL

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, ROGER L. GALATAS AND G. DAVID BUMGARDNER, PRESIDENT AND SECRETARY RESPECTIVELY OF THE WOODLANDS CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF COCHRANS CROSSING SECTION 21 DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS, THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS THE WOODLANDS VILLAGE OF COCHRANS CROSSING SECTION 21 LOCATED IN THE JAMES LEE SURVEY, ABSTRACT 319, AND HENRY BLOOD SURVEY, ABSTRACT 101, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID THE WOODLANDS CORPORATION, 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 WE, ROGER L. GALATAS AND G. DAVID BUMGARDNER, PRESIDENT AND SECRETARY RESPECTIVELY OF THE WOODLANDS CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF COCHRANS CROSSING SECTION 21 HAVE COMPLIED 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 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. & 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 PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AND ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") FOR TEN FEET (10' 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE, THE WOODLANDS CORPORATION, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP A MINIMUM OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE, OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE 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, 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 BY ITS SECRETARY, G. DAVID BUMGARDNER, THIS 24 DAY OF July, 1990.

ATTEST: G. David Bumgardner THE WOODLANDS CORPORATION
G. DAVID BUMGARDNER, SECRETARY By: Roger L. Galatas
ROGER L. GALATAS, PRES.

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 EACH 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 24 DAY OF July, 1990.
John G. Davidson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9-19-92

I, JOHN G. DAVIDSON, 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.



(SIGNATURE OF SURVEYOR)
John G. Davidson
PRINT NAME: John G. Davidson
TEXAS REGISTRATION: 1792
(AFFIX SEAL)

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 COCHRANS CROSSING SECTION 21 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 August, 1990.



BY: M. Marvin Katz ATTEST: Patricia D. Knudson
M. MARVIN KATZ, PATRICIA D. KNUDSON,
VICE-CHAIRMAN SECRETARY

I, J.D. BLANTON, 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 THE MONTGOMERY COUNTY COMMISSIONERS' COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION TO THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

J. D. Blanton
J. D. BLANTON
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 10 DAY OF August, 1990.

John Martin JOHN MARTIN, COMMISSIONER, PRECINCT 1
Malcolm Purvis MALCOLM PURVIS, COMMISSIONER, PRECINCT 2
Alvin L. Stahl ALVIN L. STAHL, COUNTY JUDGE
Ed Chance ED CHANCE, COMMISSIONER, PRECINCT 3
Jim Simmons JIM SIMMONS, 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 08/10/90 AT 1:00 P.M. AND DULY RECORDED ON 08/10/90 AT 2:00 P.M. IN CABINET F, SHEET 153A OF RECORD FOR SAID COUNTY.

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

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



GENERAL NOTES

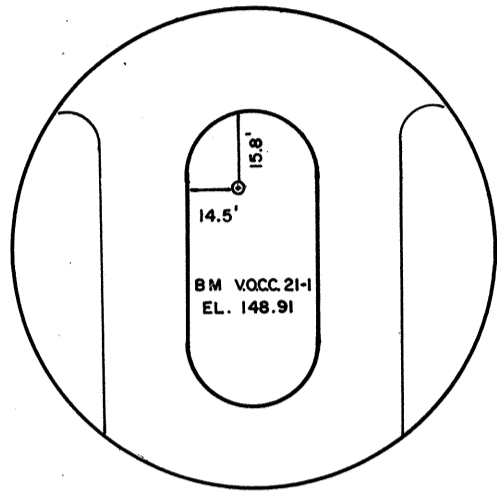
1. D E INDICATE DRAINAGE EASEMENT. DRAINAGE EASEMENT SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
2. B L INDICATES BUILDING LINES.
3. S. S. E. INDICATES SANITARY SEWER EASEMENT.
4. STM S. E. INDICATES STORM SEWER EASEMENT.
5. W.L.E. INDICATES WATER LINE EASEMENT.
6. U E INDICATES UTILITY EASEMENT.
7. ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
8. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION 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 TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS FOR SUCCESSORS.
9. 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 THIS PROPERTY.
10. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
11. LOTS ADJACENT TO RESTRICTED OPEN SPACE RESERVES ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.

Cabinet F Sheet 153A

CABINET F
SHEET 153A

9042478

VILLAGE OF
COCHRANS CROSSING
SECTION 21
SHEET 2 OF 3



DETAIL
N75

ACREAGE

CURVE	RAD	TAN	CHORD	ARC	DELTA	CHORD BEARING
1	2065.000	349.356	688.922	692.158	019-12-17	S86-31-33W
2	1936.000	69.996	139.899	139.929	004-08-36	S78-59-43W
3	2435.000	213.694	426.791	426.298	010-01-51	S84-41-15E
4	515.000	490.990	710.735	784.382	087-15-56	S46-04-13E
5	300.000	38.083	75.560	75.761	014-28-09	S04-47-50W
6	30.000	28.838	41.581	45.940	087-44-17	S52-15-33W
7	25.000	25.000	35.355	39.270	090-00-00	N36-36-35W
8	25.000	22.986	33.841	37.172	088-11-33	S95-47-38W
9	50.000	65.288	75.392	91.728	105-06-27	S55-45-06W
10	30.000	38.292	60.802	65.356	074-53-33	N24-14-54W
11	25.000	21.576	32.668	35.601	081-35-28	N27-35-52W
12	350.000	1.960	3.921	3.921	000-38-31	N68-04-21W
13	25.000	21.862	32.914	35.926	082-20-13	S71-04-48W
14	275.000	133.807	240.640	249.066	051-53-33	S95-51-27W
15	100.000	39.787	73.337	75.734	043-23-32	S50-05-28W
16	50.000	81.051	85.108	112.355	243-20-27	N19-55-05W
17	100.000	17.586	34.641	34.817	019-56-54	S88-13-9E
18	225.000	109.479	196.887	203.781	051-53-33	N65-51-27E
19	25.000	21.862	32.914	35.927	082-20-18	N11-15-28W
20	350.000	62.317	122.705	123.342	020-11-29	N42-19-53W
21	25.000	21.862	32.914	35.926	082-20-14	N73-24-15W
22	975.000	205.694	402.528	405.443	023-49-33	S77-20-24W
23	100.000	27.995	53.916	54.592	031-18-44	S73-36-49W
24	50.000	75.615	83.413	115.504	246-56-56	N01-26-55E
25	100.000	32.817	62.361	63.418	036-20-10	S73-14-42E
26	925.000	189.539	371.361	373.901	023-09-36	N77-00-26E
27	25.000	21.862	32.914	35.927	082-20-18	N24-15-29E
28	350.000	82.958	165.916	165.118	017-12-29	N08-19-25W
29	25.000	25.000	35.355	39.270	090-00-00	N44-42-11W
30	1625.000	83.048	165.791	165.892	006-33-16	N66-25-33W
31	50.000	28.006	48.868	51.057	058-30-27	S67-35-52W
32	50.000	84.017	85.934	110.762	241-30-55	N20-53-54W
33	1575.000	131.735	262.553	262.858	009-33-44	S84-55-19E
34	25.000	25.000	35.355	39.270	090-00-00	N45-17-49E
35	25.000	25.000	35.355	39.270	090-00-00	N44-42-11W
36	25.000	25.000	35.355	39.270	090-00-00	S45-17-49W
37	290.000	198.160	327.223	347.673	068-41-25	S34-02-54E
38	300.000	30.888	61.451	61.559	011-46-25	S74-16-19E
39	25.000	24.818	35.226	39.087	089-34-49	N55-03-34E
40	250.000	109.145	200.095	205.819	047-10-13	N13-18-57W
41	100.000	53.065	93.749	97.574	055-54-21	N64-51-13W
42	50.000	86.343	86.537	209.570	240-08-58	N27-16-09E
43	100.000	18.237	35.882	36.077	020-40-14	S42-59-33E
44	300.000	185.998	316.162	332.995	063-36-51	S21-31-45E
45	25.000	25.834	35.930	40.090	091-52-45	S35-40-13E
46	25.000	23.459	34.214	37.681	086-21-30	N65-12-40E
47	440.000	50.974	101.270	101.495	013-12-59	N75-00-06W
48	320.000	218.659	361.074	383.539	068-41-25	N34-02-54W
49	320.000	70.563	137.815	138.903	024-52-14	S12-08-18E
50	320.000	102.482	195.198	198.359	035-30-57	S42-19-53E
51	320.000	23.230	46.337	46.378	008-18-14	S64-14-29E
52	440.000	32.345	64.517	64.575	008-24-32	S72-35-52E
53	440.000	18.471	36.909	36.920	004-48-27	S75-12-22E
54	440.000	7.216	14.431	14.431	001-52-45	N80-40-13W
55	250.000	121.643	218.764	226.424	051-53-33	S55-51-27W
56	950.000	241.518	468.144	473.015	028-31-41	S79-41-28W
57	1600.000	133.826	266.720	267.030	009-33-44	N84-55-19W
58	275.000	211.485	335.288	360.565	075-07-23	N27-17-32W
59	2435.000	213.694	426.791	426.298	010-01-51	S84-41-15E
60	25.000	25.000	35.355	39.270	090-00-00	S44-42-11W
61	2465.000	218.327	430.997	431.547	010-01-51	N84-41-15W
62	25.000	25.000	35.355	39.270	090-00-00	N45-17-49E
63	515.000	490.990	710.735	784.382	087-15-56	S46-04-13E
64	300.000	38.083	75.560	75.761	014-28-09	S04-47-50W
65	25.000	23.459	34.214	37.681	086-21-30	S55-12-40W
66	25.000	25.834	35.930	40.090	091-52-45	N35-40-13W
67	270.000	34.275	68.004	68.185	014-28-09	N04-47-50E
68	485.000	462.389	663.333	738.689	087-15-56	N46-04-13W
69	2065.000	349.356	688.922	692.158	019-12-17	S86-31-33W
70	1936.000	69.996	139.899	139.929	004-08-36	S78-59-43W
71	1885.000	65.351	130.623	130.649	003-58-16	N78-54-33E
72	2115.000	358.221	706.382	709.707	019-13-34	N86-32-12E
73	25.000	22.986	33.841	37.172	088-11-33	N65-47-38E
74	25.000	25.000	35.355	39.270	090-00-00	S36-36-35E
75	30.000	28.838	41.581	45.940	087-44-17	S52-15-33W

Cabinet F Sheet 153B

CABINET F
SHEET 153B

S042478

VILLAGE OF
COCHRANS CROSSING
SECTION 21
SHEET 3 OF 3

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