

WOODLANDS VILLAGE OF COCHRAN'S CROSSING SECTION TWENTY-TWO

MONTGOMERY COUNTY, TEXAS

4 BLOCKS 6 RESERVES 55 LOTS

A SUBDIVISION CONTAINING 28.9128 ACRES
OUT OF THE

WILLIAM WHITE A-592 (0.0153 ACRES)

MONTGOMERY COUNTY SCHOOL LAND SURVEY A-666 (28.8975 ACRES)

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, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 28.9128 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS, VILLAGE OF COCHRAN'S CROSSING, SECTION TWENTY-TWO, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY FOR AND ON BEHALF OF THE WOODLANDS CORPORATION 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 HERON.

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 AN ADDITIONAL 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. & AERIAL) AS INDICATED AND DEPICTED HERON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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.

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 CERTIFY THAT IT IS THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF THE WOODLANDS VILLAGE OF COCHRAN'S CROSSING SECTION 22 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DOES HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 19 DAY OF October, 1990.

THE WOODLANDS CORPORATION
 ATTEST: [Signature]
 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 19 DAY OF October, 1990.

[Signature]
 KATHY L. REIBOLD
 NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

FEBRUARY, 1991

OWNER

THE WOODLANDS CORPORATION

ROGER L. GALATAS, PRESIDENT
G. DAVID BUMGARDNER, SECRETARY

2201 TIMBERLOCH PLACE THE WOODLANDS, TEXAS 77380

I, J. D. RLANTON, 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 TRIBUTARY STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

[Signature]
 J. D. RLANTON, COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS _____ DAY OF _____, 19____.

[Signature] [Signature]
 JOHN MARTIN MALCOLM PURVIS
 COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

[Signature]
 ALAN B. SADLER
 COUNTY JUDGE

[Signature] [Signature]
 ED CHANCE CHARLES HAYDEN
 COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4

I, JOHN 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 (OR OTHER SUITABLE PERMANENT METAL) PIPE OR 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]
 JOHN G. DAVIDSON
 PRINT NAME: JOHN 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 COCHRAN'S CROSSING, SECTION TWENTY-TWO, AS SHOWN HERON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 19th DAY OF December, 1990.

BY: [Signature] ATTEST: [Signature]
 BURDETTE KEELAND, JR., CHAIRMAN J. HAL. CATON, ACTING SECRETARY

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 February 25, 1991 AT 9:30 O'CLOCK (A.M. OR P.M.) AND DULY RECORDED ON 177B, CABINET F, SHEET 177B OF THE MAP RECORDS OF MONTGOMERY COUNTY FOR SAID COUNTY.

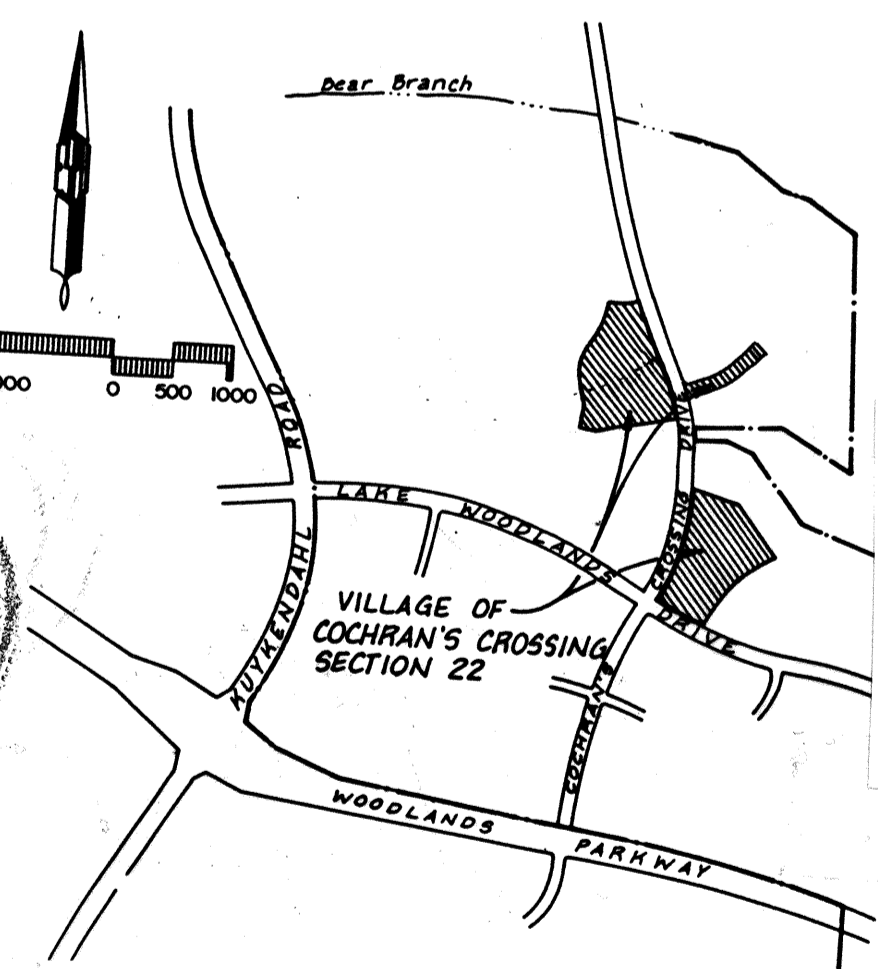
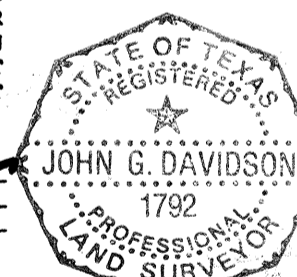
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

[Signature]
 ROY HARRIS, COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS



NOTE:

THE REFERENCED EASEMENT ENCOMPASSING THE STORM SEWER SHALL REMAIN A PUBLIC EASEMENT PROVIDED THE STORM SEWER SYSTEM IS CONVEYING PUBLIC STORM WATER AT THE TIME OF ANNEXATION BY THE CITY OF HOUSTON. IF NOT, SAID EASEMENT SHALL BE CONSIDERED A PRIVATE STORM SEWER EASEMENT TO BE MAINTAINED BY THE OWNER.



FILED FOR RECORD
 91 FEB 27 PM 3:53
[Signature]
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS

ESPA CORP

ENGINEERS, SURVEYORS, PLANNERS & ASSOCIATES
HOUSTON, TEXAS

CABINET F
SHEET 177B

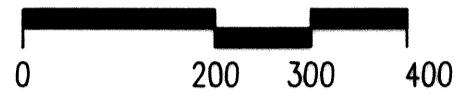
VICINITY MAP

9108354

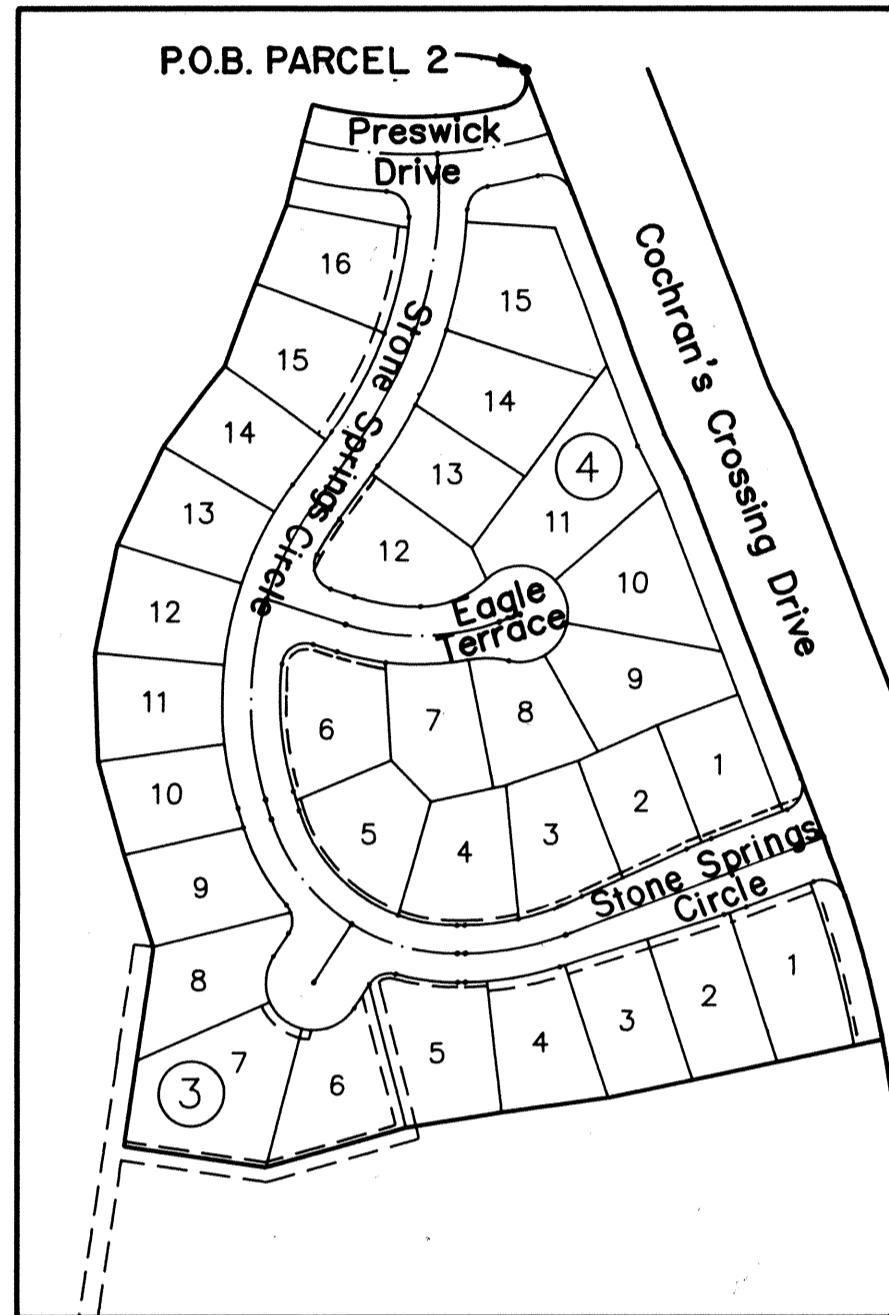
ORIGINAL

SHT. 1 OF 5

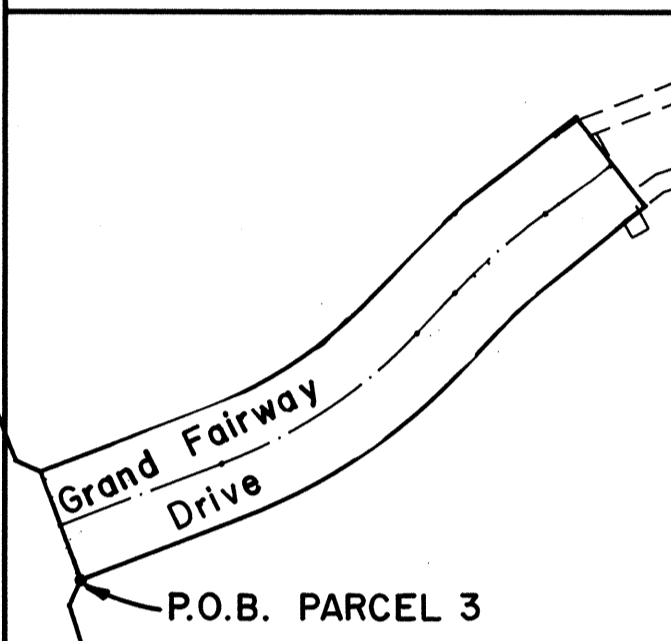
CABINET F SHEET 177B 9108354



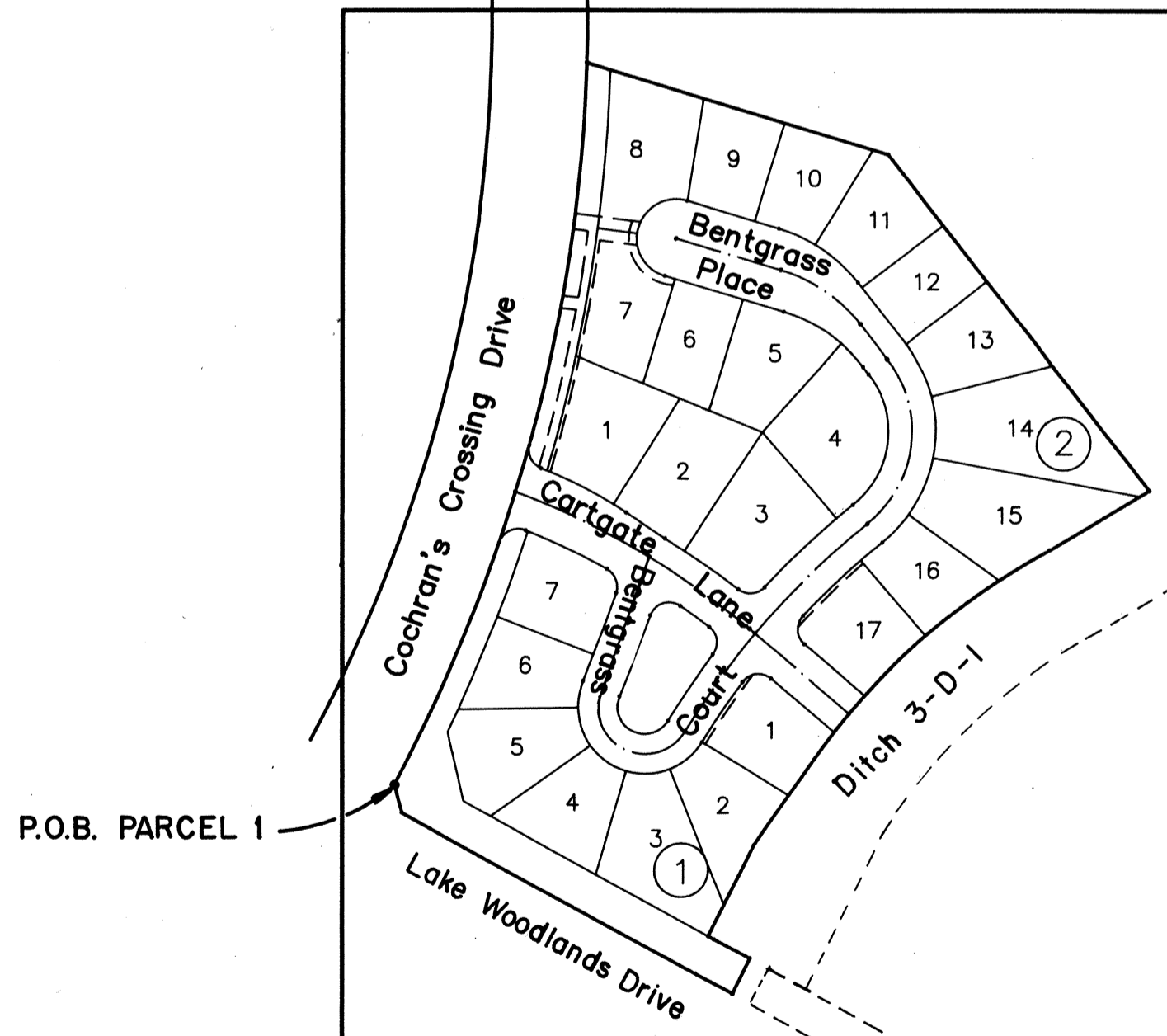
SEE SHEET 3 of 5



SEE SHEET 5 of 5



SEE SHEET 4 of 5



NOTES:

1. B.L. INDICATES "BUILDING LINE".
2. R.O.S.R. INDICATES "RESTRICTED OPEN SPACE RESERVE".
3. S.S.E INDICATES "SANITARY SEWER EASEMENT".
4. STM. ESMT. INDICATES "STORM SEWER EASEMENT".
5. W.L.E. INDICATES "WATER LINE EASEMENT".
6. D.E. INDICATES "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.
7. ONE (1) FOOT RESERVE DEDICATED FOR BUFFER PURPOSES 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 SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE (1) 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, OR SUCCESSORS.
8. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
9. THIS SURVEY IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978, BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2,000 FEET OF THIS PROPERTY.
10. 100-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 205 E, DECEMBER 15, 1989, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND ADOPTED BY MONTGOMERY COUNTY, TEXAS.
11. LOTS ADJACENT TO RESTRICTED OPEN SPACE RESERVES ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.

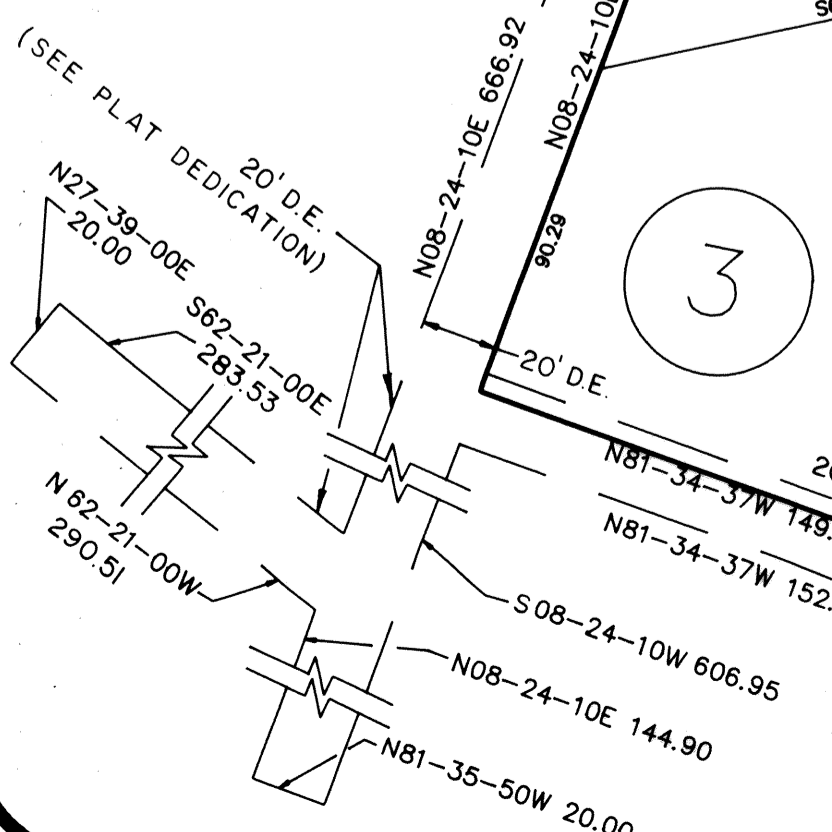
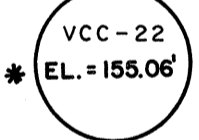
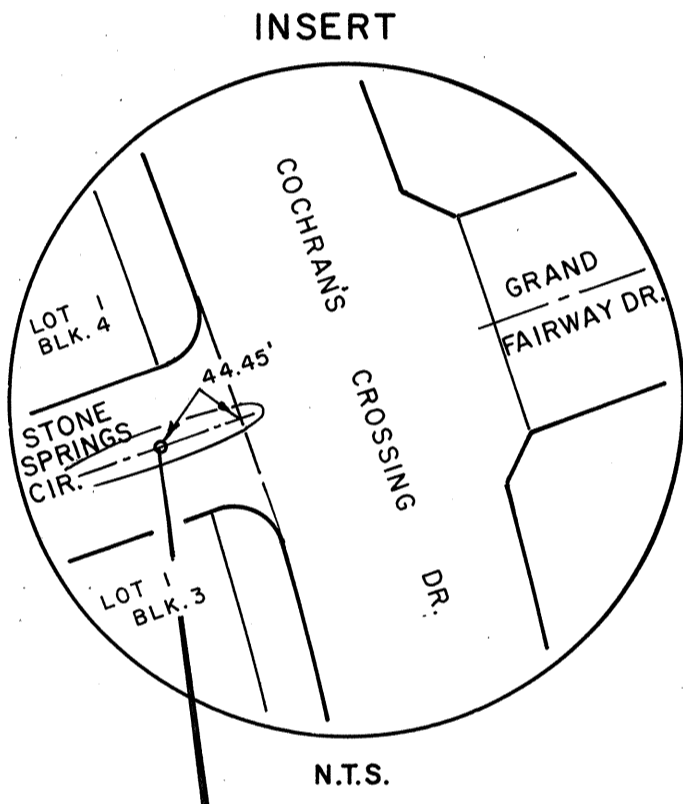
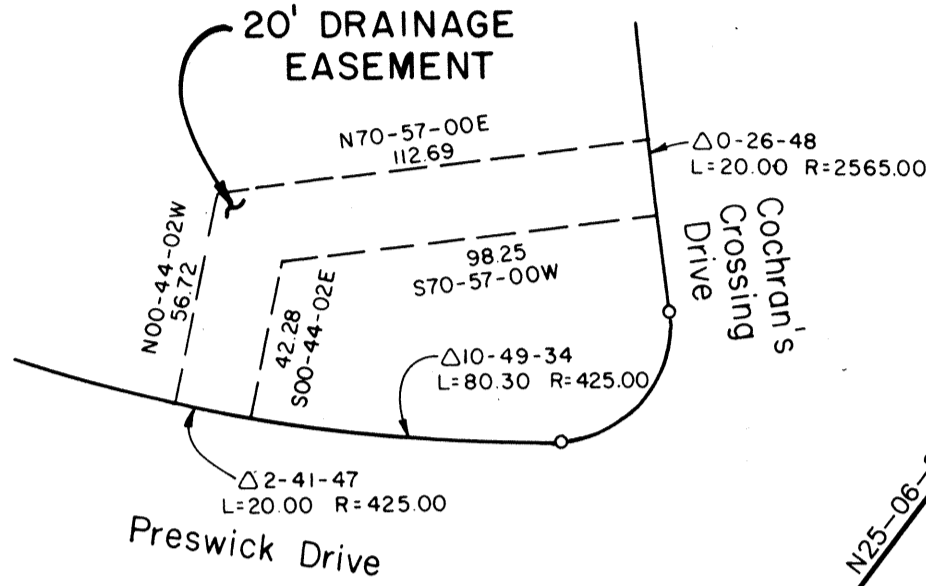
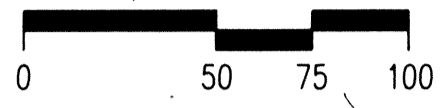
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' 9108354

CABINET F
SHEET 178A

CAB. F SHEET 178A

"One foot reserve dedicated for buffer purposes 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 such dedication being that when the adjacent property is subdivided or re-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, or successors."



* REVISION : 9/22/92 ELEVATION ON CONC. MON. CHANGE.

WOODLANDS
VILLAGE OF COCHRAN'S CROSSING
SECTION TWENTY-TWO

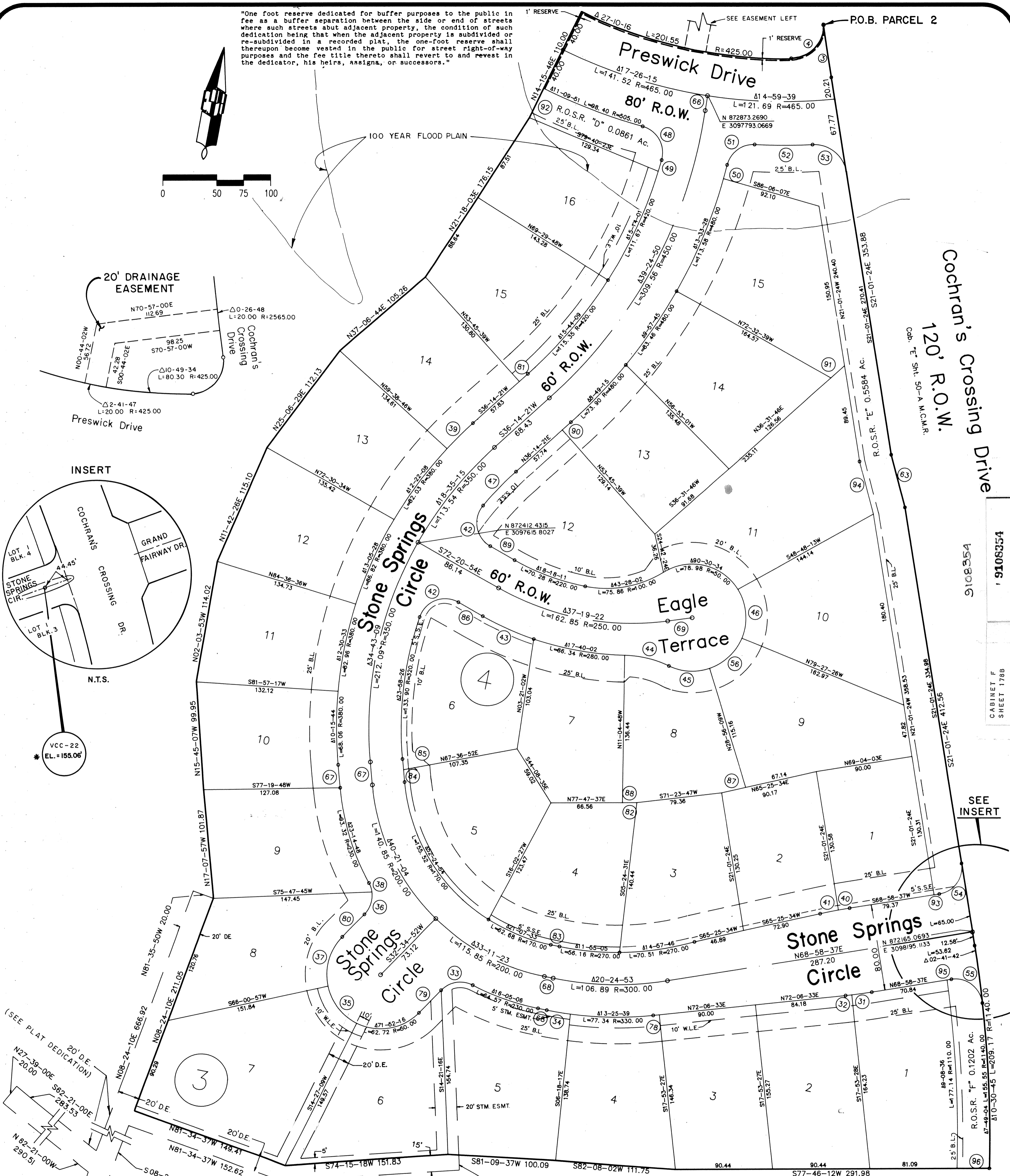
Cochran's Crossing Drive
120' R.O.W.

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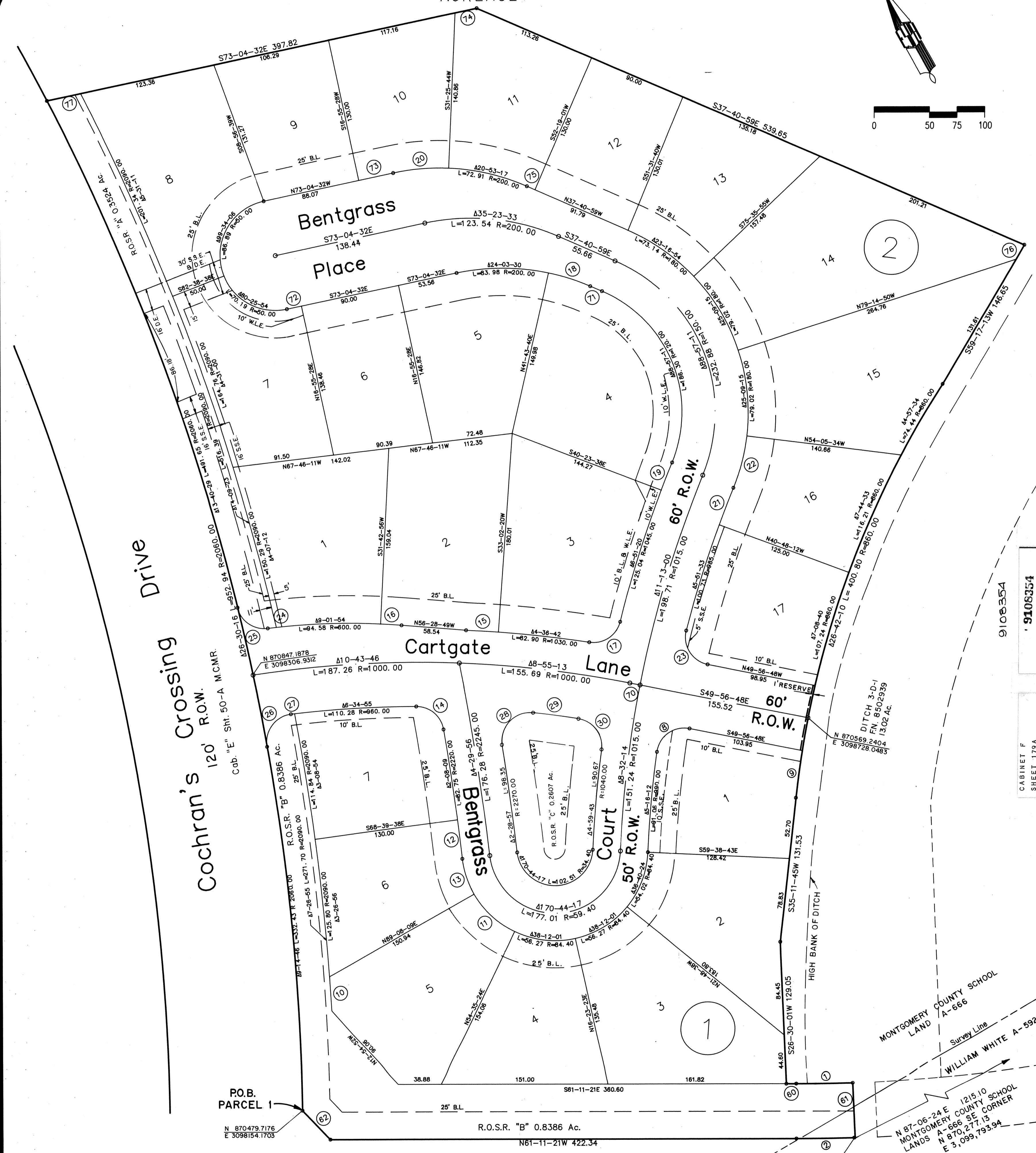
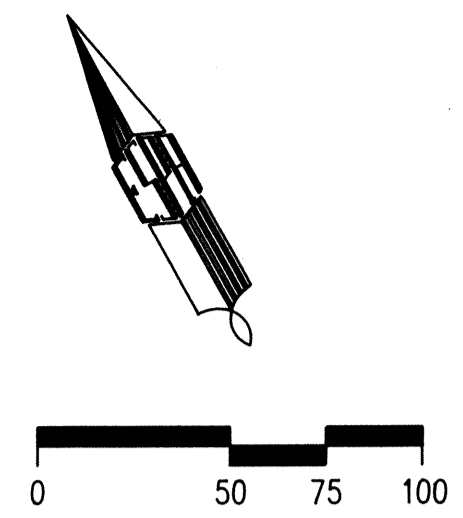
CABINET F SHEET 178 B

SEE INSERT

P.O.B. PARCEL 2



ACREAGE



"One foot reserve dedicated for buffer purposes 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 such dedication being that when the adjacent property is subdivided or re-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 vest in the dedicator, his heirs, assigns, or successors."

Lake Woodlands Drive
Cab. "E" Sht. 50-A M.C.M.R.

WOODLANDS
VILLAGE OF COCHRAN'S CROSSING
SECTION TWENTY-TWO

9108354
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CABINET F
SHEET 179A

CAB. F SHEET 179 A

MONTGOMERY COUNTY SCHOOL LAND A-666
Survey Line
WILLIAM WHITE A-592

N 87-06-24 E 1215.10
MONTGOMERY COUNTY SCHOOL LANDS A-666 SE CORNER
N 870,277.13
E 3,099,793.94

DITCH 3-D-1
FN 8502939
E 3098728 0483

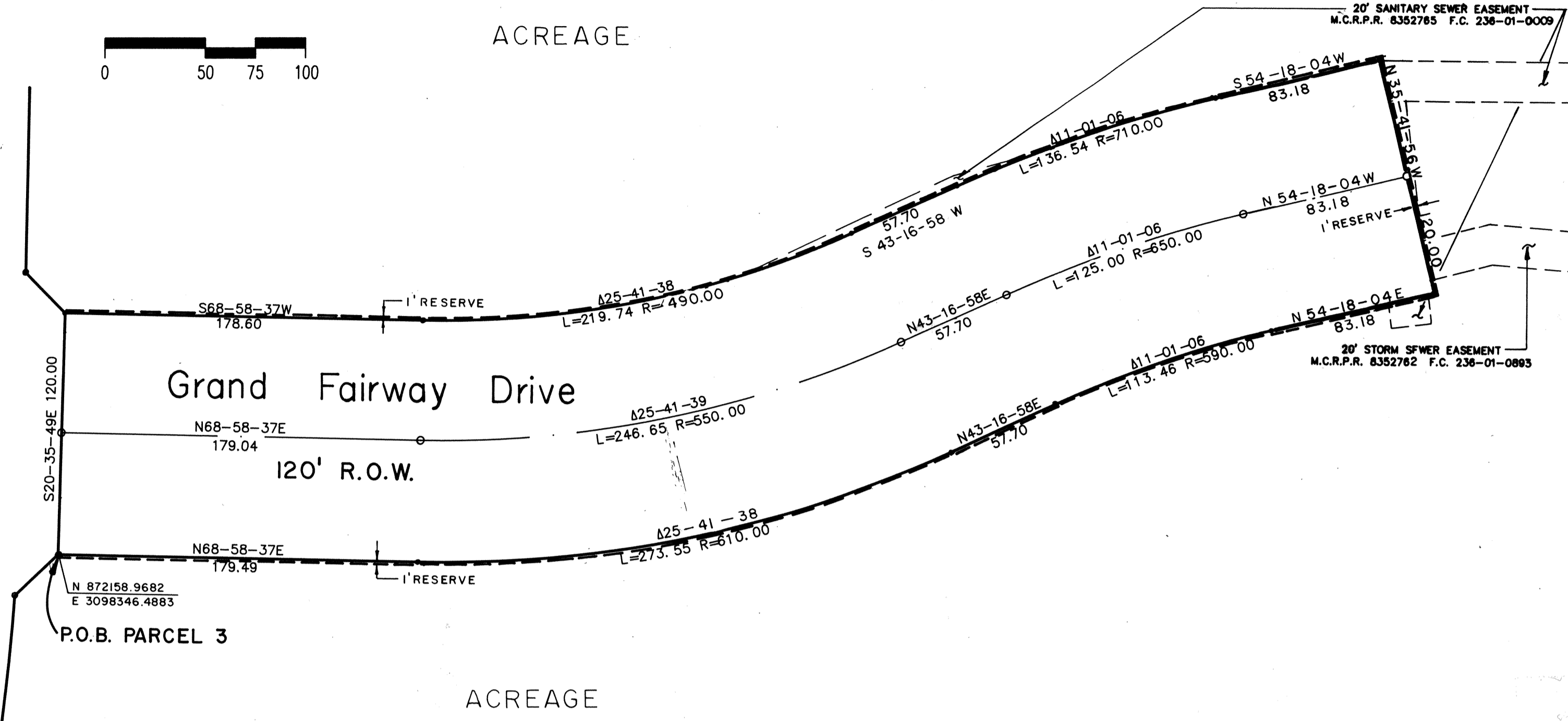
P.O.B.
PARCEL 1
N 870479.7176
E 3098154.1703

R.O.S.R. "B" 0.8386 Ac.
N61-11-21W 422.34

N 870215.7965
E 3098580.3878

"One foot reserve dedicated for buffer purposes 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 such dedication being that when the adjacent property is subdivided or re-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, or successors."

Cochran's Crossing Drive
120' R.O.W.
Cob. "E" Sht. 50 - A M.C.M.R.



CURVE TABLE

TANGENT TABLE

NUMBER	DELTA	RADIUS	LENGTH
1	1-33-17	1885.00	51.15
2	1-34-27	1935.00	53.16
3	1-10-13	2565.00	52.39
4	96-56-41	30.00	50.76
5	4-20-27	710.00	53.79
6	15-57-10	200.00	55.69
7	25-35-36	200.00	89.34
8	93-16-02	25.00	40.70
9	2-51-30	860.00	42.90
10	0-51-05	2090.00	31.06
11	34-32-45	84.40	50.89
12	0-54-53	2220.00	35.44
13	23-07-06	84.40	34.05
14	80-18-27	25.00	35.04
15	1-37-38	1030.00	29.25
16	1-48-15	600.00	18.89
17	84-42-03	25.00	36.96
18	11-20-03	200.00	39.56
19	1-27-53	1045.00	26.71
20	14-30-16	200.00	50.63
21	2-04-24	985.00	35.64
22	15-21-46	180.00	48.26
23	93-17-04	25.00	40.70
24	0-44-40	600.00	7.80
25	83-20-48	25.00	36.37
26	93-14-19	25.00	40.68
27	0-12-21	960.00	3.45
28	105-24-20	25.00	45.99
29	2-30-45	970.00	42.10
30	88-49-17	25.00	38.76
31	2-23-29	450.00	18.78
32	0-44-27	450.00	5.82
33	72-53-43	25.00	31.81
34	3-51-18	330.00	22.20
35	51-33-48	50.00	45.00
36	52-17-39	25.00	22.82
37	56-33-56	50.00	49.36
38	20-36-04	25.00	8.99
39	5-04-31	380.00	33.66
40	1-21-14	450.00	10.63
41	2-11-48	450.00	17.25
42	100-44-43	25.00	43.96
43	10-39-11	280.00	52.06
44	24-20-01	100.00	42.47
45	44-35-35	50.00	38.91
46	54-09-07	50.00	47.26
47	7-50-33	320.00	43.80
48	90-41-27	25.00	39.57
49	1-28-50	420.00	10.85
50	1-34-05	480.00	13.14
51	78-47-31	25.00	34.38
52	6-35-26	505.00	58.09
53	84-26-44	25.00	36.85
54	90-00-00	25.00	39.27
55	92-41-41	25.00	40.45
56	48-31-45	50.00	42.35

NUMBER	BEARING	LENGTH
60	S61-11-21E	8.90
61	S26-30-01W	50.00
62	N14-36-30W	36.59
63	S26-44-00E	50.25
64	N43-16-58E	57.70
65	S43-16-58W	63.13
66	S03-10-29E	13.93
67	S17-04-03E	21.25
68	N89-23-30E	8.30
69	N70-19-44E	22.97
70	S49-56-48E	9.41
71	S37-40-59E	11.55
72	S73-04-32E	13.46
73	N73-04-32W	31.79
74	S73-04-32E	19.92
75	N37-40-59W	7.97
76	S59-17-13W	15.03
77	S73-04-32E	31.09
78	N72-06-33E	5.55
79	N32-34-52E	29.40
80	S32-34-52W	29.40
81	S36-14-21W	10.60
82	N77-47-37E	13.28
83	S89-23-30W	8.30
84	N17-04-03W	11.30
85	N17-04-03W	9.94
86	S72-20-54E	25.97
87	S65-25-34W	23.04
88	S77-47-37W	13.28
89	N72-20-54W	25.97
90	N36-14-21E	10.69
91	S36-31-46W	16.88
92	N14-15-46E	30.00
93	S68-58-37W	5.00
94	N26-44-00W	50.21
95	N68-58-37E	4.11
96	S77-46-12W	30.01

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CABINET F
SHEET 179B

CAB. F SHEET 179 B

WOODLANDS
VILLAGE OF COCHRAN'S CROSSING
SECTION TWENTY-TWO