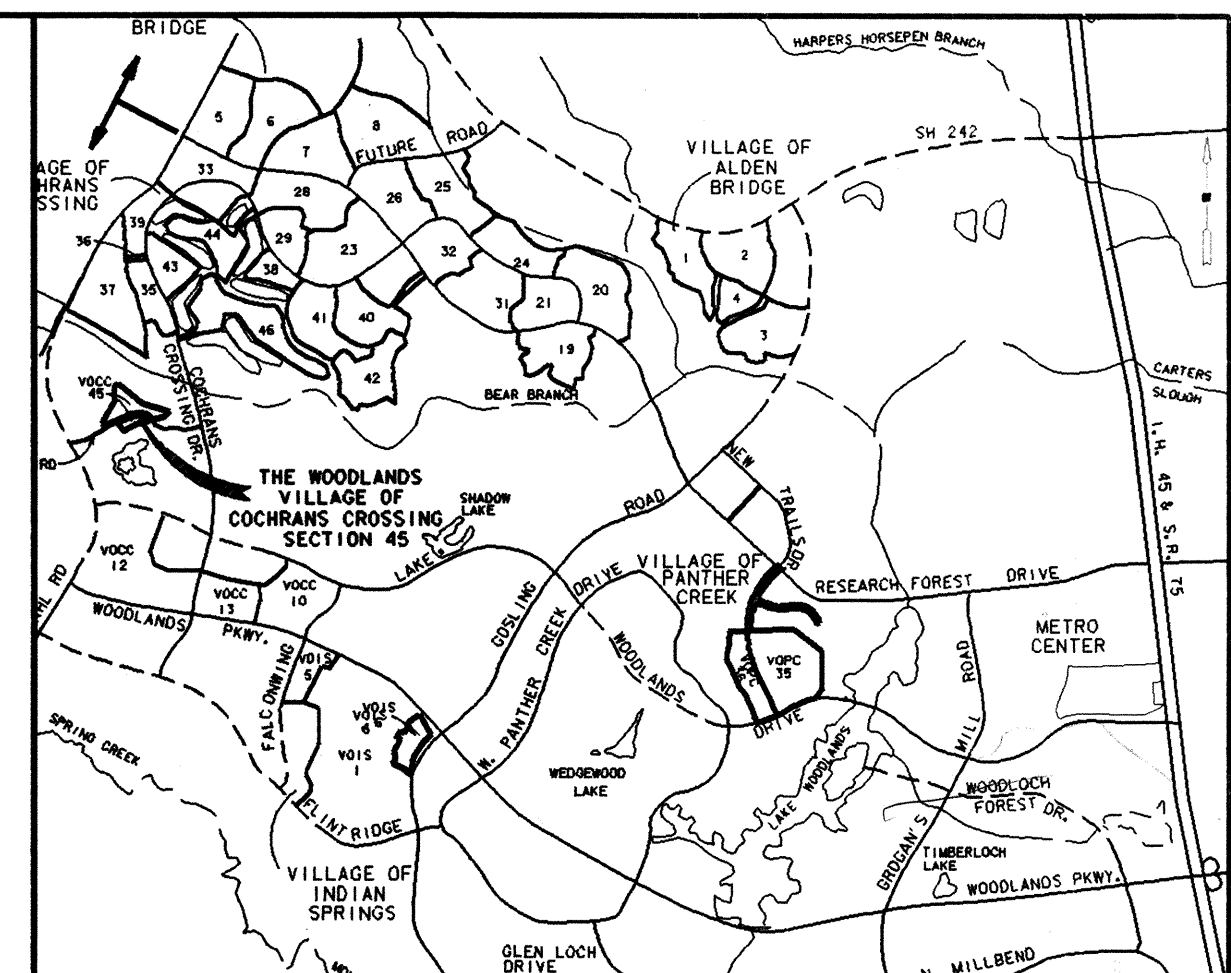
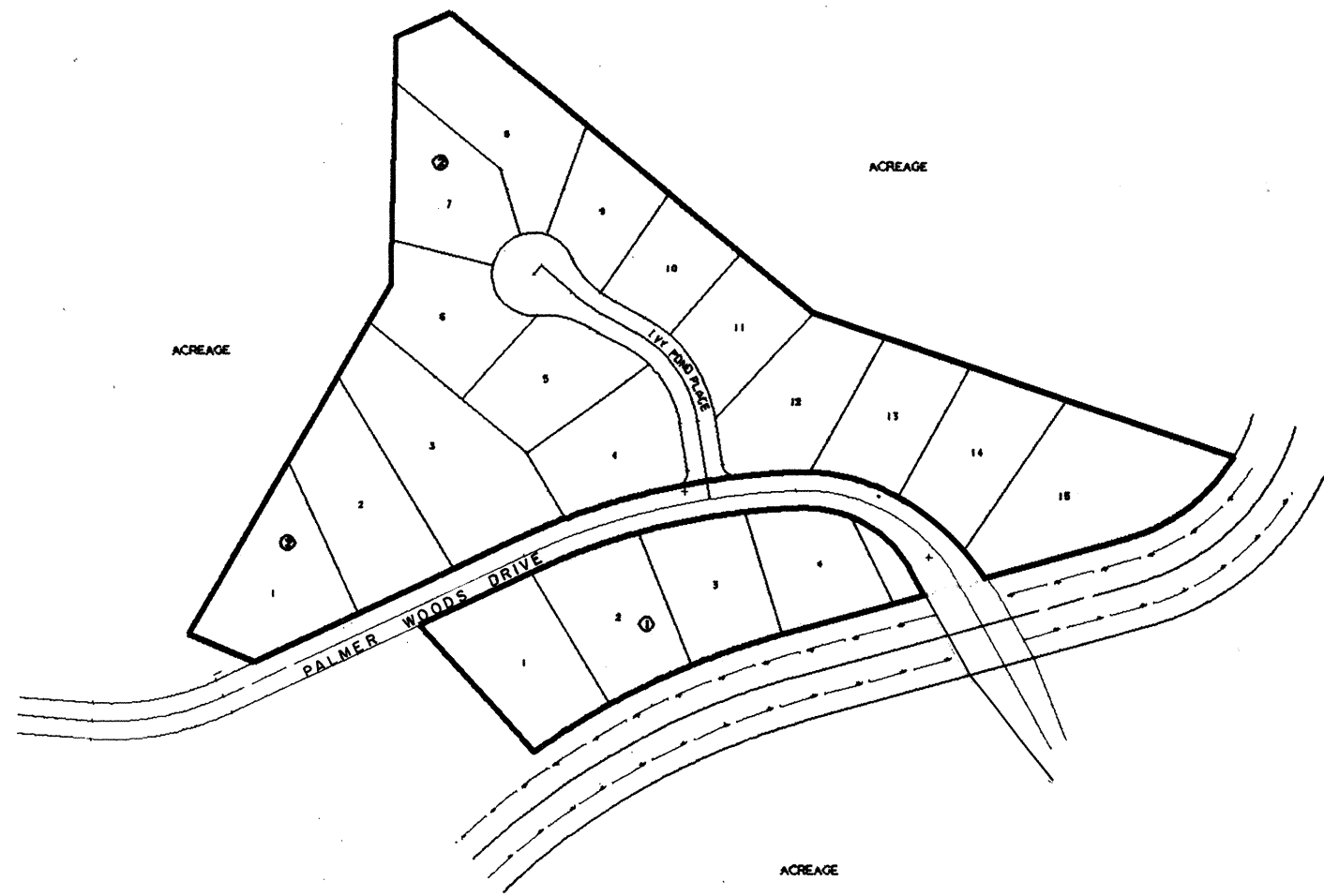


SCALE: 1" = 300'



VICINITY MAP  
N. T. S.

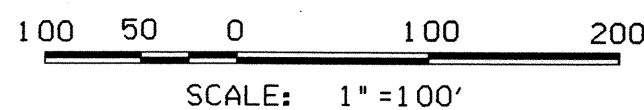
# THE WOODLANDS VILLAGE OF COCHRANS CROSSING SECTION 45

BEING 20.13 ACRES OUT OF THE A. SMITH SURVEY,  
ABSTRACT 499 (2.05 ACRES) AND THE MONTGOMERY  
COUNTY SCHOOL LAND SURVEY ABSTRACT 666 (18.08 ACRES)  
MONTGOMERY COUNTY, TEXAS

OWNER: THE WOODLANDS CORPORATION  
2201 TIMBERLOCH PLACE  
THE WOODLANDS, TEXAS 77380

2 BLOCKS 19 LOTS  
1 RESERVE  
0.14 ACRES IN RESERVE

SCALE: 1" = 100'



SCALE: 1" = 100'

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

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

DATE: OCTOBER, 1992

File# 9310123

Cab. G Sheet 098A

SHEET 1 OF 4

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 45, 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 45, LOCATED IN THE A. SMITH SURVEY ABSTRACT 499, AND THE MONTGOMERY COUNTY SCHOOL LAND SURVEY ABSTRACT 666, 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 45, HAVE COMPLETED 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 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. & 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 OF LAND A MINIMUM 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.

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 COCHRANS CROSSING SECTION 45 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.

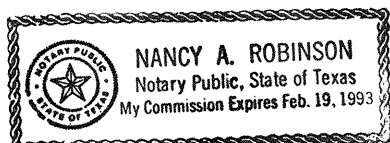
IN TESTIMONY WHEREOF, THE WOODLANDS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER L. GALATAS, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, G. DAVID BUMGARDNER, THIS 23rd DAY OF December, 1992.

ATTEST: G. David Bumgardner, SECRETARY BY: Roger L. Galatas, PRESIDENT

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 23rd DAY OF December, 1992.



Nancy A. Robinson  
PRINT NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

File # 9310123

Cab. G Sheet 098B

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.



John G. Davidson  
PRINT NAME: JOHN G. DAVIDSON  
TEXAS REGISTRATION: 1792

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING AND ZONING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS VILLAGE OF COCHRANS CROSSING SECTION 45 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 20th DAY OF January, 1993.

BY: M. Marvin Katz, CHAIRMAN ATTEST: Donna H. Krastaponis, 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 22 DAY OF February, 1993.

John Martin, COMMISSIONER, PRECINCT 1  
Malcolm Purvis, COMMISSIONER, PRECINCT 2

Alan B. Sadler  
ALAN B. SADLER  
COUNTY JUDGE

Ed Chance  
ED CHANCE  
COMMISSIONER, PRECINCT 3

Charles Hayden  
CHARLES HAYDEN  
COMMISSIONER, PRECINCT 4

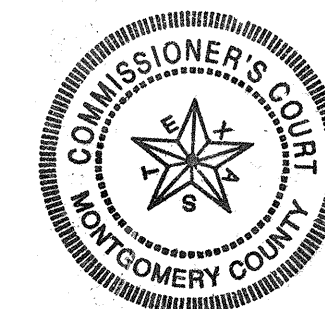
THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

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 February 22, 1993 AT 9:30 O' CLOCK

A.M. AND DULY RECORDED ON March 2, 1993 AT \_\_\_\_\_ O' CLOCK  
P.M., IN CABINET G, SHEET 098A-099B, OF RECORD OF Montgomery FOR SAID COUNTY.

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

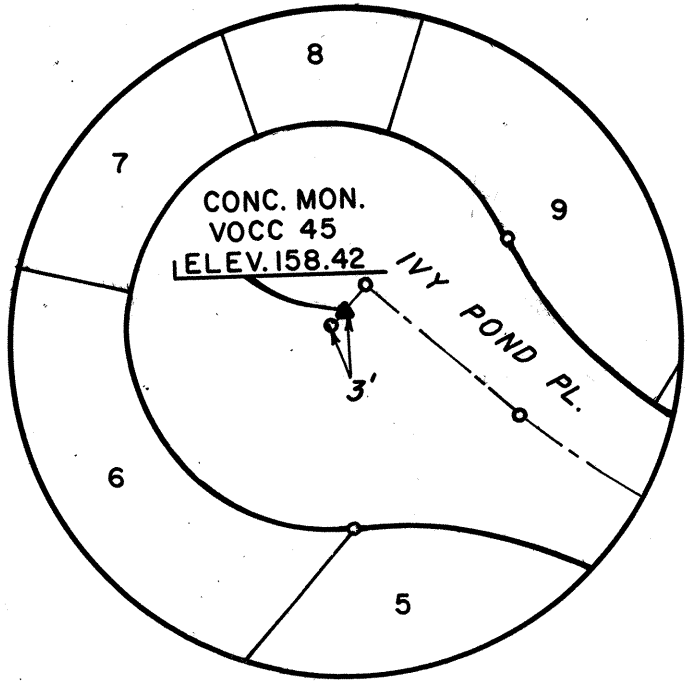
Roy Harris  
ROY HARRIS, CLERK, COUNTY COURT  
MONTGOMERY COUNTY, TEXAS



FILED FOR RECORD  
93 MAR -2 PM 1:52

Roy Harris  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

THE WOODLANDS  
VILLAGE OF  
COCHRANS CROSSING  
SECTION 45  
SHEET 2 OF 4



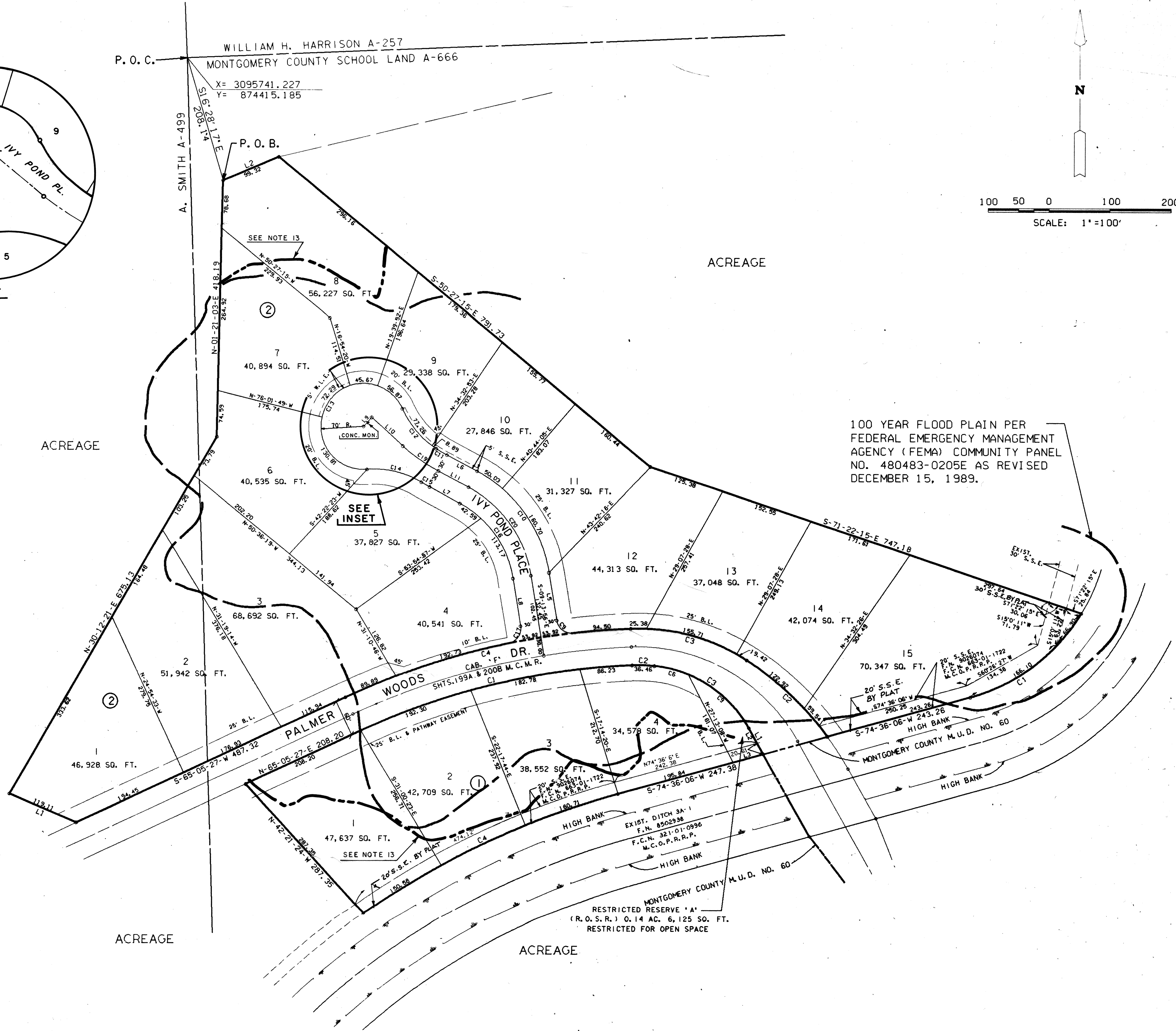
**INSET**  
N.T.S.

P. O. C. WILLIAM H. HARRISON A-257  
MONTGOMERY COUNTY SCHOOL LAND A-666

X= 3095741.227  
Y= 874415.185



100 50 0 100 200  
SCALE: 1"=100'



100 YEAR FLOOD PLAIN PER  
FEDERAL EMERGENCY MANAGEMENT  
AGENCY (FEMA) COMMUNITY PANEL  
NO. 480483-0205E AS REVISED  
DECEMBER 15, 1989.

File# 9310123 Cab. G Sheet 099A

THE WOODLANDS  
VILLAGE OF  
COCHRANS CROSSING  
SECTION 45  
SHEET 3 OF 4

### CURVE TABLE FOR BLOCK 1

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	1169.94	233.69	458.32	461.31	22° 35' 30"	N-76-23-12-E
2	270.00	18.26	36.43	36.46	07° 44' 13"	S-88-26-57-E
3	200.00	104.44	185.16	192.51	55° 06' 56"	S-57-00-22-E
4	1335.00	234.72	462.35	464.70	19° 56' 38"	S-64-37-47-W
5	1335.00	234.72	462.35	464.70	19° 56' 38"	N-64-37-47-E
6	200.00	29.02	57.43	57.63	16° 30' 35"	N-76-19-33-W
7	270.00	18.26	36.43	36.46	07° 44' 13"	N-88-26-57-W
8	1169.94	233.69	458.32	461.31	22° 35' 30"	S-76-23-12-W
9	200.00	70.12	132.33	134.88	38° 38' 21"	S-48-45-05-E

LINE TABLE		
LINE	BEARING	DISTANCE
1	S-29-25-54-E	48.57
2	S-29-25-54-E	48.57
3	S-74-36-06-W	51.54

### CURVE TABLE FOR BLOCK 2

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	310.00	122.31	227.55	233.00	43° 03' 53"	S-53-04-13-W
2	500.00	92.26	181.45	182.47	20° 54' 32"	N-47-02-59-W
3	330.00	103.46	197.44	200.51	34° 48' 48"	N-74-54-39-W
4	1229.94	245.67	481.83	484.96	22° 35' 30"	S-76-23-12-W
5	310.00	122.31	227.55	233.00	43° 03' 53"	S-53-04-13-W
6	500.00	92.26	181.45	182.47	20° 54' 32"	N-47-02-59-W
7	330.00	103.46	197.44	200.51	34° 48' 48"	N-74-54-39-W
8	1229.94	245.67	481.83	484.96	22° 35' 30"	S-76-23-12-W
9	25.00	23.93	34.57	38.17	87° 29' 17"	N-52-58-34-W
10	230.00	113.42	203.44	210.74	52° 29' 50"	N-35-28-51-W
11	270.00	10.95	20.69	20.69	04° 23' 29"	N-59-32-01-W
12	150.00	44.30	84.97	86.15	32° 54' 27"	N-40-53-03-W
13	70.00	*	114.57	305.63	250° 09' 51"	S-30-29-14-W
14	150.00	48.20	91.77	93.27	35° 37' 32"	S-76-46-56-E
15	330.00	7.95	15.90	15.90	02° 45' 37"	S-60-20-58-E
16	170.00	83.83	150.37	155.76	52° 29' 50"	S-35-28-51-E
17	25.00	23.93	34.57	38.17	87° 29' 18"	S-34-30-44-W
18	1229.94	245.67	481.83	484.96	22° 35' 30"	S-76-23-12-W
19	300.00	35.99	71.47	71.64	13° 40' 56"	S-54-53-18-E
20	200.00	98.62	176.91	183.25	52° 29' 50"	S-35-28-51-E

LINE TABLE		
LINE	BEARING	DISTANCE
1	N-66-35-46-W	119.11
2	N-66-57-47-E	99.32
3	N-01-21-03-E	78.68
4	N-66-57-47-E	99.32
5	N-09-13-56-W	78.66
6	N-61-43-46-W	56.33
7	S-61-43-46-E	56.33
8	S-09-13-56-E	78.66
9	N-41-57-10-E	20.00
10	S-48-02-50-E	68.76
11	S-61-43-46-E	56.33

- GENERAL NOTES
- 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.
  - B. L. INDICATES BUILDING LINES.
  - S. S. E. INDICATES SANITARY SEWER EASEMENT.
  - STM. S. E. INDICATES STORM SEWER EASEMENT. MAINTAIN DRAINAGE BENEATH FENCES (MIN. 5' SQ. FT.) AND AROUND OTHER OBSTRUCTIONS THAT WOULD OTHERWISE INTERRUPT THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - W. L. E. INDICATES WATER LINE EASEMENT.
  - U. E. INDICATES UTILITY EASEMENT.
  - ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
  - 1' ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR 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 OR SUCCESSORS.
  - 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.
  - ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
  - LOTS ADJACENT TO RESTRICTED OPEN SPACE RESERVES ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
  - R. O. S. R. INDICATES RESTRICTED OPEN SPACE RESERVE.
  - THIS LINE REPRESENTS AN ON THE GROUND SURVEY OF THE 100 YEAR BASE FLOOD ELEVATIONS, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 205E, DECEMBER 15, 1989, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND ADOPTED BY MONTGOMERY COUNTY, TEXAS. THE ELEVATIONS ARE BASED UPON U.S.G.S. MEAN SEA LEVEL INFORMATION.

### RESERVES

RESERVE	ACREAGE	SO. FT.	TYPE
A	0.14	6,125	RESTRICTED FOR OPEN SPACE USE ONLY
TOTAL	0.14	6,125	-----

File# 9310123 Cab. G Sheet 099B

THE WOODLANDS  
VILLAGE OF  
COCHRANS CROSSING  
SECTION 45  
SHEET 4 OF 4