

STATE OF TEXAS }  
COUNTY OF MONTGOMERY }

I, Roger L. Galatas, President of THE WOODLANDS CORPORATION, Owner (hereinafter referred to as "Owner") of the property subdivided in the above and foregoing map of THE WOODLANDS VILLAGE OF COCHRAN'S CROSSING, SECTION 54, 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 COCHRAN'S CROSSING, SECTION 54, located in the A. Smith Survey, Abstract 499 and in 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 myself, our successors and assigns to warrant and forever defend the title to the land so dedicated.

THIS is to certify that I, Roger L. Galatas, President of THE WOODLANDS CORPORATION, Owner of the property subdivided in the above foregoing map of THE WOODLANDS VILLAGE OF COCHRAN'S CROSSING, SECTION 54, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioner's 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, Owner does hereby dedicate forever to the public a strip, a minimum of land fifteen feet (15'-0") 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 any 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).

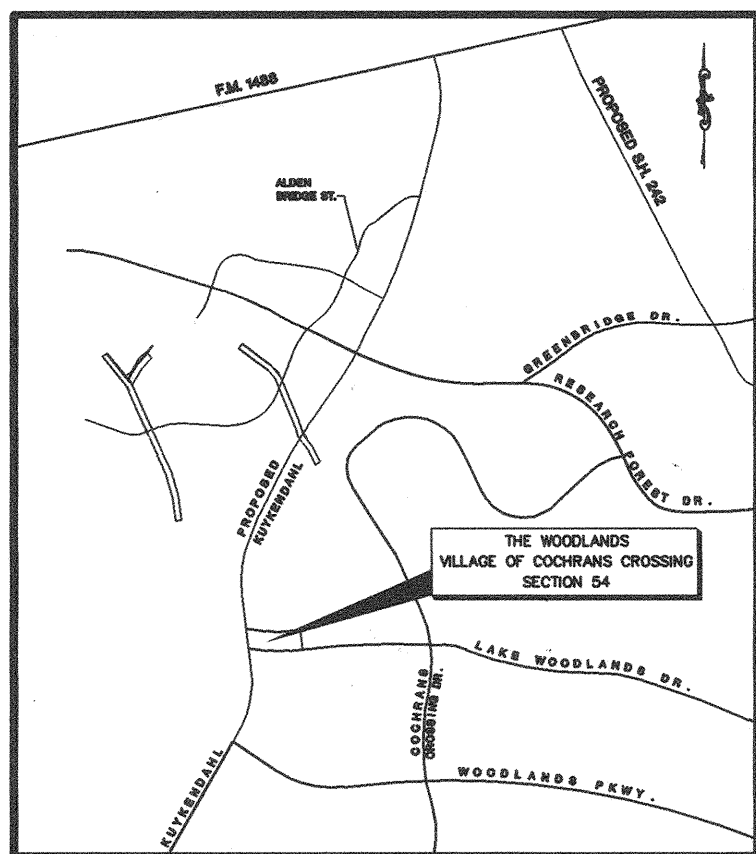
FURTHER, Owner does hereby declare that all parcels of land designated as lots on this plot are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

FURTHER, Owner does hereby certify that it is the owner of all property immediately adjacent to the boundaries of the above and foregoing plot of THE WOODLANDS VILLAGE OF COCHRAN'S CROSSING, SECTION 54 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plot and does hereby make and establish all building setback lines and dedications 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 this 21 day of April, 1997.

THE WOODLANDS CORPORATION

By: Roger L. Galatas  
Roger L. Galatas, President



VICINITY MAP  
SCALE N.T.S.

File # 9729884

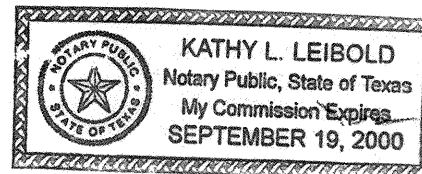
Cab. J Sheet 44

STATE OF TEXAS }  
COUNTY OF MONTGOMERY }

BEFORE ME, the undersigned authority, on this day personally appeared Roger L. Galatas, President of THE WOODLANDS CORPORATION, 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 set out, and as an act and deed of said corporation.

GIVEN under my hand and seal of office, this 21 day of April, 1997.

Kathy L. Leibold  
Notary Public in and for the State of Texas.  
My Commission Expires: 9-19-2000



This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plot and subdivision of THE WOODLANDS VILLAGE OF COCHRAN'S CROSSING, SECTION 54 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 plot this 2ND day of MAY, 1997.

M. Marvin Kotz  
M. Marvin Kotz, Chairman

Robert M. Litke  
Robert M. Litke, Secretary



I, J. D. Blanton, P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plot 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 plot of this subdivision complies with requirements for internal subdivision drainage as adopted by the 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  
Blanton, P. E.  
Montgomery County Engineer

I, John G. Davidson, am authorized 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 plot 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  
John G. Davidson  
Registered Professional Land Surveyor  
Texas Registration No. 1792



FILED FOR RECORD  
97 MAY 21 PH 2:29  
MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS  
DEPUTY

APPROVED by the Commissioners Court of Montgomery County, Texas, this 19th day of May, 1997.

Mike Meador William Purvis  
Commissioner, Precinct 1 Commissioner, Precinct 2

Alan B. Sadler  
County Judge

Ed Chance  
Commissioner, Precinct 3

Jim Simmons  
Commissioner, Precinct 4

I, Mark Turnbull, Clerk of the County Court of Montgomery County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on May 19, 1997, at 9:30 o'clock A.M., and duly recorded on May 19, 1997, at 2:29 o'clock P.M., in Cabinet 5, Sheet 44-45, 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.

Mark Turnbull, Clerk of the County Court  
Montgomery County, Texas.

By: Mark Turnbull  
Deputy



NOTES:

1. This survey has not been tied to the official City of Houston Survey monumentation system in accordance with Ordinance No. 69-1978, because a City survey marker has not been established within 2,000'.
2. B.L. indicates a building line  
U.E. indicates a utility easement  
STM. SWR. ESM'T. indicates a storm sewer easement  
W.L.E. indicates a water line easement  
S.S.E. indicates a sanitary sewer easement  
VOL., PG. indicates Volume, Page  
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  
Esm't. indicates Easement  
1'. Res. indicates a one foot reserve  
F.H.E. indicates a fire hydrant easement  
R.O.S.R. indicates a Restricted Open Space Reserve  
D.E. indicates a Drainage easement
3. 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.
4. All non-perimeter easements on property lines are centered unless otherwise noted.
5. All bearings are based on the Texas State Plane Coordinate System, South Central Zone.

# THE WOODLANDS VILLAGE OF COCHRAN'S CROSSING SECTION 54

A SUBDIVISION OF  
15.66 ACRES

3 BLOCKS - 40 LOTS  
& 3.27 AC. IN 7 RESERVES

OUT OF THE  
A. SMITH SURVEY, A-499 &  
MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-666  
MONTGOMERY COUNTY, TEXAS

OWNER: THE WOODLANDS CORPORATION  
THE WOODLANDS, TEXAS 77380

ENGINEER: PATE ENGINEERS, INC.  
13405 N.W. FRWY., SUITE 300 - HOUSTON, TEXAS 77040

JOB No. 319-010 MARCH 19, 1997  
SHEET 1 OF 2

