

**THE WOODLANDS
HARPER'S LANDING AT COLLEGE PARK SECTION 3**

A SUBDIVISION OF

56.39 ACRES

CONTAINING

**2 BLOCKS - 189 LOTS
& 8.47 AC. IN 7 RESERVES**

OUT OF THE RICHARD VINCE SURVEY, A-583

MONTGOMERY COUNTY, TEXAS

**OWNER: THE WOODLANDS LAND
DEVELOPMENT COMPANY, L.P.**

2201 TIMBERLOCH PLACE - THE WOODLANDS, TEXAS 77380

ENGINEER: PATE ENGINEERS, INC.

13405 N.W. FRWY., SUITE 300 - HOUSTON, TEXAS 77040

AUGUST 1998 JOB No. 319-035-00

SHEET 1 OF 4

File No. 99071240 Cab. M sheet 143

STATE OF TEXAS
COUNTY OF MONTGOMERY

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., acting herein by and through THE WOODLANDS OPERATING COMPANY, L.P. its authorized agent, acting herein by and through its President and Chief Executive Officer, Michael H. Richmond, owner (hereinafter referred to as "Owner") of the property subdivided in the above and foregoing map of THE WOODLANDS HARPER'S LANDING AT COLLEGE PARK, SECTION 3, do hereby make subdivision of said property for and on behalf of said THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as THE WOODLANDS HARPER'S LANDING AT COLLEGE PARK, SECTION 3 Located in the Richard Vince Survey, Abstract 583, in Montgomery County, Texas and on behalf of said THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.; 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 THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., acting herein by and through THE WOODLANDS OPERATING COMPANY, L.P. its authorized agent, acting herein by and through its President and Chief Executive Officer, Michael H. Richmond, Owner of the property subdivided in the above foregoing map of THE WOODLANDS HARPER'S LANDING AT COLLEGE PARK, SECTION 3, 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 use of 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 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 HARPER'S LANDING AT COLLEGE PARK, SECTION 3 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 OPERATING COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP acting in its capacity as authorized agent of THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, has caused these presents to be signed by Michael H. Richmond, its President and Chief Executive Officer, thereunto authorized, this the 21st day of July, 1999.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.,
A Texas Limited Partnership

By: THE WOODLANDS OPERATING COMPANY, L.P.
A Texas Limited Partnership
Its Authorized Agent

By: Michael H. Richmond
Name: Michael H. Richmond
Title: President and Chief Executive Officer

FILED FOR RECORD
99 AUG 26 AM 8:28

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

DEPUTY

File No. 99071240 Cab. M Sheet 144

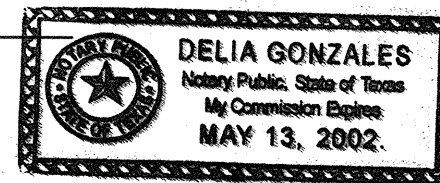
STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Michael H. Richmond, President and Chief Executive Officer of THE WOODLANDS OPERATING COMPANY, L.P., a Texas Limited Partnership, Authorized Agent of THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., a Texas Limited Partnership, 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 limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of July, 1999.

Delia Gonzales
Notary Public in and for the State of Texas.

My Commission expires:



I, Mark J. Mooney, P.E., 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 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.

Mark J. Mooney
Mark J. Mooney, 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 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
John G. Davidson
Registered Professional Land Surveyor
Texas Registration No. 1792
The Woodlands Land Development Company, L.P.

APPROVED by the Commissioners Court of Montgomery County, Texas, this 23 day of August, 1999.

Mike Meador
Mike Meador
Commissioner, Precinct 1

Malcolm Purvis
Malcolm Purvis
Commissioner, Precinct 2

Alan B. Sadler
Alan B. Sadler
County Judge

Ed Chance
Ed Chance
Commissioner, Precinct 3

Ed Rinehart
Ed Rinehart
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 August 23, 1999 at 9:30 o'clock A.M., and duly recorded on August 26, 1999 at 6:25 o'clock A.M., in Cabinet M, Sheet 143-146, 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
Mark Turnbull, Clerk of the County Court
Montgomery County, Texas.

By: Wade Bohuslaw
Deputy

On the 5 day of August, 1999,
this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

WITNESS the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas, this 5 day of August, 1999.

[Signature]
Chairman

Kimberly Loe
Secretary

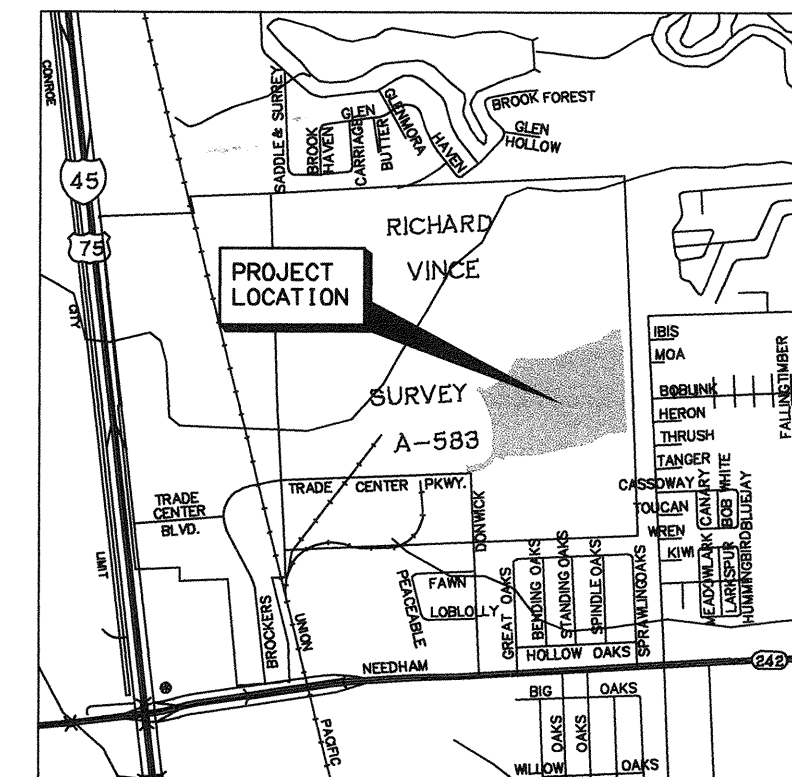
NOTES:

1. 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.R.P.R. indicates Montgomery County Real Property Records
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
F.H.E. indicates a fire hydrant easement
R.O.S.R. indicates a Restricted Open Space Reserve
D.E. indicates a Drainage easement

2. 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.

3. All non-perimeter easements on property lines are centered unless otherwise noted.

4. All bearings are based on the Texas State Plane Coordinate System, South Central Zone.

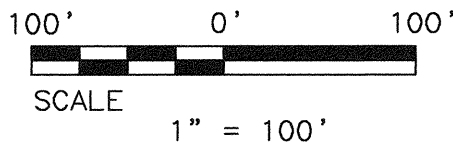


VICINITY MAP
1" = 1/2 mile

OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

THE WOODLANDS
HARPER'S LANDING
AT COLLEGE PARK
SECTION 3
SHEET 2 OF 4

100 YEAR FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48339C0535 F DATED: DECEMBER 19, 1996



ACREAGE THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P. M.C.O.P.R.P. FILE NO. 9747722

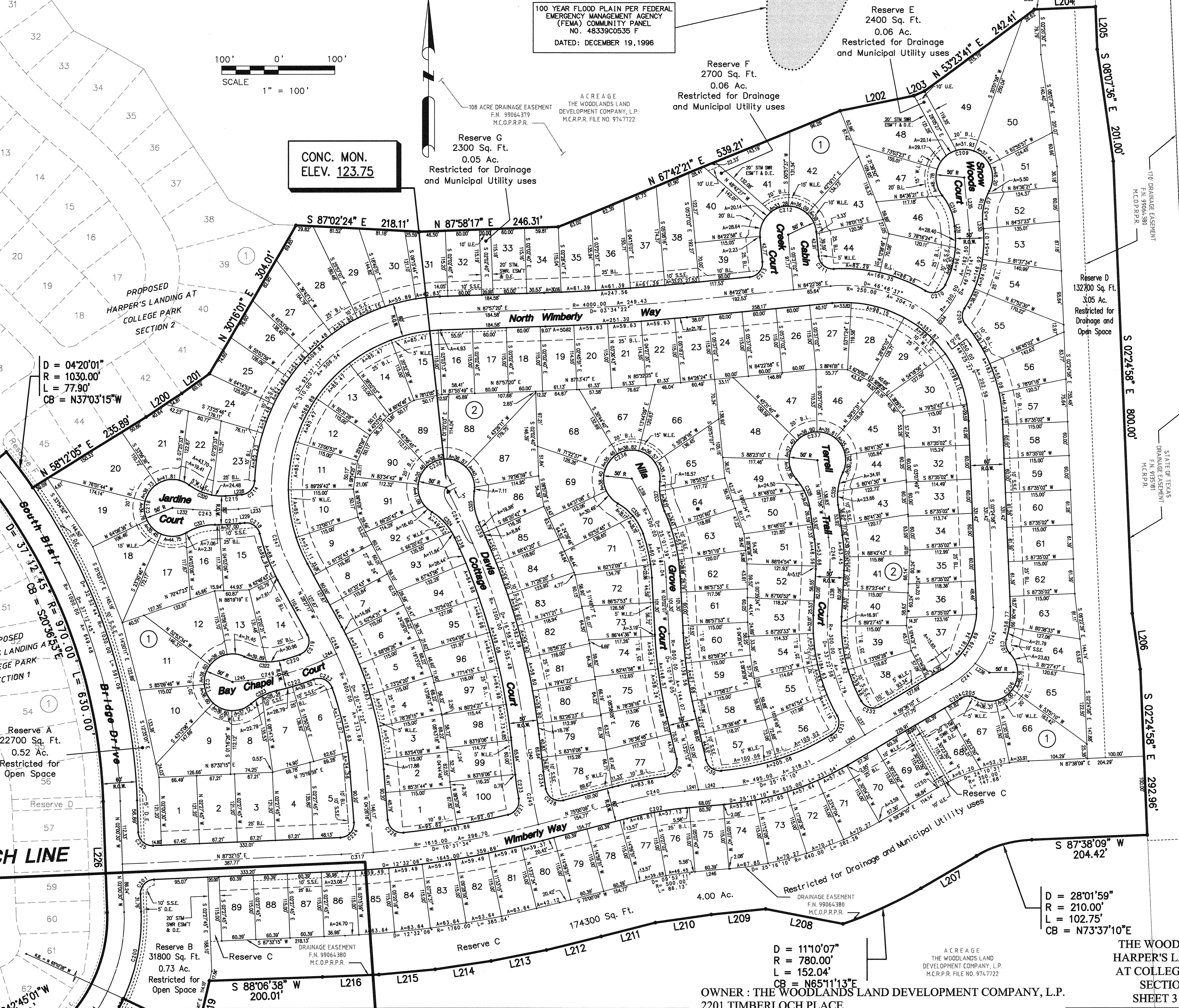
CONC. MON. ELEV. 123.75

Reserve G 2300 Sq. Ft. 0.05 Ac. Restricted for Drainage and Municipal Utility uses

Reserve F 2700 Sq. Ft. 0.06 Ac. Restricted for Drainage and Municipal Utility uses

Reserve E 2400 Sq. Ft. 0.06 Ac. Restricted for Drainage and Municipal Utility uses

Reserve D 132700 Sq. Ft. 3.05 Ac. Restricted for Drainage and Open Space



D = 04°20'01" R = 1030.00' L = 77.90' CB = N37°03'15"W

D = 37°32'45" R = 970.00' L = 630.00' CB = S03°35'55"E

D = 28°01'59" R = 210.00' L = 102.75' CB = N73°37'10"E

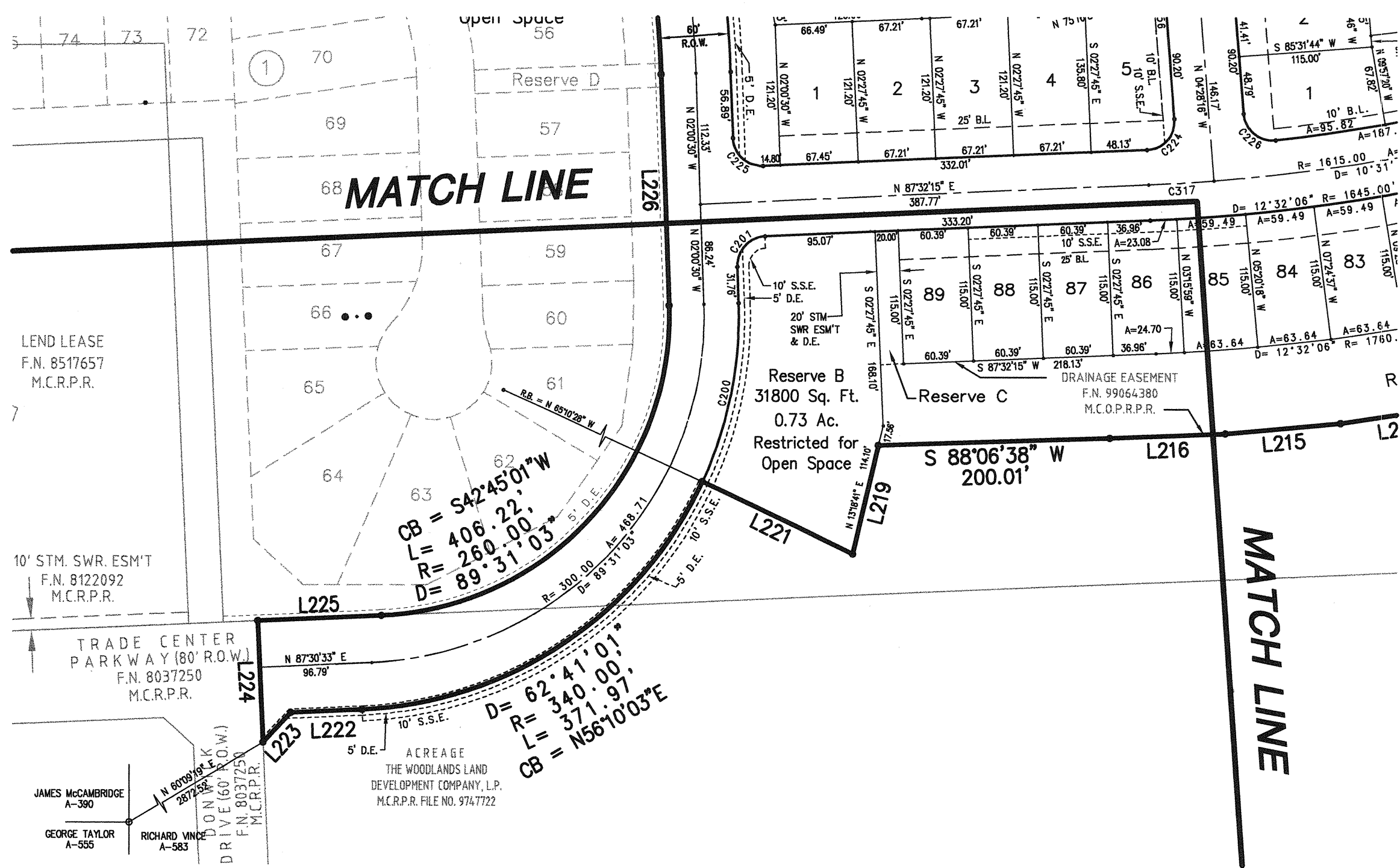
D = 11°10'07" R = 780.00' L = 152.04' CB = N65°11'13"E

OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P. 2201 TIMBERLOCH PLACE THE WOODLANDS, TEXAS 77380

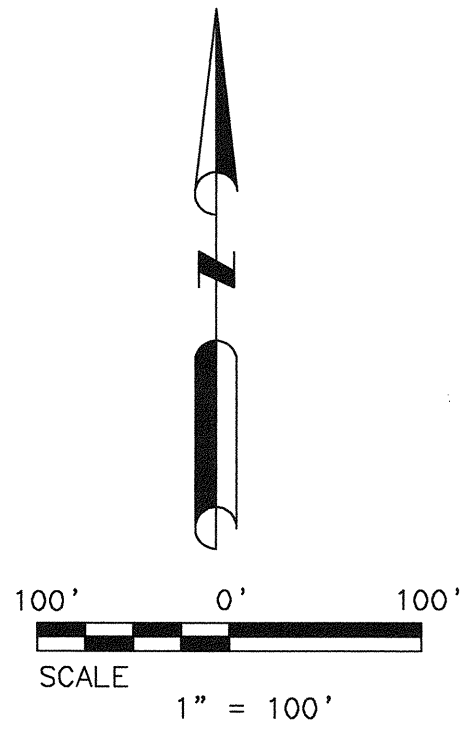
File No. 99071240 Cab. M Sheet 145

PATE ENGINEERS

THE WOODLANDS HARPER'S LANDING AT COLLEGE PARK SECTION 3 SHEET 3 OF 4



NUMBER	Bearing	Distance	NUMBER	Bearing	Distance
C200	26°50'02"	340.00	L200	N 56°45'14" E	75.45'
C201	89°32'45"	25.00	L201	N 54°03'26" E	60.19'
C202	09°52'11"	615.00	L202	N 78°12'18" E	133.16'
C204	00°52'37"	180.00	L203	N 67°12'59" E	20.09'
C205	60°20'58"	25.00	L204	N 87°39'30" E	108.08'
C206	163°07'51"	50.00	L205	S 02°20'30" E	34.73'
C207	60°20'58"	25.00	L206	S 08°05'02" E	100.37'
C208	72°01'40"	25.00	L207	S 59°36'10" W	114.14'
C209	247°06'53"	50.00	L208	N 79°00'16" W	139.33'
C210	94°25'19"	25.00	L209	S 84°09'52" W	98.76'
C211	88°14'29"	25.00	L210	S 81°51'50" W	99.85'
C212	180°00'00"	90.00	L211	S 75°34'51" W	99.11'
C213	90°00'00"	25.00	L212	S 75°32'56" W	99.89'
C214	82°07'35"	25.00	L213	S 78°31'08" W	99.97'
C215	02°48'31"	425.00	L214	S 81°38'25" W	99.97'
C216	246°37'11"	50.00	L215	S 84°45'49" W	99.97'
C217	05°18'53"	475.00	L216	S 87°36'03" W	99.99'
C218	82°07'35"	25.00	L219	S 13°18'41" W	98.54'
C219	96°19'33"	25.00	L221	N 84°16'04" W	144.25'
C220	04°37'20"	375.00	L222	S 87°30'33" W	61.77'
C221	246°21'03"	50.00	L223	S 42°32'00" W	35.37'
C222	09°12'35"	425.00	L224	N 02°29'27" W	105.00'
C223	91°27'49"	25.00	L225	N 82°30'33" E	106.79'
C224	92°00'31"	25.00	L226	N 02°00'30" W	188.49'
C225	90°27'15"	25.00	L227	N 50°46'45" E	60.00'
C226	92°01'14"	25.00	L228	S 84°20'02" W	8.44'
C227	86°22'00"	25.00	L229	N 84°20'02" E	8.44'
C228	96°00'39"	25.00	L230	S 05°23'39" E	9.31'
C229	95°28'26"	25.00	L231	N 05°23'39" W	9.31'
C230	81°46'28"	25.00	L232	S 85°23'59" E	36.43'
C231	89°09'59"	25.00	L233	N 84°20'02" E	60.00'
C232	91°10'01"	25.00	L234	N 41°09'35" E	11.67'
C233	02°58'07"	822.94	L235	N 05°23'39" W	92.23'
C234	02°18'18"	772.94	L236	S 86°23'21" E	30.19'
C235	247°03'45"	50.00	L237	N 30°23'50" W	49.91'
C236	246°31'41"	50.00	L238	N 02°09'08" E	82.08'
C237	247°06'53"	50.00	L239	N 28°03'47" W	54.63'
C238	00°45'14"	1686.63	L240	N 06°40'54" W	65.64'
C239	00°57'44"	1716.63	L241	N 84°32'20" E	24.75'
C240	09°52'11"	645.00	L242	N 84°32'20" E	43.30'
C241	21°18'35"	150.00	L243	N 59°36'10" E	52.16'
C242	40°42'33"	150.00	L244	S 65°07'22" W	28.18'
C243	10°15'59"	450.00	L245	S 84°36'41" W	27.77'
C244	03°40'21"	1691.63	L246	N 84°32'20" E	68.05'
C245	06°38'27"	797.94	L247	N 59°36'10" E	2.20'
C246	11°11'58"	300.00			
C247	22°47'19"	310.00			
C248	03°34'36"	800.00			
C249	19°29'19"	400.00			
C250	00°34'51"	350.00			
C317	02°00'31"	1615.00			
C318	33°33'26"	100.00			
C319	33°33'26"	100.00			
C320	39°03'53"	100.00			
C321	30°03'39"	100.00			
C322	40°35'37"	100.00			
C323	29°17'51"	100.00			
C324	35°02'41"	100.00			
C325	32°13'35"	100.00			
C326	40°38'15"	100.00			
C327	30°14'55"	100.00			
C328	33°33'26"	100.00			
C329	33°33'26"	100.00			



- NOTES:
1. A 5-foot side lot building setback and 10-foot rear lot building setback is hereby established for all lots and buildable reserves included in the plat boundary, unless otherwise indicated.
 2. All plat boundary corners are marked by set 5/8-inch iron rods.
 3. Curves are tangent to adjoining lines, unless otherwise indicated by radial bearing call.
 4. Concrete benchmark consists of a three-inch brass disk set in a concrete column six inches in diameter, three feet deep, and buried flush with the ground inside dedicated right-of-way but not within pavement.

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THE WOODLANDS, TEXAS 77380

THE WOODLANDS
HARPER'S LANDING
AT COLLEGE PARK
SECTION 3
SHEET 4 OF 4

File No. 99071240 Cab. M Sheet 146