

RP-2016-317169

7/20/2016 hceplp1 110.00

FILED

7/20/2016 3:36 PM

Stan Stanart  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF HARRIS

WE, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH TIM WELBES, AUTHORIZED REPRESENTATIVE OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 21.701 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS CREEKSIDE PARK WEST SEC 38, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY 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), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBTSTRUCTED 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 SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBTSTRUCTED 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 EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15'0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, TIM WELBES, THIS 20th DAY OF February, 2016.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.  
A TEXAS LIMITED PARTNERSHIP

BY: Tim Welbes  
TIM WELBES, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM WELBES, AUTHORIZED REPRESENTATIVE 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 STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF February, 2016.

Marie L. Bobelawski  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

I, STEPHEN P. MATOVICH, 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 ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

Stephen P. Matovich, 2-5-16  
STEPHEN P. MATOVICH, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5347



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS CREEKSIDE PARK WEST SEC 38 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 13 DAY OF May, 2016.

BY: Mark A. Kilkenny  
MARK A. KILKENNY, CHAIR  
OR M. SONNY GARZA, VICE-CHAIR



BY: Patrick Walsh  
PATRICK WALSH, P.E., SECRETARY

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

John R. Blount  
JOHN R. BLOUNT, P.E., LEED AP  
COUNTY ENGINEER

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON July 19, 2016 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

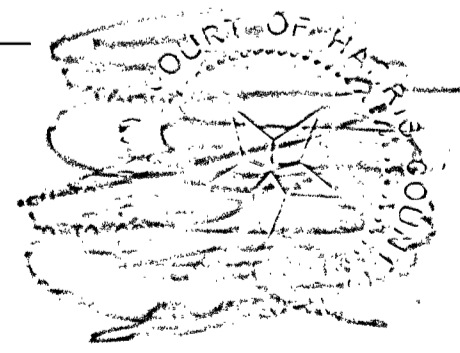
BY: Debra Z. Murray  
DEPUTY

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON July 20, 2016 AT 2:30 O'CLOCK P. M., AND DULY RECORDED ON July 20, 2016 AT 8:44 O'CLOCK A. M., AND AT FILM CODE NO. 028305 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

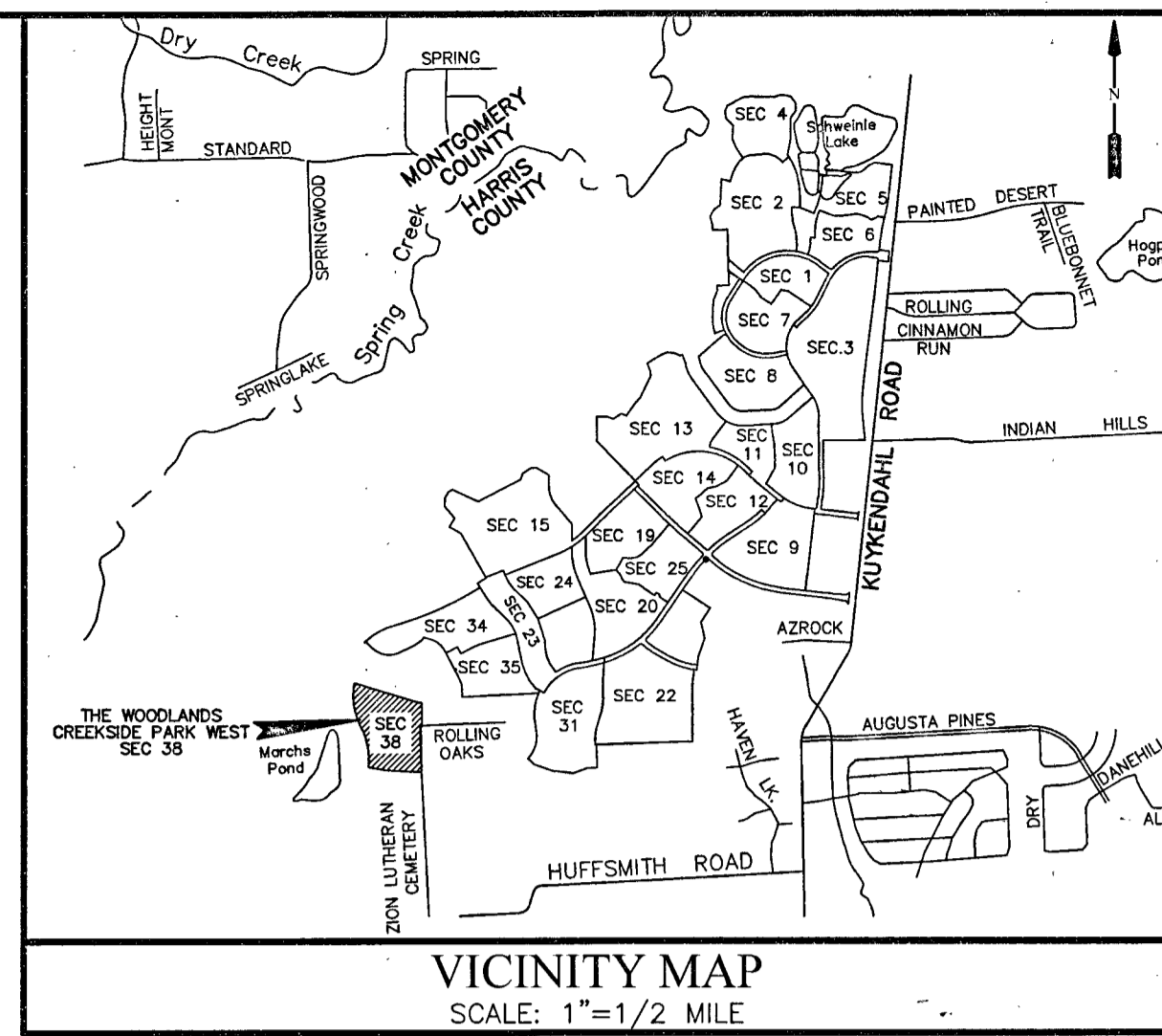
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: Edwina V. Mack  
DEPUTY EDWINA V. MACK



UNOFFICIAL COPY



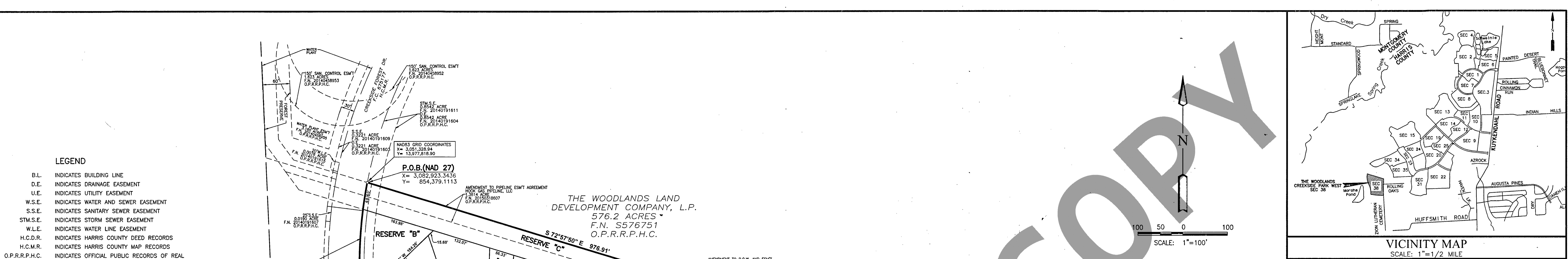
VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP 2490, 249U

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 678903  
THE WOODLANDS CREEKSIDE PARK WEST  
SEC 38  
THIS IS PAGE 1 OF 3 PAGES  
SCANNER Context IQ4400  
KEY MAP

THE WOODLANDS  
CREEKSIDE PARK WEST SEC 38  
A SUBDIVISION OF 21.701 ACRES OF LAND SITUATED IN THE GEORGE GALBRAITH SURVEY, ABSTRACT 22, HARRIS COUNTY, TEXAS.  
49 LOTS 5 RESERVES (5.560 ACRES) 2 BLOCKS  
FEBRUARY 2, 2016 JOB NO. 0472-8038-310

OWNER:  
THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.  
A TEXAS LIMITED PARTNERSHIP  
TIM WELBES, AUTHORIZED REPRESENTATIVE  
1790 HUGHES LANDING BOULEVARD, SUITE 600, THE WOODLANDS, TEXAS 77380  
PH. (281) 719-6100

ENGINEER:  
LJA Engineering, Inc.  
2929 Briarpark Drive Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386



VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP 2490, 249U

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - D.E. INDICATES DRAINAGE EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - W.S.E. INDICATES WATER AND SEWER EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
  - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
  - O.P.R.R.P.H.C. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - P.A.E. INDICATES PERMANENT ACCESS EASEMENT
  - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
  - R.O.W. INDICATES RIGHT-OF-WAY
  - A.E. INDICATES ACCESS EASEMENT
  - F.H. FIRE HYDRANT
  - VOL. INDICATES VOLUME
  - PG. INDICATES PAGE
  - PVT. INDICATES PRIVATE
  - RES. INDICATES RESERVE
  - INDICATES STREET NAME CHANGE
  - F.C. INDICATES FILM CODE

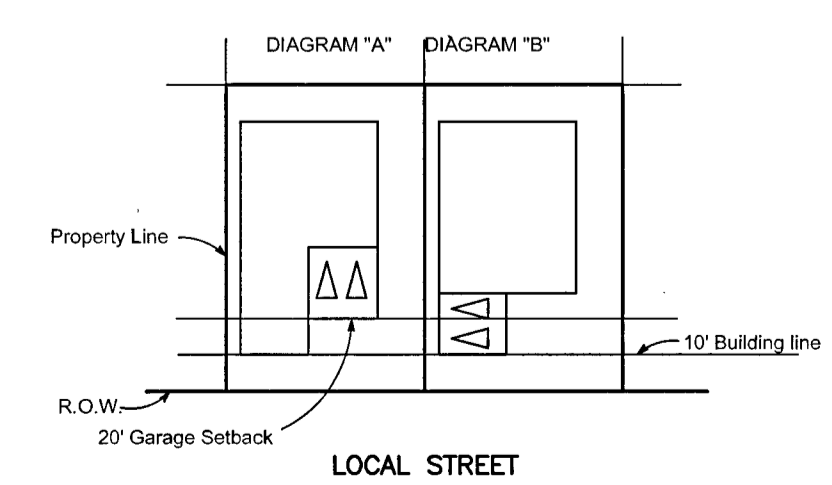
BURROUGHS  
COUNTY OF HARRIS  
151.736 ACRES  
F.N. J665363  
O.P.R.R.P.H.C.



- NOTES:**
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  - ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999962773.
  - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
  - THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE".
  - THREE FOURTHS (3/4) INCH IRON RODS THREE FEET (3') IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT:
    - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
    - PROHIBITS ANY PROPERTY ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
  - ALL LOTS WITHIN THIS SUBDIVISION ARE:
    - RESTRICTED TO A 20 FOOT CARPORT OR GARAGE SETBACK WHEN THE FACE IS PARALLEL TO THE STREET. THE REMAINDER OF THE STRUCTURE SHALL BE RESTRICTED TO A 10 FOOT BUILDING LINE (SEE DIAGRAM "A").
    - RESTRICTED TO A 10 FOOT FRONT BUILDING LINE WHEN THE FACE OF ANY CARPORT OR GARAGE IS PERPENDICULAR TO THE STREET (SEE DIAGRAM "B").
  - ANY NEW DEVELOPMENT WITHIN THIS SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.

| RESERVE | ACREAGE | SQ.FT.  | TYPE  |
|---------|---------|---------|---|
| A       | 0.425   | 18,527  | RESTRICTED TO OPEN SPACE/LANDSCAPE/DRAINAGE/UTILITIES |
| B       | 0.730   | 31,789  | RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES          |
| C       | 2.869   | 124,988 | RESTRICTED TO OPEN SPACE/LANDSCAPE/DRAINAGE/UTILITIES |
| D       | 0.234   | 10,204  | RESTRICTED TO OPEN SPACE/LANDSCAPE/DRAINAGE/UTILITIES |
| E       | 1.302   | 56,732  | RESTRICTED TO OPEN SPACE/LANDSCAPE/DRAINAGE/UTILITIES |
| TOTAL   | 5.560   | 242,240 |   |

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 678904  
THE WOODLANDS CREEKSIDE PARK WEST  
SEC 38  
THIS IS PAGE 2 OF 3 PAGES  
SCANNER Context IQ4400  
KEY MAP



AS TO THE LOT TYPE, ANY LOTS WITH A 10' WLE SHALL HAVE A MINIMUM 15' FRONT BL. ANY LOTS WITH A 15' WLE SHALL HAVE A MINIMUM 20' FRONT BL. PER CHAPTER 42.156, ALL LOTS SHALL HAVE A 10' SIDE LOT BL FOR LOTS ADJACENT TO A COLLECTOR OR LOCAL STREET.

**CURVE TABLE**

| CURVE | RADIUS   | DELTA      | ARC     | CHORD   | CHORD BEARING |
|-------|----------|------------|---------|---------|---------------|
| C1    | 25.00'   | 89°40'50"  | 39.13'  | 35.26'  | S 43°09'30" W |
| C2    | 115.00'  | 5°46'00"   | 117.28' | 117.20' | N 89°07'03" W |
| C3    | 800.00'  | 7°06'21"   | 99.22'  | 99.15'  | N 82°40'53" W |
| C4    | 800.00'  | 4°35'46"   | 64.17'  | 64.16'  | N 81°25'35" W |
| C5    | 25.00'   | 88°28'23"  | 38.58'  | 34.87'  | N 39°30'47" W |
| C6    | 1035.00' | 29°08'46"  | 526.50' | 520.84' | N 09°52'29" W |
| C7    | 985.00'  | 35°18'24"  | 594.65' | 585.29' | N 06°47'39" W |
| C8    | 500.00'  | 4°00'48"   | 35.02'  | 35.02'  | N 70°48'59" E |
| C9    | 125.00'  | 131°01'15" | 285.84' | 227.51' | N 41°13'33" E |
| C10   | 200.00'  | 71°16'52"  | 248.82' | 233.08' | S 37°19'24" E |
| C11   | 100.00'  | 95°26'55"  | 166.59' | 147.86' | S 46°02'30" W |
| C12   | 80.00'   | 79°58'46"  | 115.63' | 102.79' | N 48°15'40" W |
| C13   | 666.00'  | 17°41'48"  | 205.70' | 204.89' | N 15°08'10" W |
| C14   | 25.00'   | 86°29'04"  | 37.74'  | 34.25'  | S 63°56'05" E |
| C15   | 460.00'  | 4°00'48"   | 32.22'  | 32.22'  | N 70°48'59" E |
| C16   | 25.00'   | 92°47'40"  | 40.49'  | 36.21'  | N 22°24'45" E |
| C17   | 150.00'  | 41°48'25"  | 109.45' | 107.04' | N 03°04'52" W |
| C18   | 25.00'   | 64°37'33"  | 28.20'  | 26.73'  | N 14°29'21" W |
| C19   | 50.00'   | 180°00'00" | 157.00' | 100.00' | N 43°11'58" E |
| C20   | 25.00'   | 64°37'33"  | 28.20'  | 26.73'  | S 79°06'44" E |
| C21   | 150.00'  | 38°27'36"  | 100.69' | 98.81'  | N 87°48'23" E |
| C22   | 225.00'  | 71°16'52"  | 279.92' | 262.21' | S 37°19'24" E |
| C23   | 125.00'  | 95°26'55"  | 208.24' | 184.98' | S 46°02'30" W |
| C24   | 105.00'  | 79°58'46"  | 146.51' | 134.91' | N 48°15'40" W |
| C25   | 641.00'  | 8°50'43"   | 95.96'  | 98.86'  | N 10°42'38" W |
| C26   | 25.00'   | 96°03'26"  | 45.91'  | 37.17'  | N 63°09'42" W |
| C27   | 840.00'  | 4°00'48"   | 37.83'  | 37.82'  | S 70°48'59" W |
| C28   | 25.00'   | 86°29'04"  | 37.74'  | 34.25'  | S 29°34'52" W |
| C29   | 100.00'  | 131°01'15" | 228.67' | 182.01' | N 41°13'33" E |
| C30   | 175.00'  | 71°16'52"  | 217.72' | 203.84' | S 37°19'24" E |
| C31   | 75.00'   | 95°26'55"  | 124.94' | 110.99' | S 46°02'30" W |
| C32   | 55.00'   | 79°58'46"  | 76.74'  | 70.67'  | N 48°15'40" W |
| C33   | 691.00'  | 17°41'48"  | 213.47' | 212.58' | N 15°08'10" W |

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 67°24'52" E | 30.09'   |
| L2   | S 87°53'36" W | 30.00'   |
| L3   | N 79°07'42" W | 57.79'   |
| L4   | N 84°32'28" W | 43.30'   |
| L5   | N 24°26'52" W | 102.39'  |
| L6   | N 72°49'24" E | 66.20'   |
| L7   | N 72°49'24" E | 8.19'    |
| L8   | N 68°48'35" E | 73.25'   |
| L9   | N 46°48'02" E | 60.22'   |
| L10  | S 46°48'02" E | 60.22'   |
| L11  | S 68°48'35" W | 72.25'   |
| L12  | S 72°49'24" W | 8.19'    |
| L13  | S 04°15'50" E | 38.89'   |
| L14  | S 09°25'51" E | 69.71'   |
| L15  | S 13°10'44" E | 68.21'   |
| L16  | S 42°03'42" W | 27.18'   |
| L17  | N 19°52'03" W | 50.92'   |
| L18  | S 09°25'08" E | 63.78'   |
| L19  | N 06°17'16" W | 65.08'   |
| L20  | S 04°39'47" E | 55.11'   |
| L21  | N 78°59'54" E | 73.87'   |
| L22  | N 68°00'56" E | 49.24'   |

**THE WOODLANDS  
CREEKSIDE PARK WEST SEC 38**  
A SUBDIVISION OF 21.701 ACRES OF LAND SITUATED IN THE GEORGE GALBRAITH SURVEY, ABSTRACT 22, HARRIS COUNTY, TEXAS.  
49 LOTS 5 RESERVES (5.560 ACRES) 2 BLOCKS  
FEBRUARY 2, 2016 JOB NO. 0472-8038-310

OWNER:  
**THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.**  
A TEXAS LIMITED PARTNERSHIP  
TIM WELBES, AUTHORIZED REPRESENTATIVE  
1790 HUGHES LANDING BOULEVARD, SUITE 600, THE WOODLANDS, TEXAS 77380  
PH. (281) 719-6100

ENGINEER:  
**LJA Engineering, Inc.**  
2929 Briarpark Drive Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5028 FRN - F-1386

TAX CERTIFICATE



MIKE SULLIVAN  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON, SUITE 100  
HOUSTON, TEXAS 77002

Issued To:  
WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

Legal Description  
TRS 1 2 11 12 13 16 17 17A 18  
19 19A 19B 20 20A & 20B  
ABST 22 G GALBRAITH

Parcel Address: 0 ZION LUTHERAN CEMETERY RD  
Legal Acres: 636.8172

Account Number: 040-222-000-0001

Certificate No: 12063958  
Certificate Fee: \$10.00

Print Date: 04/07/2016  
Paid Date:  
Issue Date: 04/07/2016  
Operator ID: CVASQUEZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. ALL TAXES ARE PAID IN FULL.

Exemptions:

TIMBER

Certified Owner:

WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

Certified Tax Unit(s):

40 Harris County  
41 Harris County Flood Control Dist  
42 Port of Houston Authority  
43 Harris County Hospital District  
44 Harris County Dept. of Education  
45 Lone Star College System  
666 Emergency Service Dist #11 (E.M.S.)

2015 Value: 6,829,367  
2015 Levy: \$20,651.63  
2015 Levy Balance: \$0.00  
Prior Year Levy Balance: \$0.00  
Total Levy Due: \$0.00  
P&I + Attorney Fee: \$0.00  
Total Amount Due: \$0.00

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 678905

THE WOODLANDS CREEKSIDE PARK WEST  
SEC 38

THIS IS PAGE 3 OF 3 PAGES

SCANNER Context IQ4400

Reference (GF) No: N/A

Issued By:  
MIKE SULLIVAN  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.80

TAX CERTIFICATE FOR ACCOUNT: 0402220000001  
AD NUMBER: 0402220000001  
GF NUMBER:  
CERTIFICATE NO: 2108145  
COLLECTING AGENCY  
Brian Ludwig  
PO Box 276  
Tomball TX 77377-0276

DATE: 6/22/2016  
FEE: \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

TRS 1 2 11 12 13 16 17 17A 181  
9 19A 19B 20 20A & 20B ABST 22  
G GALBRAITH

0000000 ZION LUTHERAN CEMETERY RD  
636.817 ACRES

PROPERTY OWNER

WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING TX 773875050

REQUESTED BY  
LJA ENGINEERING  
2929 BRIARPARK  
TX 77042

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TOMBALL ISD TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

| CURRENT VALUES   |                |                |      |      |         |      |            |
|------------------|----------------|----------------|------|------|---------|------|------------|
| LAND MKT VALUE:  | 2,731,519      | IMPROVEMENT:   | 0    |      |         |      |            |
| AG LAND VALUE:   | 4,097,848      | DEF HOMESTEAD: | 0    |      |         |      |            |
| APPRAISED VALUE: | 6,829,367      | LIMITED VALUE: | 0    |      |         |      |            |
| EXEMPTIONS:      | Timber         |                |      |      |         |      |            |
| LAWSUITS:        |                |                |      |      |         |      |            |
| YEAR             | TAX UNIT       | LEVY           | PEN  | INT  | DEF INT | ATTY | AMOUNT DUE |
| 2015             | TOMBALL I.S.D. | 0.00           | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2015 SUB TOTAL   |                |                |      |      |         |      | \$0.00     |

TOTAL CERTIFIED TAX DUE 6/2016: \$ 0.00

ISSUED TO: LJA ENGINEERING  
ACCOUNT NUMBER: 0402220000001

CERTIFIED BY: *[Signature]* TOMBALL I.S.D.

This is a statement from the Tax Collector of Tomball I.S.D., indicating that the taxes to be imposed by Tomball Independent School District for the 2016 tax year have not been calculated as of the above date.

TAX CERTIFICATE



TAMMY J. MCRAE  
MONTGOMERY COUNTY TAX ASSESSOR/ COLLECTOR  
400 N. SAN JACINTO  
CONROE, TX 77301-2823

Issued To:  
WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

Legal Description  
TRS 1 2 11 12 13 16 17 17A 18  
19 19A 19B 20 20A & 20B  
ABST 22 G GALBRAITH

Parcel Address: 0 ZION LUTHERAN CEMETERY RD  
Legal Acres: 636.8172

Account Number: 00.0402.22.0000001

Certificate No: 229975786  
Certificate Fee: \$10.00

Print Date: 03/21/2016  
Paid Date: 03/21/2016  
Issue Date: 03/21/2016  
Operator ID: EMAS7

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. TAXES THRU 2015 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2016.

Exemptions:

TIMBER LAND

Certified Owner:

WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

Certified Tax Unit(s):

313 THE WOODLANDS TOWNSHIP

2015 Value: 6,829,367  
2015 Levy: \$6,282.49  
2015 Levy Balance: \$0.00  
Prior Year Levy Balance: \$0.00  
Total Levy Due: \$0.00  
P&I + Attorney Fee: \$0.00  
Total Amount Due: \$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE (TAX ROLL SECTION 31.08(B)). DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By:  
TAMMY J. MCRAE  
MONTGOMERY COUNTY TAX ASSESSOR/ COLLECTOR  
(936) 539-7897

53.1.80

TAX CERTIFICATE  
NO: 924

Page: 1

Collecting Office: HARRIS-MONTGOMERY COUNTIES MUD 386  
TIM SPENCER, TAX ASSESSOR-COLLECTOR  
822 WEST PASADENA BLVD  
DEER PARK, TX 77536-5749

Collecting Taxes For: HARRIS-MONTGOMERY COUNTIES MUD #386

PROPERTY OWNER  
WOODLANDS LAND DEV CO LP  
PO BOX 5050  
SPRING, TX 77387-5050

PROPERTY DESCRIPTION  
ZION LUTHERAN CEMETERY 0000000  
TRS 1 2 11 12 13 16 17 17A 18  
19 19A 19B 20 20A & 20B  
ABST 22 G GALBRAITH

ACRES: 8.4060

STATUS: M  
Property Account Number: 0000057831

PIDN: 0402220000001

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

| Year | Taxing | Type | Base Tax Due | Delinquent Taxes,<br>Penalties & Interest |
|------|--------|------|--------------|---|
|------|--------|------|--------------|---|

TOTAL DELINQUENT: \$ 0.00

\*\*\*\*\* CURRENT YEAR TAXES \*\*\*\*\*

| YEAR          | ENTITY | TYPE | NET VALUE | BASE LEVY | AMOUNT PAID | AMOUNT DUE |
|---------------|--------|------|-----------|-----------|-------------|------------|
| 2015          | 386    |      | 36,056    | 167.66    | 167.66      | 0.00       |
| TOTAL DUE: \$ |        |      |           |           |             | 0.00       |

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Signature Of Authorized Officer

JUNE 21, 2016  
Date of Tax Certificate