

RP-2017-206180  
 5/11/2017 hecp1 60.00  
 FILED  
 5/11/2017 1:13 PM  
 Stan Stant  
 COUNTY CLERK

STATE OF TEXAS §  
 COUNTY OF HARRIS §  
 We, The Woodlands Land Development Company, L.P., a Texas Limited Partnership, acting by and through Alex Sutton, authorized representative of the Woodlands Land Development Company, LP a Texas Limited Partnership owner hereinafter referred to as Owners (whether one or more) of the 14.40 acre tract described in the above and foregoing map of The Woodlands Creekside Park Village Center Sec 7, do hereby make and establish subdivision and development plan 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 streets, or permanent access easements), 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 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 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 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 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 the 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 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 feet (15' 0") wide on each side of the center line of any and all bays, creeks, gulches, 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, Alex Sutton on this 7 day of February 2017.

The Woodlands Land Development Company, L.P.  
 a Texas Limited Partnership.  
 By: Alex Sutton  
 Authorized Representative

STATE OF TEXAS  
 COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Alex Sutton, 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 limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of February 2017.

ANGELA LYNN RHODES  
 Notary Public, State of Texas  
 Commission Expires 04/09/2018  
 History ID 1277747-8

Printed Name: Angela Rhodes  
 Notary Public in and for the State of Texas  
 My Commission Expires: 4/9/18

LINE	BEARING	DISTANCE
L1	N33°24'04"W	95.17'
L2	N33°59'39"E	18.40'
L3	N88°14'25"E	903.39'
L4	S01°37'31"E	134.53'
L5	S87°52'33"W	11.00'
L6	N33°05'42"E	34.29'
L7	N88°14'25"E	669.47'
L8	N76°52'29"E	92.57'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	533.82'	1036.00'	29°31'23"	S18°38'17"E	527.94'
C2	261.56'	1164.00'	12°52'29"	N26°57'50"W	261.01'
C3	65.42'	330.00'	11°21'30"	S82°33'39"W	65.31'
C4	53.08'	270.00'	11°15'53"	N82°30'25"W	53.00'

I, Stan Stant, 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 May 09, 2017 by an order entered into the minutes of the court.

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 Village Center, Sec 7, 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 8th day of March 2017.

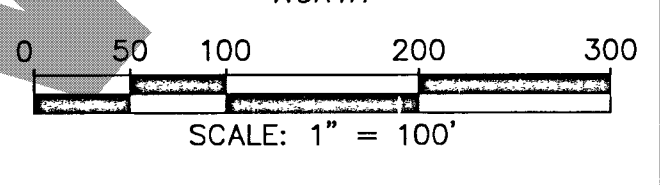
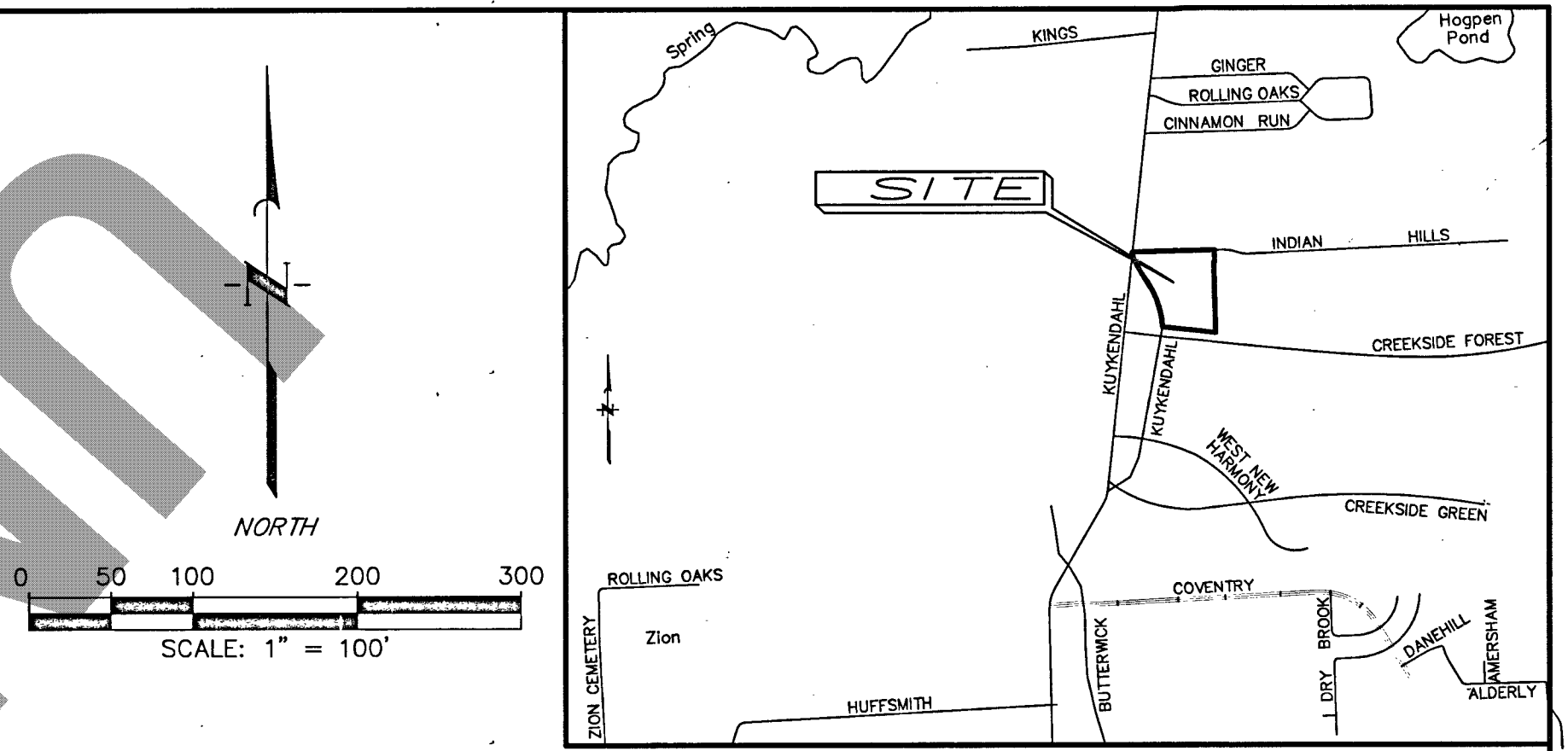
By: Martha L. Steff or M. Sonny Garcia  
 Chair  
 By: Patrick Walsh, P.E.  
 Secretary

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.

By: Stephen P. Matovich  
 Stephen P. Matovich  
 Texas Registration No. 5347

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.

By: John R. Blount, P.E., LEED AP  
 County Engineer



VICINITY MAP (N.T.S.) KEY MAP- 250N

LEGEND

CF No.	CLERK'S FILE NUMBER
DE	DRAINAGE EASEMENT
FC No.	FILM CODE NUMBER
HCRRP	HARRIS COUNTY MAP RECORDS
HCMR	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
IR	HOUSTON LIGHTING & POWER
HL&P	POINT OF BEGINNING
IR	IRON ROD
POB	POINT OF BEGINNING
STM SE	STORM SEWER EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATERLINE EASEMENT
RCOSR	RESTRICTED COMPENSATING OPEN SPACE RESERVE
UE	UTILITY EASEMENT

- GENERAL NOTES:
- Bearings shown hereon are based on the 1927 Texas State Plane Coordinate System, Lambert Projection South Central Zone.
  - The Grid Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone and may be brought to the surface by applying the following combined scale factor: 0.999962773.
  - Unless otherwise indicated, the building lines (BL), 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.
  - 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."
  - Absent written authorization by the affected utilities, all utility easements 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 lot 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.
  - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
  - Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and the Harris County Engineering Department.
  - Tract subject to Restrictive Covenants recorded in Clerk's File Numbers V691732, 20120578610, 20120581187, RP-2016-100873, RP-2017-6277, RP-2017-6722 and RP-2017-7001 all of the Harris County Official Public Records of Real Property.

OFFICE OF STAN STANT  
 COUNTY CLERK, HARRIS COUNTY, TEXAS  
 MAP RECORDS OF COUNTY CLERK  
 FILM CODE 68152  
 WOODLANDS CREEKSIDE PARK VILLAGE CENTER SEC 7  
 THIS IS PAGE 1 OF 2 PAGES  
 SCANNER Context IQ4400  
 KEY MAP

**THE WOODLANDS CREEKSIDE PARK VILLAGE CENTER SEC 7**  
 A SUBDIVISION OF 14.40 ACRES  
 OUT OF THE ANDREW LAWSON SURVEY, A-509  
 HARRIS COUNTY, TEXAS  
 1 RESERVE 1 BLOCK

JANUARY 2017

OWNER/DEVELOPER:  
 The Woodlands Land Development Company, L.P.  
 a Texas Limited Partnership  
 24 Waterway Avenue, Suite 1100  
 The Woodlands, TX 77380  
 281 719 6158

SURVEYOR/PLANNER: JONESCARTER  
  
 COTTON SURVEYING DIVISION  
 Texas Board of Professional Land Surveying Registration No. 10046106  
 8701 New Trails Drive, Suite 200 - The Woodlands, Texas 77381  
 281.363.4039

RECORDER'S MEMORANDUM  
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

TAX CERTIFICATE



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

TAX CERTIFICATE FOR ACCOUNT: 043175000040
AD NUMBER: 043175000040
GF NUMBER:
CERTIFICATE NO: 2148314
COLLECTING AGENCY
Brian Ludwig
PO Box 276
Tomball TX 77377-0276

DATE: 11/30/2016
FEE: \$10.00
PROPERTY DESCRIPTION
TR 7 (AG-USE) ABST 509 A LAWSON

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

Legal Description
TR 7
(AG-USE)
ABST 509 A LAWSON

Parcel Address: 26650 KUYKENDAHL RD
Legal Acres: 15.0561

REQUESTED BY
THE WOODLANDS DEVELOPMENT
CO LP
PO BOX 5050
THE WOODLANDS TX 77387

0026650 KUYKENDAHL RD
15.0561 ACRES

PROPERTY OWNER
THE WOODLANDS LAND DEV CO
PO BOX 5050
SPRING TX 773875050

Account Number: 043-175-000-0040

Certificate No: 12080312
Certificate Fee: \$10.00

Print Date: 12/07/2016
Paid Date:
Issue Date: 12/07/2016
Operator ID: EAVILA

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 2016. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:

THE WOODLANDS LAND DEV CO
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.)

2016 Value: 2,620,931
2016 Levy: \$20,517.96
2016 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

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: 2,620,931
AG LAND VALUE: 0
APPRaised VALUE: 2,620,931
IMPROVEMENT: 0
DEF HOMESTEAD: 0
LIMITED VALUE: 0

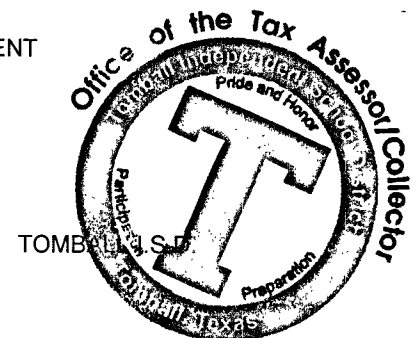
Table with columns: YEAR, TAX UNIT, LEVY, PEN, INT, DEF INT, ATTY, AMOUNT DUE. Row 1: 2016, TOMBALL I.S.D., 0.00, 0.00, 0.00, 0.00, 0.00, 0.00. Row 2: 2016 SUB TOTAL, \$0.00

TOTAL CERTIFIED TAX DUE 11/2016: \$ 0.00

ISSUED TO: THE WOODLANDS DEVELOPMENT
ACCOUNT NUMBER: 043175000040

CERTIFIED BY:

Signature of Mike Sullivan



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 2017 tax year have not been calculated as of the above date.

Reference (GF) No: N/A
Issued By: Mike Sullivan
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



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

TAX CERTIFICATE
NO: 951

Collecting Office: HARRIS-MONTGOMERY COUNTIES MUD 386
822 WEST PASADENA BLVD
DEER PARK, TX 77536-5749

Collecting Taxes For: HARRIS-MONTGOMERY COUNTIES MUD #386

Issued To:
THE WOODLANDS LAND DEV
1790 HUGHES LANDING BLVD STE 600
THE WOODLANDS, TX 77380

Legal Description
TR 7-
(AG-USE)
ABST 509 A LAWSON

Parcel Address: 26650 KUYKENDAHL RD
Legal Acres: 15.0561

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

PROPERTY DESCRIPTION
KUYKENDAHL RD 0026650
TR 7
(AG-USE)
ABST 509 A LAWSON

ACRES: 15.0561

STATUS:
Property Account Number: 60537
PIDN: 043175000040

Fiduciary Number: 24872052

Account Number: 00.0431.75.000040

Certificate No: 233284791
Certificate Fee: \$10.00

Print Date: 11/22/2016
Paid Date: 11/22/2016
Issue Date: 11/22/2016
Operator ID: BRIZZO

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 2016. TAXES THRU 2016 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2017.

Exemptions:

Certified Owner:

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

Certified Tax Unit(s):

313 THE WOODLANDS TOWNSHIP

2016 Value: 2,620,931
2016 Levy: \$6,028.14
2016 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

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.

Table with columns: Year, Taxing Delinquent, Unit, Type, Base Tax Due, Delinquent Taxes, Penalties & Interest. Row 1: TOTAL DELINQUENT: \$ 0.00

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

Table with columns: YEAR, ENTITY, TYPE, NET VALUE, BASE LEVY, AMOUNT PAID, AMOUNT DUE. Row 1: 2016, 386, 2,620,931, 12,187.33, 12,187.33, 0.00. Row 2: 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

NOVEMBER 14, 2016
Date of Tax Certificate

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 681513

WOODLANDS CREEKSIDE PARK
VILLAGE CENTER SEC 7

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

Reference (GF) No: N/A

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