

DECLARATION OF ANNEXATION
for
WOODRIDGE FOREST, SECTION FOUR (4)

This *Declaration of Annexation for Woodridge Forest, Section 4* is made this 23rd day of July 2015, by WR FOREST, LLC, a Texas limited liability company (hereinafter sometimes "Declarant").

Whereas, on the 8th day of March, 2012, WR FOREST, LLC, a Texas limited liability company executed that certain *Declaration of Covenants, Conditions, and Restrictions for Woodridge Forest, Sections Two and Three (Woodridge Forest Community Association, Inc.)*(hereinafter "Original Declaration"), which Declaration is recorded under Clerk's File No. 2012022257 in the Official Public Records of Real Property of Montgomery County, Texas and corrected and re-filed under Clerk's File No. 2012027353 and recorded in the Official Public Records of Real Property of Montgomery County, Texas, which imposed the covenants, conditions and restrictions set forth therein on certain property described in the Original Declaration; and

Whereas, Declarant is the sole owner of Woodridge Forest Section Four (4), a subdivision of 38.513 Acres situated in the H.T. & B.R.R. Company Survey, Abstract 283, in Montgomery County, Texas, according to the map or plat thereof filed under Clerk's File No. 2015-069192 of the Official Public Records of Real Property of Montgomery County, Texas (hereinafter "Annexed Property"), which Annexed Property is contiguous to or in the general vicinity of the property encumbered by the Original Declaration; and

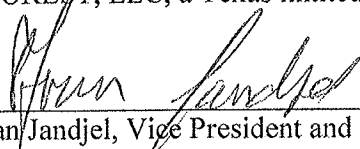
Whereas, pursuant to Article X, Section 7 of the Original Declaration, additional lands may be annexed into the jurisdiction of Woodridge Forest Community Association, Inc. (hereinafter sometimes "Association"); and

NOW THEREFORE, Declarant hereby annexes the Annexed Property into the jurisdiction of the Woodridge Forest Community Association, Inc. and declares that the Annexed Property shall be a portion of the Properties (as defined by the Original Declaration) and that Lots within the Annexed Property shall be subject to all of the provisions of the Original Declaration including, without limitation, the right of the Association to levy assessments as set forth in the Original Declaration:

IN WITNESS WHEREOF, this Declaration of Annexation is executed this 31 day of July, 2015.

WR FOREST, LLC, a Texas limited liability company

By:

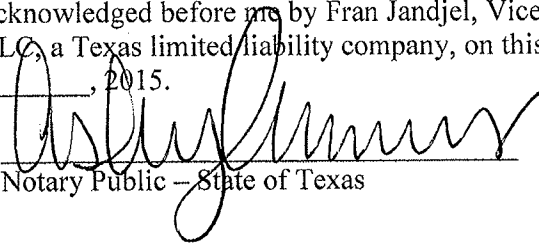

Fran Jandjel, Vice President and Treasurer

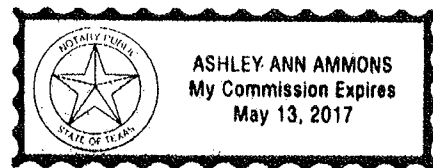
THE STATE OF TEXAS

§
§
§

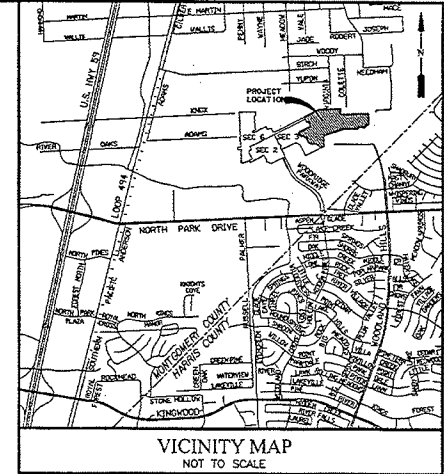
COUNTY OF HARRIS

This instrument was acknowledged before me by Fran Jandjel, Vice President and Treasurer of WR FOREST, LLC, a Texas limited liability company, on this 31 day of July, 2015.


Notary Public – State of Texas



COPY



STATE OF TEXAS
COUNTY OF MONTGOMERY

WR FOREST, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH FRAN JANDJEL, VICE PRESIDENT AND TREASURER, BEING AN OFFICER OF WR FOREST, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 38.513 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WOODRIDGE FOREST SEC. 4, BLOCKS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 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360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED 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 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 EACH 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 UNRESTRICTED 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DOES HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAN 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, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE 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, OWNER DOES 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 BAVOLES, DRENDS, GULLIES, RAVINES, DRAINS, SLUICES OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND 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 (PER DIAMETER PIPE CULVERT)

THIS IS TO CERTIFY THAT WR FOREST, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY.

IN TESTIMONY WHEREOF, WR FOREST, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRAN JANDJEL, VICE PRESIDENT AND TREASURER, THEREUNTO AUTHORIZED THIS 27 DAY OF February, 2015.

WR FOREST, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: Fran Jandjel
FRAN JANDJEL, VICE PRESIDENT AND TREASURER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRAN JANDJEL, VICE PRESIDENT AND TREASURER OF WR FOREST, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREON AND HEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF February, 2015.
Andrea Jackson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Keith W. Monroe
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOODRIDGE FOREST SEC. 4, 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 27 DAY OF February, 2015.

Mark A. Kilkenny
MARK A. KILKENNY, TITLE CHAIR
OR, M. SONYA GUZAL, VICE CHAIR
Patrick Walsh
PATRICK WALSH, P.E., SECRETARY



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 MONTGOMERY COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EXTENT OF DRAINAGE FROM THIS SUBDIVISION TO THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

Mark J. Mooney
MARK J. MOONEY, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS DAY OF February, 2015.

Thad Beaulieu
THAD BEAULIEU
COMMISSIONER, PRECINCT 1

Charlie Riley
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

Chris Doyle
CHRIS DOYLE
COUNTY CLERK

Jim Clark
JIM CLARK
COMMISSIONER, PRECINCT 3

Jim Clark
JIM CLARK
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, MARK TURNBULL, 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 27 DAY OF February, 2015, AT 10:55 O'CLOCK AM, AND DULY RECORDED ON 27 DAY OF February, 2015, AT 10:55 O'CLOCK AM, IN CABINET 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: Brenda Guada
DEPUTY



WOODRIDGE FOREST

SEC 4

A SUBDIVISION OF 38.513 ACRES SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 283, MONTGOMERY COUNTY, TEXAS.

67 LOTS 15 RESERVES (17.357 ACRES) 6 BLOCKS
FEBRUARY 9, 2015 JOB NO. 1012-1342-310

OWNER:
WR FOREST, LLC
A TEXAS LIMITED LIABILITY COMPANY

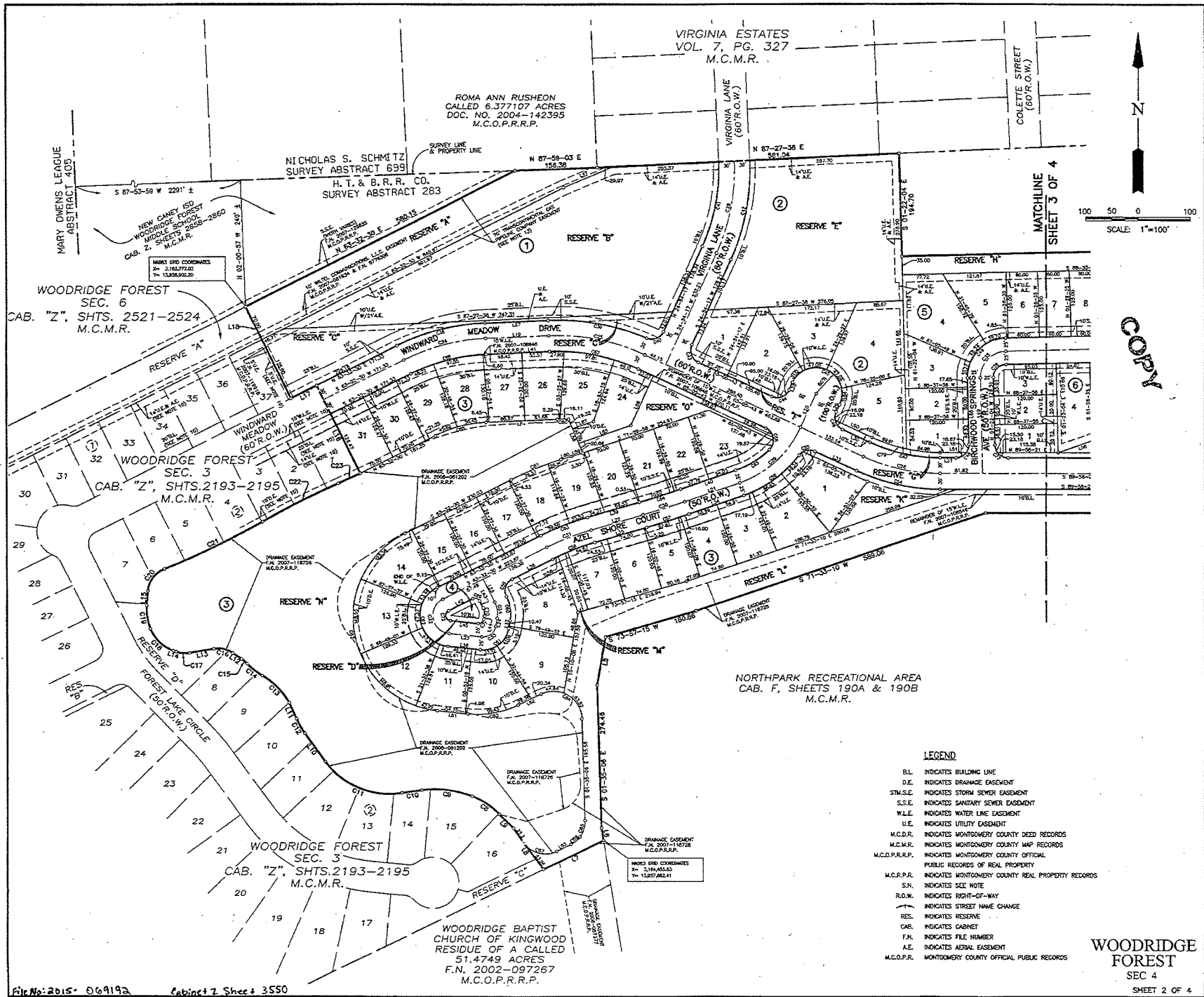
BY: FRAN JANDJEL, VICE PRESIDENT AND TREASURER
1000 LOUISIANA STREET, SUITE 7000
HOUSTON, TEXAS 77002

ENGINEER:
LJA Engineering, Inc.

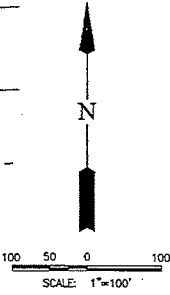
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5025
T.B.P.L.S. Firm No. 10115051

MTLAK CHECK: COORD

FILED: 2015 FEB 27 10:55 AM MONTGOMERY COUNTY CLERK OF COURTS



COPY



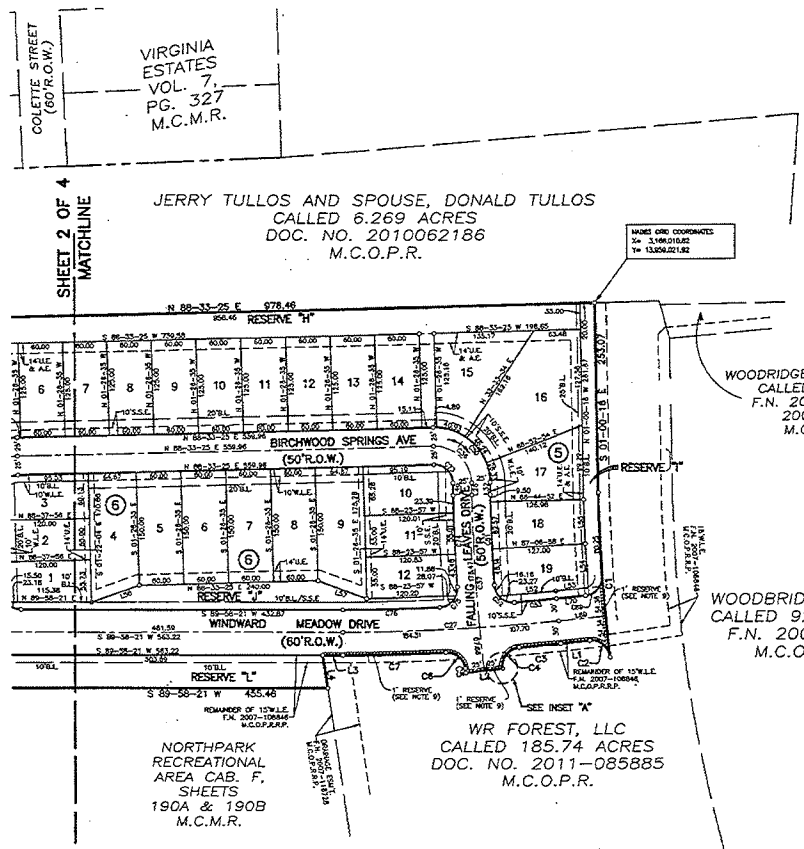
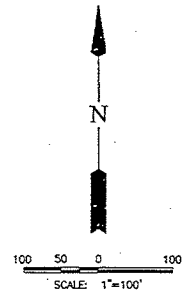
- LEGEND**
- BL INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - STW.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
 - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
 - M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS
 - S.N. INDICATES SEE NOTE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREET NAME CHANGE
 - RES. INDICATES RESERVE
 - CAB. INDICATES CABINET
 - F.N. INDICATES FILE NUMBER
 - A.E. INDICATES AERIAL EASEMENT
 - M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS

**WOODRIDGE FOREST
SEC 4**

Date Plotted: 01/01/2015 10:00 AM Plotted By: J. Williams\jwilliams\Woodridge Sec 4 P.P.409

MPLAR CHECK: 00000

COPY



SHEET 2 OF 4
MATCHLINE

JERRY TULLOS AND SPOUSE, DONALD TULLOS
CALLED 6.269 ACRES
DOC. NO. 2010062186
M.C.O.P.R.

WOODRIDGE RESIDENTIAL L.P.
CALLED 0.432 ACRE
F.N. 2007-080485 &
2007-080486
M.C.O.P.R.R.P.

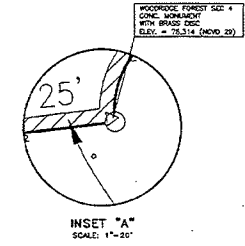
WOODRIDGE 268 LTD.
CALLED 92.010 ACRES
F.N. 2006-051737
M.C.O.P.R.R.P.

WR FOREST, LLC
CALLED 185.74 ACRES
DOC. NO. 2011-085885
M.C.O.P.R.

NORTH PARK
RECREATIONAL
AREA CAB. F.
SHEETS
190A & 190B
M.C.M.R.

LEGEND

- BL INDICATES BUILDING LINE
- B.E. INDICATES BRANCH EASEMENT
- STMS.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- M.C.D.R. INDICATES MONTGOMERY COUNTY DEED 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
- M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS
- S.N. INDICATES SEE NOTE
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREET NAME CHANGE
- RES. INDICATES RESERVE
- CAB. INDICATES CASHNET
- F.N. INDICATES FILE NUMBER
- A.E. INDICATES AERIAL EASEMENT
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS



INSET "A"
SCALE: 1"=20'

WOODRIDGE
FOREST
SEC 4

SHEET 3 OF 4

JOB NO. 1012-1342-310

D:\Projects\2015\1012-1342-310\Drawings\Woodridge_Sec 4 PP.dwg
DATE PLOTTED: 08/08/2015 10:31 AM
PLOTTER: HP-DesignJet 5000 Series

COPY

NOTES:

- 1. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS PLAN 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 PLAN WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 2. 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 BATHING 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 400 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.
- 3. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES FOR DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4254 STATE PLANE GRID COORDINATES (MAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION VALUE: 0.99994254.
- 5. ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
- 6. THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAN:
 - A. 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 THEREAFTER.
 - B. PROHIBITS ANY STRUCTURE ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERS OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
 - C. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "LA ENG" SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED, BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- 7. THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2314-0100, DATED MARCH 24, 2015, EFFECTIVE DATE MARCH 19, 2015. THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
- 8. 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 PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBSIDIZED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAN, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREO SHALL REVERT TO AND REVEST IN THE DONORATOR, HIS HEIRS, SUCCESSORS OR SUCCESSORS.
- 9. RECORDED WITH WOODRIDGE FOREST - SET "B" IN CABINET "7", SHEETS 2152-2155, MONTGOMERY COUNTY MAPS RECORDS.
- 10. ALL STORM SEWERS SHALL BE MAINTAINED BY WOODRIDGE MUNICIPAL UTILITY DISTRICT.
- 11. THIS PLAN IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CLERK FILE NO'S 8432496, 9876645, 2009-051236, 2009-021557 AND PARTIAL TERMINATION IN 2011077777 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 12. PIPELINE EASEMENT GRANTED TO TRANSCONTINENTAL GAS PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 206, PAGE 54, MONTGOMERY COUNTY DEED RECORDS, AMENDMENT TO RIGHT-OF-WAY AGREEMENT RECORDED IN VOLUME 463, PAGE 538, MONTGOMERY COUNTY DEED RECORDS AND IN VOLUME 204, PAGE 28 AND VOLUME 3950, PAGE 448 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SUPERFICIAL RIGHT-OF-WAY AGREEMENT RECORDED UNDER CLERK FILE NO. 2008-003443, CORRECTED BY CLERK FILE NO. 2009-038403, MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY; CONSENT TO USE EASTMONT AREA RECORDED UNDER CLERK FILE NO. 2008-002444, AS AMENDED BY CLERK FILE NO. 2010-100006, MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- 13. THIS PROPERTY IS SUBJECT TO A 30-FOOT RIGHT-OF-WAY AND EASEMENT AS GRANTED TO TRANSCONTINENTAL GAS PIPE LINE CORPORATION BY INSTRUMENT DATED APRIL 3, 1950, RECORDED IN VOLUME 295, PAGE 315 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AS AMENDED BY INSTRUMENT DATED FEBRUARY 3, 1962, RECORDED IN VOLUME 477, PAGE 355 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 14. EASEMENT GRANTED TO CONTINENTAL ENERGY HOUSTON ELECTRIC, AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2009-104969.
- 15. THIS PROPERTY IS SUBJECT TO A CONSENT TO USE EASEMENT AREA AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2014-040655.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84-23-43 W	40.05
L2	S 85-07-30 W	50.00
L3	S 89-58-21 W	27.00
L4	S 08-17-45 E	45.47
L5	S 10-10-08 W	93.81
L6	S 09-18-02 E	23.55
L7	S 63-37-57 W	127.99
L8	S 35-26-15 W	98.38
L9	N 45-34-48 W	37.39
L10	N 35-46-12 W	66.74
L11	N 24-27-11 W	33.79
L12	N 55-23-12 W	20.58
L13	S 80-32-16 W	46.93
L14	N 69-43-03 W	5.31
L15	N 04-34-26 E	27.81
L16	N 26-27-33 W	184.47
L17	S 63-32-30 W	54.85
L18	N 26-27-30 W	195.00
L19	N 87-27-38 E	120.99
L20	S 24-54-17 W	70.52
L21	S 71-33-10 W	111.81
L22	S 73-57-15 W	103.74
L23	S 84-06-44 E	63.47
L24	N 10-10-08 E	15.67
L25	N 28-27-30 W	50.00
L26	S 01-00-16 E	16.36
L27	N 87-27-38 E	120.99
L28	N 24-54-17 E	15.52
L29	S 24-54-17 W	15.52
L30	S 65-05-43 E	58.14
L31	N 89-58-21 E	30.32
L32	S 01-00-16 E	16.36
L33	N 65-05-43 W	89.26
L34	S 71-33-10 W	111.81
L35	S 73-57-15 W	103.74

LINE TABLE		
LINE	BEARING	DISTANCE
L36	S 63-32-30 W	85.36
L37	S 10-10-08 W	15.67
L38	N 84-06-44 W	63.47
L39	N 73-57-15 E	103.74
L40	N 71-33-10 E	111.81
L41	S 87-27-38 W	120.99
L42	S 63-32-30 E	52.48
L43	S 26-27-30 E	15.00
L44	S 10-10-08 W	6.29
L45	N 84-06-44 W	54.19
L46	S 01-00-16 E	16.36
L47	S 67-25-00 W	101.47
L48	S 65-05-43 E	115.00
L49	N 01-22-04 W	182.36
L50	S 65-05-43 E	78.14
L51	N 89-58-21 E	50.32
L52	N 85-08-37 E	77.31
L53	N 84-23-43 E	44.71
L54	N 87-27-38 E	56.30
L55	N 02-05-12 W	68.95
L56	N 70-47-08 E	58.33
L57	S 70-49-15 E	69.62
L58	S 22-49-27 E	69.46
L59	S 73-57-14 W	22.88
L60	S 73-04-00 W	21.07
L61	S 84-06-44 E	56.33
L62	N 84-09-49 E	48.70
L63	S 63-37-57 W	30.24
L64	N 87-27-38 E	136.69
L65	S 71-29-58 W	105.09
L66	S 24-54-17 W	104.25
L67	S 71-29-58 W	42.16
L68	N 01-22-04 W	128.17
L69	S 84-23-43 E	64.32
L70	N 84-23-43 E	40.65

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC TANGENT	CHORD	CHORD BEARING	
C1	2050.00	6-07-09	218.94	109.57	218.84	S 04-03-50 E
C2	25.00	89-28-52	38.61	24.35	34.86	N 51-21-51 W
C3	3030.00	1-04-08	56.53	28.27	56.53	S 84-65-47 W
C4	25.00	92-30-21	40.36	26.12	36.12	S 39-12-41 W
C5	2247.00	0-09-07	5.95	2.98	5.95	N 66-57-57 W
C6	25.00	85-46-01	37.42	23.22	34.03	N 49-45-24 W
C7	3030.00	2-37-45	139.04	69.53	139.03	S 88-39-28 W
C8	146.00	25-02-44	63.82	32.43	63.31	N 56-18-01 W
C9	2000.00	28-32-33	99.63	50.87	98.60	N 83-00-39 W
C10	10000.00	2-11-58	30.29	19.20	38.38	S 81-37-06 W
C11	150.00	63-40-41	116.71	93.15	158.26	N 67-30-33 W
C12	150.00	11-59-51	31.41	15.76	31.35	N 29-49-17 W
C13	150.00	28-24-26	74.37	37.97	73.81	N 44-44-46 W
C14	150.00	13-55-51	36.47	18.33	36.38	N 51-55-03 W
C15	75.00	10-26-05	13.66	6.85	13.64	N 50-10-10 W
C16	50.00	44-04-32	38.46	20.24	37.52	N 77-25-28 W
C17	50.00	39-44-42	25.86	13.28	25.87	N 84-35-24 W
C18	75.00	48-00-09	62.84	33.90	61.01	N 45-42-58 W
C19	100.00	26-27-01	46.16	23.50	45.76	N 08-39-04 W
C20	50.00	83-52-10	55.74	31.16	52.80	N 36-30-21 E
C21	1534.84	7-47-17	208.64	104.48	208.48	N 64-27-30 E
C22	1565.95	5-57-04	162.44	81.29	162.37	N 63-28-16 E
C23	150.00	1-45-42	46.12	23.06	46.12	N 65-41-47 E
C24	395.00	23-55-07	164.90	83.67	163.70	S 75-30-04 W
C25	395.00	27-28-39	189.20	96.45	187.40	N 78-49-03 W
C26	350.00	24-55-57	152.30	77.38	151.10	S 77-33-41 E
C27	3000.00	5-34-37	292.01	146.12	291.90	N 87-11-02 E
C28	375.00	27-16-06	178.47	90.86	178.79	N 11-18-14 E
C29	200.00	46-38-52	162.83	86.23	158.37	N 48-13-43 E
C30	200.00	2-24-05	83.82	41.92	83.82	N 72-45-12 E
C31	500.00	10-24-44	90.86	45.56	90.74	S 68-44-53 W
C32	35.00	147-39-15	90.70	120.66	67.23	S 10-17-07 E
C33	25.00	81-23-02	37.40	23.20	34.01	N 53-01-42 E
C34	50.00	36-37-36	31.98	16.55	31.42	N 08-08-41 W
C35	50.00	89-55-29	78.47	49.93	78.66	S 43-35-40 W
C36	50.00	90-26-20	78.92	50.36	78.98	N 48-15-25 W
C37	2222.00	6-02-14	234.13	117.18	234.03	S 04-01-23 E
C38	425.00	23-55-07	177.42	90.02	176.13	N 75-30-04 E
C39	425.00	28-03-46	193.33	98.36	191.88	S 79-30-29 E
C40	25.00	88-37-07	38.87	24.40	34.93	N 69-13-51 E
C41	345.00	27-15-11	164.10	83.63	162.96	N 71-18-42 E
C42	485.00	27-16-53	192.84	99.28	191.02	S 11-45-51 W
C43	25.00	90-00-00	39.27	25.00	35.36	S 20-05-43 E
C44	25.00	90-00-00	39.27	25.00	35.36	N 69-54-17 E
C45	50.00	180-00-00	157.68	INFINITY	100.00	S 65-05-43 E

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC TANGENT	CHORD	CHORD BEARING	
C46	25.00	90-00-00	39.27	25.00	35.36	S 20-05-43 E
C47	320.00	24-55-07	139.25	70.74	136.15	S 77-33-41 W
C48	25.00	91-20-25	39.85	25.59	35.77	N 44-18-06 E
C49	75.00	89-55-29	117.71	74.90	106.00	N 43-35-40 E
C50	75.00	90-26-20	118.38	75.58	106.47	S 46-13-25 E
C51	2197.00	3-08-05	120.20	60.12	120.19	S 02-34-18 E
C52	25.00	90-21-28	39.25	25.16	35.47	S 49-19-04 E
C53	2970.00	1-06-30	57.45	28.73	57.45	N 84-56-58 E
C54	380.00	24-55-07	165.36	84.01	164.06	N 77-33-41 W
C55	25.00	77-17-27	33.72	19.99	31.22	S 78-15-33 W
C56	225.00	33-56-20	133.29	68.66	131.34	S 54-35-00 W
C57	2025.00	2-24-05	84.87	42.44	84.87	S 72-45-12 W
C58	475.00	10-24-44	66.32	43.28	66.20	S 68-44-53 W
C59	25.00	90-00-00	39.27	25.00	35.36	S 18-32-30 W
C60	75.00	36-37-38	47.94	24.82	47.13	S 08-08-41 E
C61	50.00	85-43-08	74.80	44.40	68.02	S 53-01-42 W
C62	90.00	147-39-15	154.82	208.69	115.25	N 10-17-07 W
C63	325.00	10-24-44	95.41	47.84	95.28	N 68-44-53 E
C64	1975.00	2-24-05	82.73	41.38	82.77	N 72-45-12 E
C65	175.00	25-08-16	78.73	39.02	76.16	N 58-59-02 E
C66	25.00	111-30-57	48.86	36.72	41.33	N 09-20-24 W
C67	385.00	27-26-39	174.83	89.13	173.17	N 78-49-03 W
C68	385.00	23-55-07	152.37	77.31	151.27	S 75-30-04 W
C69	10.00	90-00-00	15.71	10.00	14.14	S 71-27-30 E
C70	25.00	36-37-38	15.99	8.27	15.71	S 08-08-41 E
C71	10.00	85-43-08	14.98	9.28	13.80	S 53-01-42 W
C72	10.00	147-39-15	25.77	34.48	19.21	N 10-17-07 W
C73	25.00	90-26-20	39.45	25.19	35.49	S 46-13-25 E
C74	2247.00	3-06-28	121.88	60.85	121.86	S 02-33-29 E
C75	25.00	91-33-41	39.95	25.89	35.83	S 41-40-07 W
C76	2970.00	2-31-22	130.78	65.40	130.77	S 88-42-39 W
C77	25.00	88-39-35	38.69	24.42	34.94	N 45-41-52 W
C78	25.00	89-55-29	39.24	24.97	35.33	N 43-35-40 E
C79	310.00	24-55-07	154.90	68.93	153.94	S 77-33-41 E
C80	245.00	5-00-10	21.29	10.70	21.29	N 89-27-43 E
C81	680.00	8-38-13	192.51	51.25	192.41	S 67-51-37 W
C82	180.00	147-39-15	443.87	668.68	345.75	S 10-17-07 E
C83	179.58	31-43-27	99.43	51.03	98.17	N 80-01-32 E
C84	54.24	114-15-08	106.18	83.93	91.11	S 58-42-39 E
C85	50.27	37-29-13	32.69	17.06	32.31	S 17-39-52 W
C86	49.20	26-43-08	22.85	11.64	22.64	S 50-16-23 W
C87	49.20	80-35-49	62.21	41.80	63.60	N 75-54-09 W
C88	245.00	23-55-07	122.28	51.89	101.54	N 75-30-04 E
C89	25.00	88-28-52	38.61	24.35	34.88	N 40-09-17 E

RESERVES			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	1.063	46,296	RESTRICTED TO OPEN SPACE/PIPELINE
B	3.174	138,274	RESTRICTED TO DRILL SITE
C	0.701	30,553	RESTRICTED TO OPEN SPACE/UTILITIES
D	0.058	2,515	RESTRICTED TO OPEN SPACE
E	2.037	88,712	RESTRICTED TO DRILL SITE
F	0.028	1,090	RESTRICT

E-FILED FOR RECORD
08/11/2015 2:27PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

08/11/2015



Mark Turnbull

County Clerk
Montgomery County, Texas