[illegible]

BEING 21.519 ACRES OF LAND SITUATED IN THE
B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT 111,
MONTGOMERY COUNTY, TEXAS

44 LOTS 4 RESERVES (3.131 ACRES) **3** BLOCKS
APRIL 20, 2017 JOB NO. 0389-1582-3042

OWNERS/DEVELOPERS:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP,
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

681 GREENS PARKWAY, SUITE 220, HOUSTON, TEXAS 77067
PHONE: (281) 874-8502

ENGINEER/SURVEYOR:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

T.B.P.L.S. Firm No. 10110501

VICINITY MAP
SCALE: 1" = 1 MILE

VICINITY MAP
SCALE: 1" = 1 MILE

KEY MAP: 247-L

COPY

DOC # 2017061646
Cabinet 00Z Sheet 4623

SHEET 1 OF 4

JOB NO. 0389-1582-304

Note Time : Mon, 03 Jul 2017 - 9:03am
 Mylar Name : L. B. Platting, N 389° ENPI T Woodrince-8A FP.dwg
 MYLAR CHECK: COORD DIR

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, JOHN W. HAMMOND, VICE PRESIDENT, RESPECTIVELY OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WOODTRACE SECTION EIGHT-A, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS WOODTRACE SECTION EIGHT-A, LOCATED IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT 111, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS (EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE), 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 OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WOODTRACE SECTION EIGHT-A, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM FIFTEEN (15'-0") FEET 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 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, WE DO 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 THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMAN, FIREFIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENT.

IN TESTIMONY WHEREOF, THE LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, ITS GENERAL PARTNER, BY JOHN W. HAMMOND, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS THE 10th DAY OF May, 2017.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

BY: LENNAR TEXAS HOLDING COMPANY,
A TEXAS CORPORATION, ITS GENERAL PARTNER

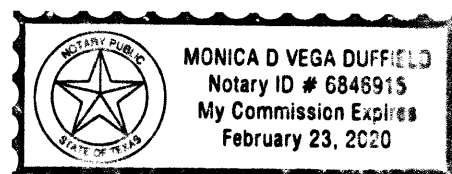
BY: John W. Hammond
JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, 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 THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF May, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 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. (SEE NOTE 8).

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



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 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

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 11 DAY OF May, 2017.

Mike Meador
MIKE MEADOR
COMMISSIONER, PRECINCT 1

Charlie Riley
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

Craig Dotal
CRAIG DOTAL
COUNTY JUDGE

James Noack
JAMES NOACK
COMMISSIONER, PRECINCT 3

Jim Clark
JIM CLARK
COMMISSIONER, PRECINCT 4

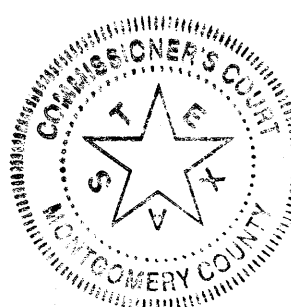
STATE OF TEXAS
COUNTY OF MONTGOMERY

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 July 11, 2017, AT 9:30 O'CLOCK A.M., AND DULY RECORDED ON July 14, 2017, AT 12:41 O'CLOCK P.M., IN CABINET 2 SHEET 4620-4620, 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, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: John A. Diddy
DEPUTY



COPY

OWNERS: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
D/B/A FRIENDSWOOD DEVELOPMENT
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(281) 874-8464

DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
D/B/A FRIENDSWOOD DEVELOPMENT
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(281) 874-8464

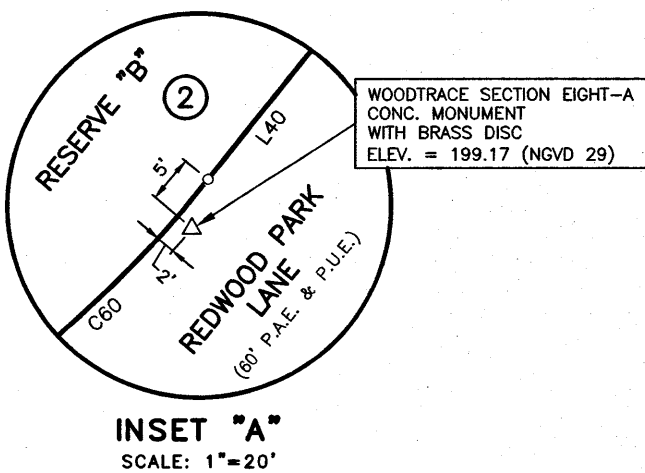
DOC # 2017061646
Cabinet 002 Sheet 4624

WOODTRACE
SECTION EIGHT-A
SHEET 2 OF 4

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.915	39,861	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.794	78,131	RESTRICTED TO OPEN SPACE
C	0.110	4,804	RESTRICTED TO OPEN SPACE
D	0.312	13,595	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	3.131	136,391	

100 50 0 100
SCALE: 1"=100'

COPY



COPY

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
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DOC # 2017061646
Cabinet 002 Sheet 4625

WOODTRACE
SECTION EIGHT-A
SHEET 3 OF 4

LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
318.366 ACRES
(TRACT 5)
DOC. NO. 2013134737
M.C.O.P.R.

50' WIDE HUMBLE OIL &
REFINING COMPANY (EXXON)
PIPELINE EASEMENT
VOL. 629, PG. 925, M.C.D.R.

FLOOD PLAIN PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) COMMUNITY
PANEL NO. 48339C0495G
DATED: AUGUST 18, 2014

FEDERAL EMERGENCY
ENCY (FEMA)
EL. NO. 48339C0495G
18, 2014

DRAINAGE EASEMENT
DOC. NO. 2015089543
M.C.O.P.R.

LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
318.366 ACRES
(TRACT 5)
DOC. NO. 2013134737
M.C.O.P.R.

DRAINAGE EASEMENT
DOC. NO. 2015089543
M.C.O.P.R.

FLOOD PLAIN PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) COMMUNITY
PANEL NO. 48339C0495G
DATED: AUGUST 18, 2014

FLOOD PLAIN PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) COMMUNITY
PANEL NO. 48339C0495G
DATED: AUGUST 18, 2014

0.111 AC. STORM WATER
DRAINAGE EASEMENT
DOC. NO. 201519904
M.C.O.P.R.

DRAINAGE EASEMENT
DOC. NO. 2015089543
M.C.O.P.R.

LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
318.366 ACRES (TRACT 5)
DOC. NO. 2013134737
M.C.O.P.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- STM.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
- F.N. INDICATES FILE NUMBER
- 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.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- W.S.E. INDICATES WATER SEWER EASEMENT
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREET NAME CHANGE
- S.N. INDICATES SEE NOTE
- RES. INDICATES RESERVE
- P.A.E. INDICATES PERMANENT ACCESS EASEMENT
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- A.E. INDICATES AERIAL EASEMENT
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- DOC. NO. INDICATES DOCUMENT NUMBER
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°30'11" E	28.85'
L2	N 01°42'21" E	125.50'
L3	N 39°12'41" E	25.00'
L4	N 60°04'18" W	32.32'
L5	N 09°25'11" W	86.57'
L6	N 70°16'55" W	69.86'
L7	N 65°40'05" W	94.27'
L8	N 61°03'16" W	71.95'
L9	N 43°19'08" W	73.35'
L10	N 20°15'29" E	86.55'
L11	N 35°57'04" E	50.00'
L12	N 36°35'21" E	100.00'
L13	N 28°37'38" E	76.19'
L14	N 45°36'57" E	46.70'
L15	N 38°28'46" E	74.48'
L16	N 76°26'13" E	65.00'
L17	S 06°05'39" W	51.12'
L18	N 29°19'24" W	14.02'
L19	N 65°08'45" W	137.98'
L20	S 61°16'49" E	71.80'
L21	S 74°05'34" E	77.76'
L22	S 80°13'31" W	18.03'
L23	S 35°46'46" W	106.81'
L24	S 53°20'24" E	170.41'
L25	S 38°28'46" W	74.48'
L26	S 76°26'13" W	14.01'
L27	N 76°26'13" E	4.63'
L28	N 06°05'39" E	80.44'
L29	S 65°08'45" E	107.14'
L30	N 06°05'39" E	51.12'
L31	S 65°08'45" E	77.80'
L32	N 61°16'49" W	71.80'
L33	N 74°05'34" W	77.76'
L34	N 53°20'24" W	114.00'
L35	S 53°20'24" E	114.94'
L36	N 35°46'46" E	55.72'
L37	S 35°46'46" W	106.81'
L38	S 74°05'34" E	77.76'
L39	S 61°16'49" E	71.80'
L40	N 38°28'46" E	74.48'
L41	N 88°17'39" W	85.25'
L42	N 11°58'55" E	87.07'
L43	S 01°40'18" E	56.27'
L44	S 05°43'13" E	25.00'
L45	S 82°57'41" E	40.00'
L46	S 22°36'51" W	35.96'
L47	S 85°02'49" W	30.00'
L48	N 44°16'39" W	20.00'

CURVE TABLE							
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING	
C1	565.00'	71°01'16"	700.35'	403.17'	656.36'	S 54°59'33" W	
C2	50.00'	80°43'01"	70.44'	42.49'	64.76'	N 10°25'49" W	
C3	150.00'	80°14'25"	210.07'	126.40'	193.32'	N 78°35'59" E	
C4	300.00'	25°20'24"	132.68'	67.44'	131.60'	N 06°48'43" E	
C5	350.00'	56°57'18"	347.92'	189.86'	333.77'	N 47°57'34" E	
C6	300.00'	27°33'41"	144.31'	73.58'	142.92'	S 07°41'11" E	
C7	55.00'	108°45'36"	104.40'	76.77'	89.42'	S 60°28'27" W	
C8	1000.00'	12°48'45"	223.62'	112.28'	223.16'	N 67°41'11" W	
C9	750.00'	18°03'11"	236.31'	119.14'	235.34'	S 31°39'39" W	
C10	1000.00'	23°11'01"	404.63'	205.12'	401.87'	S 62°30'04" E	
C11	55.00'	95°34'29"	91.75'	60.63'	81.47'	S 03°07'19" E	
C12	700.00'	8°53'09"	108.56'	54.39'	108.45'	N 40°13'21" E	
C13	1200.00'	4°24'53"	92.46'	46.25'	92.44'	S 37°59'13" W	
C14	180.00'	29°35'23"	92.96'	47.54'	91.93'	S 53°16'27" W	
C15	25.00'	66°18'31"	28.93'	16.33'	27.34'	S 34°54'53" W	
C16	330.00'	17°43'17"	102.07'	51.44'	101.66'	S 10°37'16" W	
C17	380.00'	56°57'18"	377.74'	206.13'	362.38'	S 47°57'34" W	
C18	25.00'	42°50'00"	18.69'	9.81'	18.26'	S 55°01'12" W	
C19	50.00'	265°40'01"	231.84'	53.93'	73.33'	N 13°33'47" W	
C20	25.00'	42°50'00"	18.69'	9.81'	18.26'	S 82°08'47" E	
C21	25.00'	88°19'19"	38.54'	24.28'	34.83'	N 32°16'33" E	
C22	330.00'	17°58'46"	103.55'	52.21'	103.13'	N 02°53'44" W	
C23	25.00'	21°02'22"	9.18'	4.64'	9.13'	N 04°25'32" W	
C24	50.00'	151°40'01"	132.35'	198.08'	96.98'	N 60°53'18" E	
C25	25.00'	21°52'03"	9.54'	4.83'	9.48'	S 54°12'43" E	
C26	25.00'	116°58'29"	51.04'	40.78'	42.63'	N 65°20'09" W	
C27	270.00'	12°56'34"	60.99'	30.63'	60.86'	N 00°22'38" W	
C28	25.00'	108°45'36"	47.46'	34.89'	40.64'	N 60°28'27" E	
C29	25.00'	100°44'42"	43.96'	30.19'	38.51'	S 14°46'24" E	
C30	320.00'	20°34'39"	114.93'	58.09'	114.31'	S 45°53'17" W	
C31	25.00'	95°22'20"	41.61'	27.46'	36.97'	N 67°10'05" E	
C32	270.00'	14°07'53"	66.59'	33.47'	66.42'	N 12°24'58" E	
C33	25.00'	85°42'32"	37.40'	23.19'	34.01'	N 37°30'14" W	
C34	180.00'	19°04'41"	59.94'	30.25'	59.66'	N 70°49'09" W	
C35	970.00'	12°48'45"	216.91'	108.91'	216.46'	N 67°41'11" W	
C36	1030.00'	23°01'22"	413.88'	209.77'	411.10'	N 62°34'53" W	
C37	25.00'	42°41'05"	18.62'	9.77'	18.20'	N 72°24'44" W	
C38	50.00'	163°07'10"	142.35'	336.96'	98.92'	S 12°11'42" E	
C39	25.00'	22°12'17"	9.69'	4.91'	9.63'	N 58°15'45" E	
C40	670.00'	7°02'01"	82.25'	41.18'	82.20'	N 43°38'36" E	
C41	25.00'	93°28'00"	40.78'	26.56'	36.41'	N 06°36'24" W	
C42	25.00'	90°52'50"	39.65'	25.39'	35.63'	N 81°13'11" E	
C43	1230.00'	2°02'02"	43.66'	21.83'	43.66'	N 36°47'48" E	
C44	25.00'	41°39'23"	18.18'	9.51'	17.78'	N 16°59'07" E	
C45	50.00'	265°38'20"	231.81'	53.96'	73.35'	S 51°01'24" E	
C46	25.00'	44°05'40"	19.24'	10.12'	18.77'	S 59°44'56" W	
C47	1170.00'	1°55'20"	39.25'	19.63'	39.25'	S 36°44'26" W	
C48	730.00'	8°53'09"	113.22'	56.72'	113.10'	S 40°13'21" W	
C49	25.00'	95°34'29"	41.70'	27.56'	37.03'	S 03°07'19" E	
C50	970.00'	15°35'54"	264.08'	132.86'	263.26'	S 58°42'31" E	
C51	25.00'	86°59'13"	37.96'	23.72'	34.41'	N 69°59'56" E	
C52	780.00'	10°25'18"	141.88'	71.13'	141.68'	N 31°42'58" E	
C53	25.00'	40°59'11"	17.88'	9.34'	17.50'	N 16°26'01" E	
C54	50.00'	265°35'43"	231.78'	54.00'	73.38'	S 51°15'43" E	
C55	25.00'	44°53'44"	19.59'	10.33'	19.09'	S 59°05'16" W	
C56	720.00'	9°07'15"	114.62'	57.43'	114.49'	S 32°04'47" W	
C57	25.00'	100°44'54"	43.96'	30.19'	38.51'	S 22°51'18" E	
C58	970.00'	0°51'49"	14.62'	7.31'	14.62'	S 73°39'39" E	
C59	1030.00'	12°48'45"	230.33'	115.65'	229.85'	S 67°41'11" E	
C60	120.00'	80°14'25"	168.06'	101.12'	154.65'	N 78°35'59" E	

NOTES:

- DRAINAGE EASEMENTS SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- STM.S.E. INDICATES STORM SEWER EASEMENT. MAINTAIN DRAINAGE BENEATH FENCES (MIN. 5' SQ. FT.) AND AROUND OTHER OBSTRUCTIONS THAT WOULD OTHERWISE INTERRUPT THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM CENTRAL ZONE (NAD 27).
- ALL LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED FOR OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2015-0259, DATED MAY 2, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS SUBDIVISION LIES WITHIN ZONE "AE", AREAS OF 1% ANNUAL CHANCE FLOOD, SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48339C0495G, REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT CORNERS, BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE COUNTY OF MONTGOMERY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. MONTGOMERY COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- THE ENTIRE R.O.W. OF SAID PRIVATE STREET IS DEDICATED AS A PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT. THE COUNTY OF MONTGOMERY DOES NOT GUARANTEE THE REPAIR OF PRIVATE STREETS DAMAGED WHEN REPAIRING PUBLIC UTILITIES IN SAID PRIVATE STREET.
- ALL BUILDING LINES ARE MEASURED FROM THE PERMANENT ACCESS EASEMENT BOUNDARY OR PUBLIC STREET RIGHT-OF-WAY.
- PROPERTY OWNERS MAY CONSTRUCT A DRIVEWAY AND SIDEWALKS OVER THE PERMANENT ACCESS EASEMENT.
- WOODTRACE MUNICIPAL UTILITY DISTRICT NO. 1 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.
- 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 SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.
- LOTS 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, 23, 24, 25, 26, 27, 28 AND RESERVE "C" OF BLOCK 1 WILL BE REMOVED FROM THE 100-YEAR FLOOD PLAIN BY SUBMISSION AND APPROVAL OF A LETTER OF MAP REVISION BASED ON FILL (LOMR-F).
- MINIMUM SLAB ELEVATIONS ARE ESTABLISHED AS FOLLOWS:
 - 18 INCHES ABOVE NATURAL GROUND AT THE HIGHEST POINT ON PERIMETER OF THE SLAB,
 - OR
 - 18 INCHES ABOVE THE HIGHEST ELEVATION OF CURB ADJACENT TO THE LOT
 - 18 INCHES ABOVE THE CURRENT EFFECTIVE 100-YEAR FLOOD PLAIN

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LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
D/B/A FRIENDSWOOD DEVELOPMENT
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(281) 874-8464

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WOODTRACE
SECTION EIGHT-A
SHEET 4 OF 4